

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

#26060

May 25, 2022

Georgetown Planning Board
Town Hall
1 Library Street
Georgetown, MA 01833

RE: Tenney Holdings, LLC – 91 Tenney Street Site Plan

Dear Chairman and Planning Board Members:

On behalf of Tenney Holdings, LLC, Hancock Associates is pleased to submit this request for Site Plan Approval for the construction of a Light Industrial Use Building with four (4) units. The buildable site is very limited due to the isolated wetland on the property and therefore, an 8400-sf building is being proposed and will be accessed off Long Hill Road. The building will be set approximately 4'-6' below the existing grade of the abutting street and 10' - 12' below the easterly property line allowing for minimal disturbance from the abutter.

We are asking for two waivers:

- 165-83 L: Landscape plan by a Professional Landscape Architect
 - All disturbed areas will be loam and seed.
 - The steeply graded areas to the west and north of the proposed building will require slope stabilization and then will be seeded with a wildflower mix.
 - The disturbed areas along Long Hill Road will be seeded with a lawn mix
 - In our opinion, there is no need for screening along Long Hill Road because the slope will act as a buffer.
- 165-83 M: Lighting Plan – Photometric Plan
 - This building will have down shining office lighting. See detail. Due to the location of the proposed building, there are no abutters which any lighting will have adverse effects.

Utilities:

The water, gas, and electric will be serviced from Long Hill Road. The proposed building will be set down lower to Long Hill. The sewer will be pumped to a leaching field and the stormwater will be handled by an underground infiltration system. The parking lot runoff will be capture in catch basins and run through a StormTech isolator row to treat for TSS removal. There will not be any increase in runoff due to the project.

Site Distance Requirement:

It is Hancock's review of this regulation that it pertains to Subdivision Plans and not Site Plan Review for a single use. This is a single driveway curb cut and as such Hancock does not see the necessity of providing "Clear Sight Distance". If required, we will provide sight distances on a revised plan or a waiver request.

Please see attached photos which show that entrance provides "Clear Sight Distance".

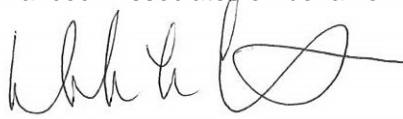
We believe the speed limit of Long Hill Road to be 30 mph. Sight Distance requirements for 35 mph roadways is 200'; therefore, the site distance for a 30 MPH zone will require less than 200'. Please review the attached photographs. The distance looking west along Long Hill Road is greater than 200'. The distance looking east along Long Hill Road is also greater than 200'.

Fire Truck Access

We have provided a Fire Truck Access Exhibit Plan which demonstrates access ability to all four (4) sides of the proposed building. Two sides have direct fire truck access. The rear and side of the building will require less than 250' of hose access. There are two fire hydrants each within 200' of the entrance to the property.

Thank you for your consideration in this matter.

Regards,
Hancock Associates on behalf of Tenney Holdings, LLC

A handwritten signature in black ink, appearing to read 'Deborah L. Colbert', with a stylized flourish at the end.

Deborah L. Colbert, PE
Senior Project Manager

Attachments:

Site Plan Approval Application
Application Fee - \$1260.00
List of Abutters
Architectural Renderings
Sight Distance Photos
Stormwater Report
Permit Site Plan Set prepared by Hancock Associates
Stormwater Report prepared by Hancock Associates

Town of Georgetown

Planning Office
1 Library Street
Georgetown, MA 01833



Phone: (978) 352-5713

Fax: (978) 352-5725

Site Plan Approval Application

Please type or print clearly:

In accordance with Section 165-83 of the Georgetown Zoning Bylaw, Site Plan Approval is required for the following:

- X Construction, exterior alteration, relocation, occupancy, or change in use of any building for commercial, industrial, office, multi-family, municipal, institutional, utility, fraternal or recreational purposes.
- Resumption of any use discontinued or not used for more than two (2) years or for the expansion of any existing use.

Petitioner: HANCOCK ASSOCIATES
Address: 185 CENTRE STREET DANVERS, MA 01923
Telephone Number: 978-777-3050

Owners of Land: TENNEY HOLDINGS LLC
Address: 18 Rutledge Road Peabody, MA
Telephone Number: 978-804-9306
Number of Years of Ownership:

Location of Property (address): 91 TENNEY STREET
Zoning District: LIGHT INDUSTRIAL B
Assessors: **Map:** 15 **Lot #** 135
Registry of Deeds: **Book #:** **Page #**

Description of Project and Proposed Use: 8,400 SF LIGHT INDUSTRIAL USE BUILDING

Proposed Building:
Ground Floor (Sq. Ft): 8,400 **# Floors:** 1
Total Sq. Ft.: 8,400 **Height:**
Use: LIGHT INDUSTRIAL **Type of Construction:**

Petitioner and Landowner signatures:

Every application for Site plan Review shall be made on this form which is the official form of the Planning Board. Every application shall be filed with the Town Clerk's Office. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the Town Clerk or Planning Office does not absolve the applicant from this responsibility. The petitioner shall be responsible for all expenses for filing and legal notification. Failure to comply with application requirements, as cited herein and in the Planning Board Rules and Regulations may result in a dismissal by the Planning Board of this application as incomplete.

The Petitioner hereby agrees to permit inspection to confirm construction as per plan during ordinary business hours by the Planning Board or its agent. The Petitioner shall compensate agent, where applicable.

The Planning Board reserves the right to hire a consultant at the Petitioner's expense if deemed necessary to further review plans or supporting data (M.G.L. Ch. 44. Sec. 53G)

Petitioner's Signature:

Print or type name here:

Deborah L. Colbert

DEBORAH L. COLBERT, PE

Owner's Signature:

Print or type name here:

1 L P R

Kevin P. Doreau

TENNEY HOLDINGS, LLC
18 RUTLEDGE ROAD
PEABODY, MA 01960

1002

DATE 5-24-22 53-7055/2113

PAY TO THE ORDER OF Town of Georgetown

\$ 1260.00

ONE Thousand Two Hundred Sixty 00/100 DOLLARS

SalemFive

FOR Site Plan Review

MP

TENNEY HOLDINGS, LLC
18 RUTLEDGE ROAD
PEABODY, MA 01960

1003

DATE 5-24-22 53-7055/2113

PAY TO THE ORDER OF Town of Georgetown

\$ 25.00

Twenty Five 00/100 DOLLARS

SalemFive

FOR BOH Plan Review

MP







