

Town of Georgetown

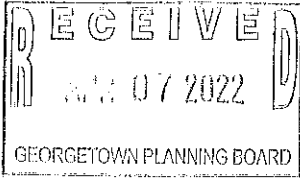


Planning Office
1 Library Street
Georgetown, MA 01833

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GEORGETOWN, MA

2022 APR -7 PM 2:17
Phone: (978) 352-5713

Fax: (978) 352-5725



Site Plan Approval Application

"B"

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: DCD Development
Address: 53 Park Av. Middleton, MA 01949
Telephone Number: 978-548-0012
Number of Years of Ownership: 2 yr.

Location of Property (address): 93 TENNEY STREET
Zoning District: LIGHT INDUSTRIAL B
Assessors: **Map:** 15 **Lot #** 136
Registry of Deeds: **Book #:** 38421 **Page #** 437

Description of Project and Proposed Use: 11,700 SF LIGHT INDUSTRIAL USE BUILDING

Proposed Building:
Ground Floor (Sq. Ft): 11,700 **# Floors:** 1
Total Sq. Ft.: 11,700 **Height:** 18'-24'
Use: LIGHT INDUSTRIAL **Type of Construction:** Steel

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:

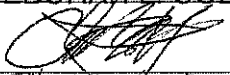
Print or type name here:



DEBORAH L. COLBERT, PE

Owner's Signature:

Print or type name here:



Christopher J. Brannan

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

24618

"B" cont.

April 5, 2022

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

RE: DCD Development LLC – 93 Tenney Street Site Plan
Planning Board Review Comments

Mr. John Cashell and Planning Board Members:

On behalf of DCD Development LLC, Hancock Associates is pleased to respond to comments given by John Cashell in his Site Plan Approval Application Check List review sent February 22, 2022, for the above referenced project with respect to regulatory standards of the Planning Board. Most of the comments have been addressed creating a larger plan set which now includes:

- Sheet TS – Title Sheet
- Sheet EC – Existing Conditions Plan
- Sheet C1 – Layout, Materials, and Erosion Control Plan
- Sheet C2 – Grading, Drainage, and Utilities
- Sheet C3 – Notes and Detail Sheet
- Sheet C4 – Septic Notes and Detail Sheet

Application Checklist:

Item 8) The following information must be shown on the plan or described as part of the written documentation:

Review Comment:

e) Location of all wetlands and buffer zones and of flood plain – separate sheet

Hancock Response:

The location of all the wetlands and buffer zones are shown on the Existing Conditions plan included separately in the new plan set.

Review Comment:

k) Existing and proposed topography contour lines at one (1) or two (2) foot Intervals – need separate sheets

Hancock Response:

A separate Existing Conditions plan is included in the new plan set.

Review Comment:

l) Information on the location, size and type and number of existing and proposed landscape features. A proposed plant list containing species/common names and size/caliper shall be included as well. – landscape plan missing

Hancock Response:

A separate Existing Conditions plan is included in the new plan set.

A Waiver Request from submitting a Stamped Landscape Plan has been added to the cover sheet. All disturbed areas will be seeded with a wildflower mix.

Review Comment:

m) Information on the location, size, and capacity of existing and proposed on-site and abutting utilities (water, sewer, drainage, electrical, cable, etc.) – separate sheet needed

Hancock Response:

A separate Grading, Drainage, and Utilities Plan is included in the new plan set.

Review Comment:

n) The location and dimensions of all existing and proposed buildings and uses on site, including sheds, dumpsters etc. – separate sheet

Hancock Response:

A separate Layout, Materials, and Erosion Control Plan is included in the new plan set.

Review Comment:

o) elevation and facade treatment plans of all proposed buildings. Color renderings are encouraged and may be required. – not included

Hancock Response:

Please review a sample rendering of the proposed building in a separate attachment.

Review Comment:

p) Information of the location, size, and type of parking, loading storage and service areas. – separate sheet

Hancock Response:

A separate Layout, Materials, and Erosion Control Plan is included in the new plan set.

Review Comment:

s) Fire lane – not found

Hancock Response:

Fire Truck access plan has been added to the separate Layout, Materials, and Erosion Control Plan.

Review Comment:

u) Limit of work delineation – not found

Hancock Response:

Limit of work delineation added to the Layout, Materials, and Erosion Control Plan.

Review Comment:

v) Maximum number of employees – not found

Hancock Response:

Minimum number of employees will be 8; however, this has yet to be determined.

Review Comment:

x) Sight Distance, measured as and in compliance with Chapter 365, Subdivision Regulations of the Town of Georgetown Section 37.H.1, Clear Sight Distance. – not found

Hancock Response:

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 Tenney Street to be 30 mph. Sight Distance requirements for 35 mph roadways is 200'. Please review the attached photographs. The distance looking south along Tenney Street is greater than 200'. The distance looking north along Tenney Street is also greater than 200".

Review Comment:

y) If any waivers are sought from the Planning Board from this Section, they shall be clearly listed with their description on the drawing. – Not found

Hancock Response:

See title sheet for waiver requests.

Review Comment:

Need lighting plan.

Hancock's response:

See title sheet for waiver request. Typical Building wall lighting at each entrance will be provided.

Please let us know if there are any further questions regarding this matter.

Sincerely,

HANCOCK ASSOCIATES on behalf of DCD Development LLC

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

Deborah L. Colbert, P.E.
Senior Project Manager

Attachments:

Permit Site Plan Set revised 4.5.22
Proposed Building Renderings
Sight Distance Photos
Board of Health Approval