

PROJECT APPROVALS

PROJECT APPROVALS NARRATIVE

6C.3.3 - 01

6C.3.3-01

PROJECT APPROVALS

Massachusetts Department of Elementary & Secondary Education (DESE) – Special Education

Special Education spaces proposed for this project were approved by DESE via correspondence dated August 13, 2021. Refer to section 6B.3.2-04 within this submission for copy of the letter from DESE.

Massachusetts Historical Commission (MHC)

Project Notification Form was submitted to the Massachusetts Historical Commission on 6/25/2020 in compliance with 950 CMR 71.00. No written response was received within 30 days (950 CMR 71.07 (2.)(f)) The project does not exceed relevant thresholds.

Office of the Inspector General (OIG) – CM-R

The Office of the Inspector General has approved the application to use the Construction Management At-Risk delivery method for Northeast Metro Tech. A copy of the approval letter from the OIG (dated March 23, 2021) can be found in section 6A.3.3-01a of the MSBA Design Development Submittal. Gilbane Building Company was hired by the District.

Massachusetts Environmental Policy Act Office (MEPA)

MEPA review determined that no further action is required.

Environmental Notification Form (ENF)

The Massachusetts Environmental Policy Act (MEPA) thresholds, as included in 301 CMR 11.03 were reviewed by the design team for this project. The project does not meet any of the thresholds required to submit an Environmental Notification Form.

Environmental Impact Report (EIR)

The project does not meet any of the threshold required to submit an Environmental Notification Form (ENF). The Secretary of Energy & Environmental Affairs makes the determination if an Environmental Impact Report is required after review of an ENF (which is not required for this project).

Article 97 Land Disposition Policy

No Article 97 land so agency review not required.

Massachusetts Department of Environmental Protection (MASSDEP)

No agency review or action required.

Massachusetts Department of Transportation (MASSDOT)

No agency review or action required; the project is not adjacent to any state highway layout.

Massachusetts Department of Public Health (DPH)

Not applicable.

Chapter 74 programs, such as Dental, Medical & Health Technology, are not performing procedures on patients.

Environmental Protection Agency (EPA) - National Pollutant Discharge Elimination System (NPDES)

The proposed project will disturb more than one acre of land and is therefore subject to the requirements of the NPDES program. A Notice of Intent (NOI) will need to be filed with EPA New England by the owner and contractor 14 days prior to the start of site construction. In conjunction with the EPA NOI filing, a Stormwater Pollution Prevention Plan (SWPPP) that specifies the means and methods that will be used for erosion and stormwater runoff control during construction was prepared by the Construction Manager.

Massachusetts Architectural Access Board (AAB)

Currently, the project does not have any unique circumstances that require a variance from the Access Board.

Town of Wakefield - Fire Department

The project design coordination with the Fire Department, is ongoing. The Construction Manager will be working with the fire department on obtaining a blasting permit prior to the start of construction.

A follow-up meeting with the Wakefield Fire Department took place on April 21, 2023. We met with Thomas Purcell, Deputy Fire Chief to follow up on earlier discussions and to confirm that design was in compliance with their earlier requests.

Town of Wakefield - Wetlands Permitting

Abbreviated Notice of Resource Area Delineation (ANRAD) fixing the limits of the wetland resource areas was issued in July of 2021. A copy of Form WPA 4B can be found in section 6A.3.3-01b of the MSBA Design Development Submittal.

The Notice of Intent for the proposed work was submitted to the Town of Wakefield Conservation Commission in September of 2022. Public hearings for the project began in October of 2022 and closed on May 16, 2023. A decision will be voted on within 21 days of the close of the public hearing. Peer reviews for the project have been completed by Town of Wakefield consultants and the Town of Wakefield Engineering Department, with the comment responses having been incorporated into revised plans.

Town of Wakefield - Utility Connections (Sewer & Water)

The Town of Wakefield Engineering Department has provided comments regarding the sewer and water connections as part of their review of the project. The new water connection was adjusted to incorporate their comment on its location. There were no comments on the sewer connection.

Review and issuance of the connection permits to be completed by the Construction Manager during construction.

Town of Wakefield - Traffic Advisory Committee (TAC)

Recommendations from the Traffic Advisory Committee were forwarded to the Zoning Board of Appeals (ZBA). ZBA has closed their hearing.

The decision has been made that the roundabout as shown at the Farm Street intersection will be designed, funded and built by the Town of Wakefield.

A copy of TAC's recommendation can be found in section 6C.3.3-01b of this submission.

Town of Wakefield - Local Zoning

The District received a decision letter from the Town of Wakefield's Zoning Board of Appeals on May 4, 2023. A copy of this letter can be found in section 6C.3.3-01a of this submission.

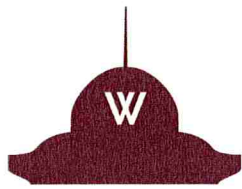
The project can be in noncompliance with the following bylaws as noted within their decision letter:

- 190-21A Parking Unregistered Vehicles
- 190-13C(1) Yard Requirements
- 190-31E Exemptions to Maximum Height Regulations
- 190-31K Substantially Irregular Lot Shape
- 190-37E Landscaping of Parking Lots

6C.3.3 – 01a

ZONING BOARD
OF APPEALS
DECISION LETTER

PROJECT
APPROVAL



TOWN OF WAKEFIELD

BOARD OF APPEALS

May 4, 2023

Attorney Adam Brillard
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110

RE: **100 HEMLOCK ROAD**
NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT

Dear Attorney Brillard:

Enclosed is a copy of the Decision(s) of the Board of Appeals. If there were any restrictions or conditions noted in the Decision(s) it is necessary that you comply with them.

The original Decision(s) were filed with the Town Clerk on **MAY 4, 2023**. After twenty (20) days have elapsed from the date of the Decision(s) were filed in the office of the Town Clerk, and no appeal has been filed, or if such appeal has been filed and was either dismissed or denied, you shall obtain from the Town Clerk a copy of the Decision(s) with the Town Clerk's Certification. The Decision(s) certified by the Town Clerk, is to be recorded by you, at your expense, in the Registry of Deeds at Cambridge, MA and indexed in the grantor index under the name of the owner of record. No Building Permit will be issued until evidence of such recording is provided to the Building Inspector.

Please note that a building/occupancy permit must be obtained from the Building Inspector prior to the initiation of any construction work or actual occupancy.

Very truly yours,

David Hatfield, Chairman
Wakefield Zoning Board of Appeals

Cc: Town Engineer, Community & Economic Development
Planning Board, Board of Health,
Fire Chief, Fire Superintendent (Randy Hudson)



2023 MAY -4 AM 9:21

WAKEFIELD, MASS.

**DECISION OF THE WAKEFIELD BOARD OF APPEALS PURSUANT TO
M.G.L. CHAPTER 40A, SECTION 8 AND ARTICLE X, SECTION 190-65 OF
THE WAKEFIELD ZONING BYLAW AND RELATING TO PROPERTY
SHOWN AS LOT 0RS, MAP 40A ON THE TOWN OF WAKEFIELD
ASSESSORS MAP AND KNOWN AND NUMBERED AS 100 HEMLOCK ROAD,
WAKEFIELD, MASSACHUSETTS**

DECISION of the Board of Appeals (the “Board”) on the Appeal and Application of **NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT** (the “Applicant”) asking the Board to review a decision of the Building Inspector pursuant to MGL Chapter 40A, Section 8 and Article X, Section 190-65 of the Wakefield Zoning Bylaw (the “Bylaw”) relating to property, owned by the Applicant, known and numbered as 100 Hemlock Road, Wakefield, Massachusetts (the “Property”). The Property is shown as Lot 0RS on Map 40A of the Wakefield Assessor’s Maps and is located in the Single Residence Zoning District.

Procedural History

1. The Applicant requested a Building Permit from the Wakefield Building Inspector (the “Building Inspector”) for the construction of a new Northeast Metropolitan Vocational Technical High School (the “NEMT”) on the Property.
2. The Building Inspector issued a letter dated February 9, 2023 denying the Applicant’s request for a Building Permit due to his decision that “...the proposed project would contain zoning violations and that your client may be protected under MGL Chapter 40A, Section 3 with respect to some or all of them.” (the “Building Inspector’s Decision”)
3. The Applicant subsequently filed an appeal of the Building Inspector’s Decision with the Board as a party aggrieved on February 21, 2023.
4. Notice of a Public Hearing to the Applicant and to owners of all property affected, as they appeared in the last local tax list, was given by mail, and by advertising in the Wakefield Daily Item and by displaying in a prominent place in the Town Hall as required by Massachusetts General Laws. Attorney Adam F. Braillard of the law firm Prince Lobel Tye LLP with offices at One International Place, Suite 3700, Boston, Massachusetts represented the Applicant. Pursuant to said notice and advertisement, a public hearing on the application was opened via remote participation (Zoom) on Wednesday March 22, 2023. The hearings were continued to April 12 and then to April 26, 2023, at which time the Board closed the public hearing to further comment by the public, and the Board held its

deliberations on the question of whether to overturn the Building Inspector's Decision. A vote by five (5) members of the Board who are sitting on this case, each of whom was eligible to vote on this application, was taken on April 26, 2023. On that date, the Board unanimously voted (5 to 0) to overturn the Building Inspector's Decision, pursuant to MGL Chapter 40A, Section 8 and Article X, Section 190-65, subject to the Board's Conditions summarized below.

Materials, Documents, and Correspondence Submitted to the Board

The Applicant submitted the following materials:

1. Site Plans prepared by Drummey Rosane Anderson, Inc. entitled "Northeast Metro Technical High School, Wakefield, Massachusetts" dated January 30, 2023 and revised April 4, 2023 consisting of the sheets listed below (the "Site Plan"):
 - Zoning Site Plans & Zoning Table (Z-100, 2 pages) - dated April 4, 2023
 - Drainage Plans (C400-C405) – dated March 30, 2023
 - Utility Site Plans (C500-C505) – dated March 30, 2023
 - Driveway Layout & Grading Plans (C600-C605) – dated March 30, 2023
 - Materials Plan (L301-L305) – dated March 31, 2023
 - Grading Plans (L401-L405) – dated March 31, 2023
 - Building Elevations
 - Street Views
2. Architectural drawings prepared by Drummey Rosane Anderson, Inc. entitled "Northeast Metropolitan Regional Vocational High School, 100 Hemlock Road, Wakefield, Massachusetts, 01880" dated February 17, 2023 (the "Architectural Drawings").
3. Wetlands Delineation Plans dated December 6, 2022.
4. Proposed Space Summary – High Schools prepared by Drummey Rosane Anderson, Inc. dated June 30, 2021.
5. Northeast Metro Tech (NEMT), Wakefield, MA Zoning Analysis Table, dated April 24, 2023.
6. Traffic Impact Study prepared by Nitsch Engineering dated June 29, 2021.
7. Stormwater Report prepared by Nitsch Engineering dated September 21, 2022 and revised through April 24, 2023.

The Board also received the following correspondence:

1. Memoranda from the Wakefield Department of Public Works Engineering Division dated March 15, 2023, March 22, 2023, April 12, 2023, and April 25, 2023.

2. Memorandum from the Wakefield Commission on Disabilities dated March 22, 2023.
3. Memorandum from the Wakefield Traffic Advisory Committee (TAC) traffic consultant VHB dated March 22, 2023.
4. Memorandum from the Wakefield Planning Board dated March 21, 2023.
5. Memorandum from the Wakefield Community and Economic Development Director dated March 16, 2023.
6. E-mail from Kelly Slater dated April 26, 2023.
7. E-mail from Julie Scott dated March 22, 2023.
8. E-mails between Bob Brooks and William Renault (Town Engineer) dated March 20-21, 2023.
9. E-mail from Kenneth & Margaret Young dated March 20, 2023.
10. Memorandum from Peter Scott and Brian Thomson dated April 3, 2023.

Findings

The Applicant is proposing changes, extensions, and/or alterations to the Property including construction of a new NEMT, as shown on the Site Plan and Architectural Drawings. The Board recognized that while an educational use is allowed in the Single Residence Zoning District, even if it were not allowed, NEMT's use would be exempt from zoning pursuant to M.G.L. Chapter 40A Section 3.

The Applicant stated and the Board agreed that while pursuant to M.G.L. Chapter 40A, Section 3 the Bylaw could not restrict the use of land or structures for educational purposes, the land could, however, be subject to reasonable regulations concerning such things as bulk, height, lot area, setback, open space, parking and building coverage.

At the Public Hearing, the Site Plan, Architectural Drawings, and other materials were reviewed by the Board, and testimony was presented by the Applicant. Public testimony was also invited and received during the hearings.

The Board determined that the proposed changes, extensions, and/or alterations to the Property as shown on the Site Plan and Architectural Drawings met many of the Bylaw requirements in the Single Residence zone.

The Board also determined that under M.G.L. Chapter 40A, Section 3, the Applicant met the burden of proving to the Board that the requirements of the Bylaw, including, but not limited to, Article IV & VI and Table 2, are unreasonable as applied to the proposed changes, extensions, and/or alterations to the Property including construction of a new NEMT building as shown on the Site Plan and Architectural Drawings, and thus, said proposal as depicted on the Site Plan and Architectural Drawings is allowed to proceed notwithstanding noncompliance with the following requirements of the Bylaw:

- 190-21A - Parking Unregistered Vehicles
 - Automotive Technology is one of NEMT's programs that necessarily involves the storage of unregistered vehicles on site for students' educational use. Such NEMT vehicles are not stored between the principal building and a street line. It is unreasonable to apply this Single Family Residence zone requirement to a vocational school.
- 190-31C(1) - Yard Requirements
 - Proposed Driveway width is 24 feet. This represents two lanes to allow for safe two-way traffic. During morning arrival and afternoon dismissal, there will be significant two-way traffic of passenger vehicles and buses. The twelve-foot wide travel lanes are also reasonable and appropriate to accommodate the curved alignment of the driveway. It is unreasonable to apply this Single Family Residence zone requirement to a vocational school.
- 190-31E - Exemptions to maximum height regulations
 - Buildings with 2.5 stories are permitted in a Single Residence zone. The proposed new school is 5 stories. Required Educational Program calls for 386,000 square feet; to minimize environmental impact, design proposes compact footprint and multi-story building. It is unreasonable to apply Single Family Residence zone requirements to a 386,000 square foot vocational school on a lot of this size.
 - Buildings up to 35 feet in height are permitted in a Single Residence zone. The Proposed new school is 68 feet. Required Educational Program calls for 386,000 square feet; to minimize environmental impact, design proposes compact footprint and multi-story building. Certain Vocational spaces require 20 feet floor-to-floor height. It is unreasonable to apply this Single Family Residence zone requirement to a vocational school on a lot of this size.
- 190-31K – Substantially Irregular Lot Shape
 - The Project complies to the extent applicable. The requirements of this section for a regularity coefficient of 0.65 where the current lot has regularity coefficient of 0.43 are nonetheless met as these requirements are waivable for any lot that can contain an inscribed shape that meets the coefficient of regularity. Here, the 2.5 million square foot lot can handily contain a conforming lot of 4,000 square feet (e.g. 50'x80'), thereby

meeting this requirement in addition to being a preexisting condition on the Property. To the extent the project does not comply, it is unreasonable to apply Single Family Residence Zone requirements to a vocational school on a lot of this size.

- 190-37E – Landscaping of Parking Lots
 - Parking lots are required to include certain landscaping depending on their size. The proposed parking meets the required number of parking spaces, and the design of the parking lots accommodates the required drainage necessary for the project, while accounting for a compact footprint thereby minimizing environmental impacts. While this provision is a landscaping requirement such that NEMT is exempt from compliance pursuant to Chapter 40A, Section 3, for the avoidance of doubt, all vehicles parked on in these lots will be for educational purposes, and therefore it is unreasonable to apply this Single Family Residence Zone requirement to a vocational school.

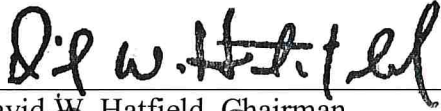
Decision

After careful review of all testimony and evidence submitted, the Board unanimously voted (5-0) to overturn the Building Inspector's Decision, pursuant to MGL Chapter 40A, Section 8 and Article X, Section 190-65 of the Bylaw, and in doing so approve the Applicant's proposed changes, extensions, and/or alterations to the Property including construction of a new NEMT building as shown on the Site Plan and Architectural Drawings.

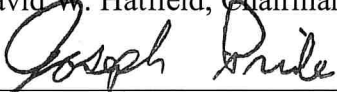
The Board's vote is based on the following and thus they shall be Conditions of this decision:

1. Conformity With Plans: The new NEMT building shall be constructed on the Property in conformance with the Site Plan and the Architectural Drawings.
2. The Board retains jurisdiction to make any necessary clarification(s) of this decision which cannot be resolved by the Building Inspector or Zoning Enforcement Officer.
3. The Board retains jurisdiction to approve any minor amendments to this decision that do not materially alter the terms of this decision. If, in the Board's judgment, a proposed change is material, then a new hearing shall be required to amend this decision.

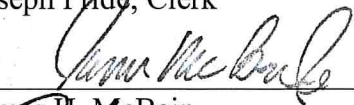
The Board certifies that this Decision has been filed with the Wakefield Town Clerk and the Planning Board. Any person aggrieved by the Decision of the Board has the right to appeal to the Land Court or Superior Court within twenty (20) days from the date of filing of this Decision with the Town Clerk under Section 17 of the Massachusetts General Law, Chapter 40(A).



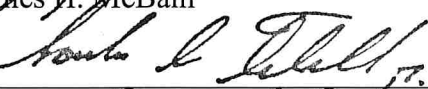
David W. Hatfield, Chairman



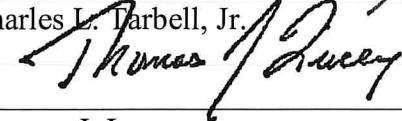
Joseph Pride, Clerk



James H. McBain



Charles L. Darbell, Jr.



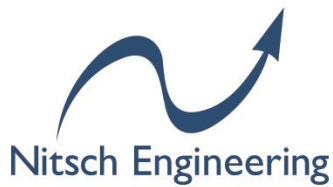
Thomas J. Lucey

WAKEFIELD BOARD OF APPEALS
MAY 4, 2023

6C.3.3 – 01b

TRAFFIC LETTER

**–
PROJECT
APPROVALS**



2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

May 15, 2023

Mr. Vladimir Lyubetsky
Principal
Drumney Rosane Anderson, Inc.
260 Charles Street, Suite 300
Waltham, MA 02453

RE: Nitsch Proposal/Project #13872
NEMT
Traffic Permitting Summary

Dear Vladimir::

As requested Nitsch Engineering has prepared this summer of the traffic/transportation permitting for the Northeast Metro Tech Vocational School in Wakefield, MA. The project attended three public hearings with the Town of Wakefield, Traffic Advisory Committee (TAC) Those meeting were held on:

June 24, 2022;
October 21, 2022; and
February 10, 2023.

The Town of Wakefield TAC reviews all transportation related aspects of projects and provides recommendations to the Town of Wakefield Zoning Board of Appeals for their action.

On March 22, 2023 the TAC consultant, Matt Kealy, P.E., PTOE provided a memo (attached) to the Chair of the TAC indicating that the project has complied with their requests and that they take no issue with the design. A March 22, 2023 memo (also attached), from the Town of Wakefield Department of Public Works, Engineering Division to the Town of Wakefield Zoning Board of Appeals takes no issue with the transportation related aspects of the project.

On April 26, 2023, the Town of Wakefield Zoning Board of Appeals voted to approve the project, thus completing the transportation related permitting process with the Town of Wakefield.

Very truly yours,

Nitsch Engineering, Inc.



David M. Conway, P.E.
Senior Project Manager

Enclosures: Memo dated March 22, 2023 from Town of Wakefield, Department of Public Works; Mem dated March 22, 2023 from Matt Kealey, P.E., PTOE, VHB to Wakefield Traffic Advisory Committee

P:\10000-14999\13872 NEMT Study\Correspondence\Outgoing\2023-05-15 TAC Ltr\NEMT-TAC Letter.docx



Memorandum

To: Lt. Joseph Anderson, Chair
Wakefield Traffic Advisory Comm.
Mr. Steven Maio
Wakefield Town Administrator

Date: March 22, 2023

Project #: 06298.01

From: Matt Kealey, P.E., PTOE
Senior Project Manager

Re: NEMT Traffic Memo Review

As part of the Traffic Advisory Committee's (TAC) review of the proposed Northeast Metropolitan Regional Vocational High School (NEMT) VHB has reviewed materials provided by Nitsch Engineering and the NEMT project team. These materials included the Traffic Impact Study prepared by Nitsch in June 2021 as well as site plans and conceptual plans for offsite improvements. In addition to the document review, detailed discussions were held most recently at the October 21, 2022 and February 10, 2023 TAC meetings. The following provides a brief summary of the review.

- **Traffic Impact Study** – As part of the TAC's review of the NEMT and Wakefield Memorial High School (WMHS) projects, extensive review was conducted for the traffic impact studies prepared for both projects. Based on VHB's review and discussions held at past TAC meeting with the NEMT and WMHS engineering teams, VHB has no outstanding comments or questions related to the traffic analyses prepared to date.
- **Site Access** – The proposed plans for the NEMT campus include the construction of a new access driveway on Farm Street just south of the southern intersection of Farm Street and Old Nahant Road. Prior to the October 21, 2022 TAC meeting, NEMT provided two conceptual plans for traffic control at the intersection of the proposed driveway at Farm Street:
 - **Traffic Signal Control** – This plan included installation of a new traffic signal at the proposed driveway. No widening of Farm Street was proposed, but Farm Street would be restriped to provide a brief left-turn lane on the southbound approach and a brief right-turn lane on the northbound approach. The proposed site driveway approach provided exclusive left and right turn lanes. No proposed sidewalks were shown on the plan.

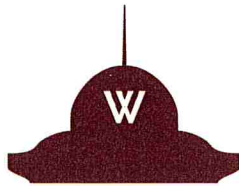
VHB and the TAC had significant concerns related to the traffic signal option. VHB noted that based on initial analyses, traffic signal warrants were not met at this intersection. Subsequent analyses provided by Nitsch demonstrated that a peak hour signal warrant could be met. However, installation of a new traffic signal solely based on a peak hour warrant is not common practice. In addition, based on discussions with the Wakefield Police, speeding on this segment of Farm Street is a significant concern with vehicles sometimes traveling over 50 mph. While installation of a signal would facilitate access to NEMT, it would not address speeding and safety concerns on Farm Street. For these primary reasons, the TAC does not support the traffic signal option.
 - **Roundabout Control** – This plan included installation of a roundabout at the proposed driveway. Widening on the west side of Farm Street is required to accommodate the roundabout layout. The conceptual layout provides single-lane approaches and a single circulating lane. The initial conceptual layout showed no proposed sidewalks on the site driveway.

101 Walnut Street
PO Box 9151
Watertown, MA 02472-4026
P 617.924.1770

Based on subsequent discussions regarding the layout of the roundabout and the site driveway, the TAC requested sidewalks along the proposed site driveway. As part of the conceptual layout plan shown at the February 10, 2023 TAC meeting, sidewalks were shown on the east side of Farm Street and on the north side of the proposed site driveway. There was extensive discussion at the February meeting regarding sidewalks and pedestrian connectivity through the site. The TAC requested sidewalk connections to the guard shack, the rear parking lots and Breakheart Reservation.

The TAC supports the installation of the new access road with a roundabout at the intersection of Farm Street. The roundabout will provide safe operations for NEMT and will also provide traffic calming along Farm Street, which should lead to a reduction in vehicle speeds in the area. The new access road will provide a second egress to the site improving emergency services and improving operations at the Farm Street and Hemlock Road intersection.

- **Sidewalks** – The TAC requested the applicant expand the internal sidewalk network to provide pedestrian access between the end of Hemlock Road and Breakheart. Additionally the TAC recommended sidewalk network be expanded to the new parking facilities between football field, baseball field and track.
- **Recommendations** –
 - NEMT should continue to coordinate with the Town on the design of the roundabout
 - NEMT should provide updates on sidewalk connections throughout the site



TOWN OF WAKEFIELD

DEPARTMENT OF PUBLIC WORKS

Engineering Division

To: David W. Hatfield
Zoning Board of Appeals Chair

Date: March 22, 2023

From: Tim Wilson, Sr. Civil Engineer *TW 3/22/23* Project#: 10281

CC: William Renault, P.E., Town Engineer *WR 3/22/23*

Subject: Northeast Metropolitan Regional Vocational
High School

The DPW Engineering Division reviewed the material submitted to the Zoning Board of Appeals (ZBA) dated February 27, 2023 for the above referenced project and has the following comments based on information provided in the submittal:

1. *The Project Supporting Statement* letter in Section 3 of the application gives an explanation of the purpose and applicability of the Dover Amendment in regards to the project and notes that the bylaws they are requesting relief from.

The Engineering Division does not believe the appropriate supporting information has been provided to demonstrate the project complies with the other applicable Town's zoning bylaws with respect to the *bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements*.

The applicant should provide a typical set of site plans (layout, grading, landscaping and utility plans), architectural plans to allow for proper project review and provide a narrative of any mitigation measures, screening, landscaping, etc. proposed to offset impacts to the abutters and Town.

2. Article VII of the Zoning Bylaw - Parking Loading Requirements note the need for proper management of stormwater, screening and lighting for parking facilities. The applicant should provide appropriate backup to ensure these measures are being addressed within the design.

Please note the Engineering Division is concurrently working with the Conservation Commission to review project's Stormwater Management Plan. The Division's current drainage comments were provided under separate cover to the ZBA. The current design requires revisions to the layout and drainage to meet the requisite no net stormwater volume and runoff requirement.

3. The Town has requested the project implement a roundabout at the Farm Street entrance to enhance safety for all modes of transportation and implement traffic calming measures. **The Town**



has agreed to perform design, permitting and manage the construction of the roundabout. The Town has been working with the project design team to coordinate the location and design.

It is imperative that the roundabout is included as part of the project as it will create the safest environment for the entrance/exit proposed on Farm Street. The Engineering Division recommends the ZBA require the roundabout in any decision.