


M E M O R A N D U M

TO: Carver Planning Board

FROM: Andrew G. Glines, PE 

DATE: May 12, 2020

RE: Off Forest Street
Carver, Massachusetts

Fuss & O'Neill has reviewed a response to comments letter dated May 1, 2020 and revised applications documents which were prepared by Flaherty & Stefani, Inc. Fuss & O'Neill has prepared the comments in this memorandum based on our review of the following documents:

- Application for Site Plan Review, dated March 1, 2020
- Application for Special Permit Under the Zoning Bylaw
- Site Plan For Two Buildings Plan, revised April 28, 2020
- Project Narrative For Eric Pontiff Off Forest Street Map 49, Lot 62-2
- Stormwater Drainage Report, revised April 28, 2020
- Pre-Development Watershed Figure, revised April 28, 2020
- Post-Development Watershed Figure, revised April 28, 2020

Based on our review, we have the following comments:

Zoning By-Laws

1. Section 3131g: A waiver has been requested from the requirement to provide the location of existing tree/shrub masses and limits of clearing. Based on the size of the development, we agree that the existing treeline is adequate and that this waiver should be approved.
2. Section 3131k: Applicant will provide sign permit application for proposed signage at the site entrance. Detailed information about proposed signage will be provided after sign is selected.
3. Section 3231: A waiver has been requested from the requirement to locate the transformer within the side landscaped buffer. We recommend approval of this waiver as the applicant has provided plantings adjacent to the transformer which will screen the transformer from view and the side yard is fully landscaped otherwise.

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4. Section 3232: Fuss & O'Neill recommends the applicant to request a waiver for the slopes exceeding 3:1 on the side yard where the minimum landscaping buffer width cannot be met. We recommend approval of this waiver because the abutting uses are similar.
5. Section 3241: A waiver has been requested from the requirement to provide parking lot interior landscaping within a lot with more than 10 spaces. Based on the parking lot layout and separation between each building's parking areas, we recommend approval of this waiver. The extents of the paved area are necessary for delivery and emergency access.
6. Section 3330: A waiver has been requested from the requirement to follow the Table of Parking Requirements. The applicant is requesting the use to be Craftsman/Tradesman with a rate of 1 space/two employees. We recommend the principal uses proposed by the applicant, for both buildings, to be reviewed and deemed appropriate by the Town's Building Official.

Plan Set

1. Site and Landscaping Plan (3 of 12)
 - 1.1. See the attached markup of Site and Landscape Plan for revisions recommended along the northern landscaped buffer. Plantings are not recommended to be installed within slopes that are greater than 3:1 and stabilized with rip rap.
2. Grading Plan (4 of 12)
 - 2.1. The northern abutter and the applicant shall continue to coordinate to ensure a cohesive stabilized slope is constructed. A grading easement may be required for grading modifications on the northern abutter's lot (Lot 62-2). Similar to the southern property boundary, a grading easement or other documentation sufficient to the Town must be provided to confirm grading revision/correction is accepted by northern abutter.
 - 2.2. We recommend a condition of approval that the proposed retaining wall must be stamped and certified by a structural engineer, and submitted to the Building Official during the Building Permit approval process.

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3. Erosion Control Plan (6 of 12)

3.1. “Silt sock” line type is the same as the “stockpile with straw bales” line type. Revise line types and include symbols in legend.

3.2. Provide inlet protection for Catch Basin No. 3 (CB3).

3.3. Show location of proposed tree protection fencing/tree protection device.

4. Details (10 of 12)

4.1. Detail was not previously revised. Coordinate Construction Entrance and Wash Down Area details. Construction entrance should be a minimum 50 feet long of 2 to 3-inch crushed stone per the MassDOT standards. If 50-foot construction entrance cannot be provided, clarify on plans and in SWPPP how sediment will be managed on site (e.g. every existing construction vehicle will be washed down prior to exiting site).

Stormwater Management

Appendix E: Construction Period Erosion Control Plan

1. Plan still contain referenced to “hay bales” and are not consistent with Erosion Control Plan. Revise notes in the following details from hay bales to straw bales: slope treatment, drain inlet protection, and silt fence/straw bale barrier.
2. Include construction pollution prevention and erosion control measures for the wash out facility and construction entrance within Section 1.1.

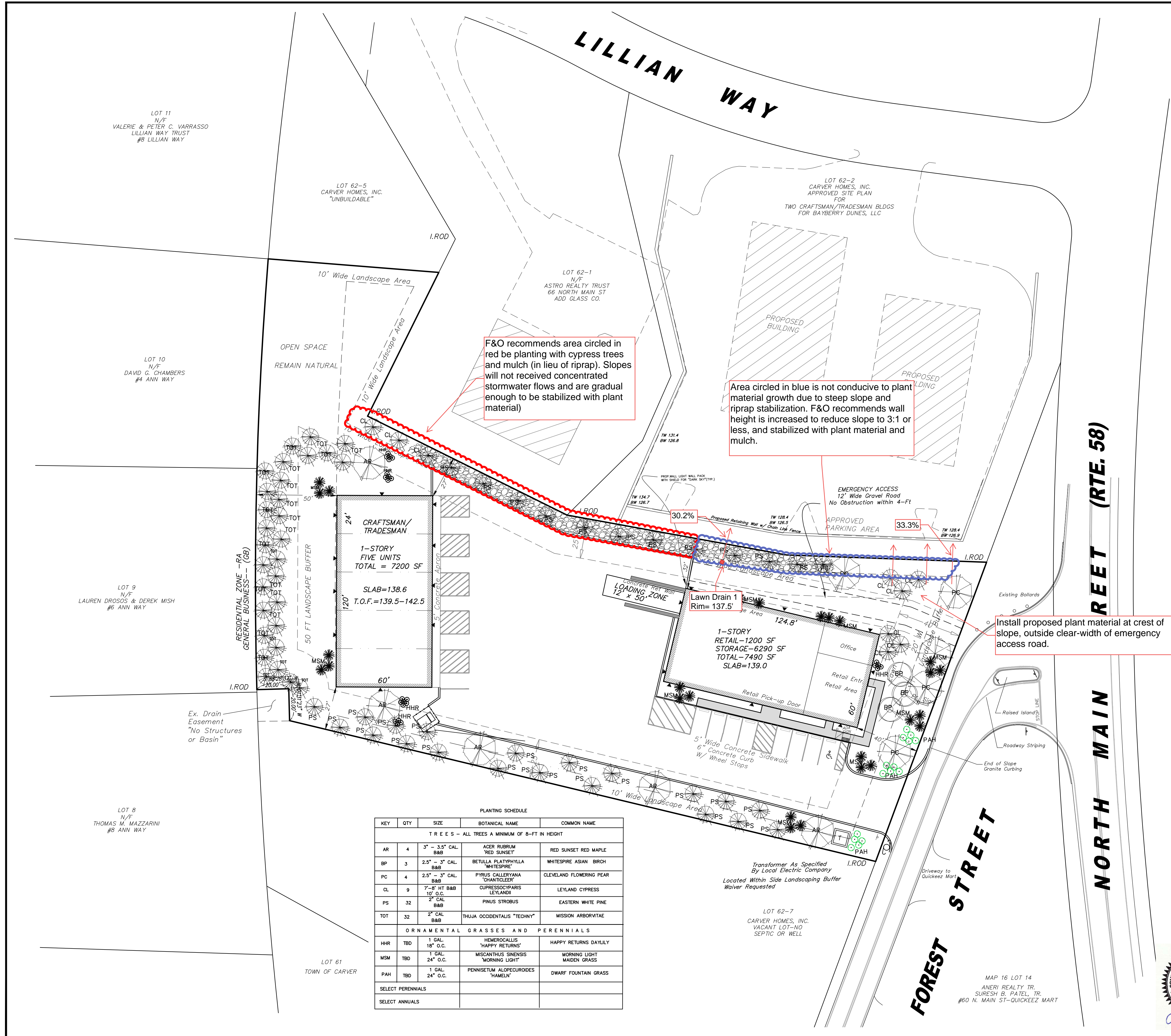
Appendix F: Long-Term Operations and Maintenance Plan

1. Comment was not previously addressed. Specify if emergency access will be cleared during winter conditions.

Please contact me at (401) 861-3070 ext. 4540 or aglines@fando.com if you have any questions.

Enclosed:

F&O - Planting Comments



LEGEND

- ▶ PROPOSED WALL-MOUNTED LIGHT
- ⊗ PROPOSED CATCH BASIN
- ⊙ PROPOSED DRAIN MANHOLE
- ⊕ PROPOSED WATER QUALITY UNIT
- ⊕ EXISTING UTILITY POLE
- ⊠ PROPOSED ELECTRIC TRANSFORMER

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PLAN BK. 53/88
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- NOTES**
- LOCUS: MAP 49 LOT 62-6
 - APPLICANT: ERIC PONTIFF
184 STANDISH STREET
DUXBURY, MA 02332
 - OWNER: CARVER HOMES, INC.
1A FULLER STREET
CARVER, MA 02330
 - DEED REFERENCE: BOOK 19004 PAGE 346
 - ZONE: GENERAL BUSINESS (GB)
 - THE LOT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA OR A PRIORITY HABITAT AREA FOR RARE OR ENDANGERED SPECIES.
 - PROPOSED IS CONSTRUCTION OF A 1-STORY RETAIL/STORAGE BUILDING 7,490 SF -AND 1-STORY CRAFTSMAN/TRADESMAN BUILDING 7,200 SF
 - SITE IS PARTIALLY LOCATED WITHIN AN INTERIM WELLHEAD PROTECTION AQUIFER PROTECTION ZONE DUE TO QUICKEEZ MART DRINKING WELL.
 - ELEVATIONS SHOWN BASED ON NAVD 88 DATUM

NO.	DATE	DESCRIPTION
4-28-20		RE-LOCATE TRANSFORMER
		EMERGENCY ACCESS-CLEARANCE
		WHEEL STOPS
		ADDITIONAL LANDSCAPING

F&O recommends area circled in red be planting with cypress trees and mulch (in lieu of riprap). Slopes will not received concentrated stormwater flows and are gradual enough to be stabilized with plant material)

Area circled in blue is not conducive to plant material growth due to steep slope and riprap stabilization. F&O recommends wall height is increased to reduce slope to 3:1 or less, and stabilized with plant material and mulch.

Install proposed plant material at crest of slope, outside clear-width of emergency access road.

PLANTING SCHEDULE

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
T R E E S - ALL TREES A MINIMUM OF 8-FT IN HEIGHT				
AR	4	3" - 3.5" CAL B&B	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE
BP	3	2.5" - 3" CAL B&B	BETULA PLATYPHYLLA 'WHITESPICE'	WHITESPICE ASIAN BIRCH
PC	4	2.5" - 3" CAL B&B	PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND FLOWERING PEAR
CL	9	7'-8" HT B&B 10' O.C.	CUPRESSOCYPRUS 'LEYLANDI'	LEYLAND CYPRESS
PS	32	2" CAL B&B	PINUS STROBUS	EASTERN WHITE PINE
TOT	32	2" CAL B&B	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE
O R N A M E N T A L G R A S S E S A N D P E R E N N I A L S				
HHR	TBD	1 GAL 18" O.C.	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY
MSM	TBD	1 GAL 24" O.C.	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS
PAH	TBD	1 GAL 24" O.C.	PENNISETUM ALOPECUROIDES 'MAMLY'	DWARF FOUNTAIN GRASS
SELECT PERENNIALS				
SELECT ANNUALS				

**SITE AND LANDSCAPING PLAN
IN
CARVER, MASSACHUSETTS**

PREPARED FOR
ERIC PONTIFF
OFF FOREST STREET
MAP 49 LOT 62-6
1" = 30'
MARCH 1, 2020
REVISED: APRIL 28, 2020

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