

Stamski and McNary, Inc.
Engineering - Planning – Surveying
1000 Main Street; Acton, MA 01720 (978) 263-8585

Application for Site Plan Approval

for

**493 Massachusetts Avenue
Blanchard Memorial School
Boxborough, MA**

Owner/Applicant: Acton-Boxborough Regional School District
16 Charter Road
Acton, MA 01720

Date: January 30, 2019

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Letter to the Planning Board

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

January 30, 2019

Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719

RE: 493 Massachusetts Avenue
Site Plan Approval Application

Dear Planning Board Members,

On behalf of our client, Acton-Boxborough Regional School District, we hereby submit the attached application for Site Plan Approval for the referenced site pursuant to Section 5400 of the Boxborough Zoning Bylaw and the Boxborough Planning Board Rules and Regulations for Site Plan Approval. In addition, per Section 3.1 of the Town of Boxborough Planning Board Site Plan Approval Rules & Regulations, we hereby request the following waivers:

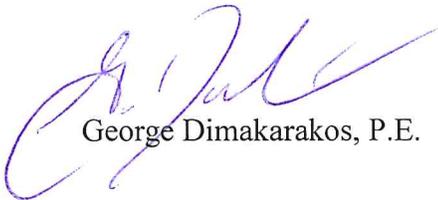
5. Landscape Plan. A waiver is requested because the expanded pavement is within what was originally lawn area.
14. Traffic Study. A waiver is requested as there is no change to the proposed use of the property, so additional impacts on traffic are not anticipated.

Sincerely,

Stamski and McNary, Inc.



Paul Kirchner, E.I.T.



George Dimakarakos, P.E.

Letter to Town Clerk

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Acton, Massachusetts 01720
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January 30, 2019

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29 Middle Road
Boxborough, MA 01719

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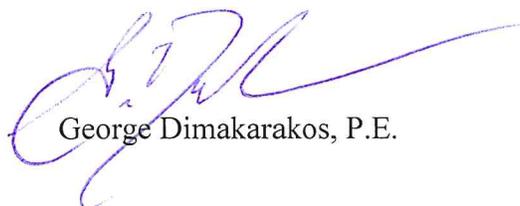
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Paul Kirchner, E.I.T.



George Dimakarakos, P.E.

Application for Site Plan Approval



Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719
978-264-1723
www.boxborough-ma.gov

Site Plan Approval Application

Town Clerk Received

Planning Board Received

Property Location: 493 Massachusetts Avenue

Assessor Parcel Number(s): 15-002-000

Zoning District(s): Agricultural/Residential

Name of Owner: Acton-Boxborough Regional School District Phone # 978-264-3325

Address: 16 Charter Road; Acton, MA 01720

Email Address: jdhead@abschools.org

Name of Owner: _____ Phone # _____

Address: _____

Email Address: _____

Name of Applicant: Acton-Boxborough Regional School District Phone # 978-264-3325

Address: 16 Charter Road; Acton, MA 01720

Email Address: jdhead@abschools.org

Name of Engineer: George Dimakarakos Phone # 978-263-8585

Address: 1000 Main Street; Acton, MA 01720

Email Address: gd@stamskiandmcnary.com

Name of Surveyor: Joseph March Phone # 978-263-8585

Address: 1000 Main Street; Acton, MA 01720

Email Address: jm@stamskiandmcnary.com

1) Describe briefly the development for which Site Plan Approval is sought: Site Plan approval is sought for an existing new parking area and construction of the drainage facilities to serve it.

2) Describe briefly the uses or activities for which site plan approval is sought: The existing building use is a public school. No changes to the building use are proposed.

3) Lot Area 8.37 Ac. Frontage 659' +/- Building Height No change Number of Stories 2

4) Building Setbacks: Front 130' Rear 100' Left Side 260' Right Side 35'

5) Parking Setbacks: Front 60'+ Rear 236'+ Left Side 26'+ Right Side No change

6) Lot Coverage (buildings, parking, paving): 141,236 S.F. (approx.) (6,916 S.F. increase)

7) Floor Area Ratio (Industrial-Commercial & Office Park Districts): _____

8) Number of Parking Spaces: 92 (original) Future Parking Spaces: 28 (new spaces)

9) Number of Loading Spaces: No change

10) Estimate the Daily Traffic: No. of Employees: No change

Total No. of Trips: _____ Peak A.M.: _____ Peak P.M.: _____

Sight distance along the road at driveway entrance: _____

11) Sewage Discharge Rate (gals/day): No change Water Usage (gals/day): No change

12) Describe any proposed on-site stormwater and drainage system and submit pre- and post-drainage calculations: _____

The proposed drainage system to serve the expanded parking area includes the use of subsurface chambers and a Contech proprietary treatment catch basin.

13) Describe any proposed signs: No signage is proposed.

14) Describe any proposed outdoor lighting (include hours of use, lighting type, directional shielding, and height of fixtures) and provide manufacturer's light fixture cut-sheets: _____

No new outdoor lighting is proposed.

15) Discuss any hazardous materials or wastes to be used or generated on site, including quantities, safety procedures, storage and disposal methods: _____

There is no proposed change to the existing land use. No hazardous materials or wastes will be used or generated on site.

16) Indicate any sources of loud noise, vibration, glare, odors, air or water pollutants, or electrical disturbances: _____

There is no proposed change to the existing land use, therefore no increase to existing noise pollution is planned or expected.

17) Is removal of soils from the site required? Yes No If yes, cubic feet: _____

18) Will important wildlife habitats and/or outstanding botanical features be affected? Yes No

19) Historic sites or buildings listed in the Historic Survey? Yes No

20) Historic sites/buildings eligible or listed on the Federal/State Historic Register? Yes No

21) Proposed work within 100 ft. of a wetland resource area and/or 200 ft. of a stream or river?

22) Is the project within the Flood Plain District? Yes No

23) Is the site or portion of the site within the Aquifer Protection District? Yes No

24) List any Board of Appeals decisions pertaining to this site: _____

I, the undersigned Owner and Applicant, request that my Site Plan Application be reviewed by the Boxborough Planning Board. I understand that my Application may be reviewed by outside consultants as defined in the Board's Site Plan Approval Rules & Regulations and allowed by MGL Ch. 44, Sec. 53G, for which payments to the Town of Boxborough will be made by me in accordance with Section VI.D.

Signature of owner(s) J. D. M. Date: 1/25/2019
(Required) Director of School Operations Date: _____

Signature of Applicant(s): _____ Date: _____
(if different than Owner) _____ Date: _____

Application Submittal Check List

- 1. One original Site Plan Application; filled out and signed by owner and applicant with all supporting information required pursuant to Section III of the Site Plan Approval Rules & Regulations and ten copies. **Only two copies of the drainage calculations are required.**
- 2. One full size set of Site Plans, Building Elevations, Floor Plans and Landscape Plans in conformance with Section III and seven copies.
- 3. Three 11" x 17" reduced Site Plans, Building Elevations, Floor Plans and Landscape Plans
- 4. A CD with the Plan and all supporting documentation in a PDF file format.
- 5. Certified List of Abutters
- 6. Application fee as established in the Planning Board Fee Schedule

Narrative

Narrative

The site, 493 Massachusetts Avenue, is located on the northerly side of Massachusetts Avenue. The project involves the construction of a stormwater management system to serve expanded paved areas that were constructed without a permit. The parcel is located within an Aquifer Protection District and partially within a Wetland Protection District (W-District).

The site consists of a school with associated interior driveway, parking lots, playgrounds, and a large grass field. Prior to the expansion of the pavement, there was a 10'-wide concrete walk along the edge of the entry driveway complete with concrete curbing. The entry driveway was widened to provide 8 parallel parking spaces, and a 5'-wide concrete walk and concrete curb was installed to replace the original walkway and curb along the entry drive. An additional parking area, which does not include curbing, was built within what was originally part of the grass field; this additional parking area consists of 20 parking spaces.

Evaluation of Impact on Water Resource:

The project has been designed to meet the contemporary standards and safeguards related to protection of Water Resources. The potential impacts associated with stormwater runoff shall be mitigated by fulfilling the design standards outlined in the Massachusetts Stormwater Handbook. The additional stormwater runoff produced from the expanded entry drive will be collected by the existing catch basin; a proprietary treatment manhole has been proposed to treat the runoff that enters this catch basin prior to its discharge to the nearby Bordering Vegetated Wetland (B.V.W.). The outlet was existing prior to the expansion of the entry drive. The treatment manhole will improve the quality of water discharged to the B.V.W..

A grass swale will divert runoff from the 20-space parking area to an area drain, equipped with a deep sump and hood, which will discharge to subsurface chambers located approximately 5' from the edge of the new pavement.

A Drainage System Operation and Maintenance Plan, as well as Erosion and Sediment Control Notes, have been included in the design to mitigate potential erosion during and post construction. The water table shall be maintained with recharge being provided through the subsurface infiltration chambers. Adjacent properties shall not be affected by stormwater runoff from the site as the design meets the Stormwater Management Policy standards. For further detail of drainage calculations see attached Stormwater Management Report.

Evaluation of Impact on Landscape:

The expanded paved areas and proposed stormwater controls are all within original lawn area. A waiver has been requested for relief from the requirement that a Landscape Plan be provided.

Evaluation of Traffic Impacts:

No change in the land use is proposed. No additional impacts to offsite traffic are anticipated. The additional parking spaces were needed to provide safe access to the school. The insufficient parking was forcing some to park along the interior driveway, creating a safety hazard for all, but particularly small children during pick-up and drop-off times. The additional spaces have improved pedestrian safety within the school parking facilities.