



Town of Milton Planning Board
Town Hall Offices
525 Canton Avenue
Milton, MA 02186
617-898-4847

Reserved for the Office of the Town Clerk

FORM SP

APPLICATION FOR APPROVAL OF A SPECIAL PERMIT

(Milton General By-laws, Ch. 10, §III, G, and §VI, J to O inclusive)

Date: October 21 2014

To the Planning Board of the Town of Milton:

The undersigned hereby applies, pursuant to the provisions of the above-mentioned Section III and Section VI of Chapter 10 of the General By-laws, for a SPECIAL PERMIT for:

Cluster Development Attached Cluster Development Condominium Conversion
 Open Space Development Planned Unit Development

Accompanying this application is a plan entitled:

Thayer Nursery - 270 Hillside Street

Plans prepared by: DeCelle and Burke Dated: 10.21.14

Parcel(s) Street Address: 270, 273, 277 Hillside and 0, 11 Forest

The undersigned's title to said land is derived from: Norfolk County Registry of Deeds

Milton Assessor's Map Number(s): N 12 Parcel(s): 1A, 1B, 1C Zoning District: A and AA

Deed of Property Recorded in Norfolk County Registry Book number(s): 4354 page(s): 2 (see attached)

Registered in Norfolk County Registry District of the Land Court, Certificate of Title number(s): _____

Number of Proposed Units/Lots: NA Total Acreage: 9.053

Said land is current with regards to taxes and is free of encumbrances except for the following:

NA

Owner: Oldfield Family LLC

Applicant: Maggie Oldfield and Josh Oldfield

Company: _____

Company: Thayer Nursery

Address: 270 Hillside St

Address: 270 Hillside Street

Milton 02186

Milton 02186

Phone: 617-698-2005

Phone: 617-698-2005

Signature of Owner: Maggie Oldfield Date: 10.20.2014

Signature of Applicant (or Agent): Maggie Oldfield Date: 10/21/14

Milton Assessors Map

270 Hillside: N12 Lot 1A

0 Forest: N12 Lot 1B

24 Forest: N12 Lot 1C

217 Hillside: K8 Lot 15

237 Hillside: K8 Lot 18A

Recorded at The Norfolk County Registry of Deed:

Owner: Oldfield Family, LLC

270 Hillside: Book 31157 Page 501

Acreage: 3.242

0 Forest: Plan #22 of 1976 Book 31157 Page 504

Acreage: 1.109

24 Forest Street: Book 31157 Page 521

Acreage: 1.012

Registered with the Land Court Department in Norfolk County:

Owner: Hanna Oldfield and Richard Ricciardi

217 Hillside: Title #162221 and Document #922916

Acreage: 2.68

Owner: Maggie Oldfield and Philip Laing

237 Hillside: Title #171619 and Document #1088198

Acreage: 1.01

Total Acreage: 9.053

Thayer Nursery 2014 Vehicle List

1. 2002 Chevy Silverado Pickup
2. 2003 Chevy 5500
3. 2001 Chevy
4. 1991 GMC TopKick
5. 1997 Mack
6. 2006 Chevy 5500
7. 2005 Sprinter Van
8. 1998 Water Tank/Hydroseeder
9. John Deere Mini Excavator
10. (4) Bobcats
11. (3) Trailers
12. Bobcat Gator
13. John Deere Gator
14. Golf Cart

Oldfield Family, LLC and Thayer Nursery Corp.
270 Hillside Avenue, Milton
Supplement to Application for Special Permit for Landscape Business Use

The Owner and Applicant, Oldfield Family, LLC and Thayer Nursery Corp., hereby request the issuance of a Special Permit and Site Plan Approval for the operation of a Landscaping Business Use (as that term is defined under Section III, K of the Zoning Bylaw) at the premises known as 270 Hillside Street, Milton.

I.

Property History and Ownership

Long standing agribusiness applicant, Thayer Nursery, operates as tenant, the properties known as 217, 237 and 270 Hillside Street and 0 and 24 Forest Street (the "Property"). As shown on the Site Plan, these properties contain in excess of 8.5 acres of land in Milton's Residence A and AA Zoning District. Thayer Nursery seeks a Special Permit to operate a Landscaping Business Use at the Property. The Business will operate primarily on a 5+/- acre portion of the Property known as 270 Hillside Street and 0 and 24 Forest Street; it will operate ancillary portions at 217 and 237 Hillside Street.

It is recorded with the Massachusetts Historical Commission that 270 Hillside Street is historically significant for the reasons of "Agricultural, Architectural, Commerce and Recreation." Mass Historical goes on to state *"the house and land at 270 Hillside Street, site of the home of Robert Oldfield and his Thayer Nurseries, was probably built and first occupied by Bezer Thayer, an independent farmer, born in Braintree, 1768. Thayer likely moved to Milton in the 1790's settled in the Scott's Woods area along Hillside St. and took up farming. Following Bezer's death, the property, with some partitions, stayed in the Thayer family to recent times. The following is a sidelight from Teele's History: "eight years ago (1879) Henry F. Thayer, a long skillful florist in Roxbury, removed to Milton, his old home, and engaged in floriculture on Hillside St. where he is raising flowers for the market with great success."*

Following Bezer Thayer's death in 1812, the property stayed in the Thayer family. According to The Milton Board of Assessors property tax records, from 1933 to 1960 the description of real estate at the Property is 'house, stable and greenhouses.' In 1938, a building permit was issued by The Town of Milton Building Department to Charles Thayer for the set-up and rebuild of an old greenhouse located on the Property.

In 1963, Robert and Margaret Oldfield purchased the home of Roger Thayer's farm site at 270 Hillside Street (Lot 1A) to grow their business and to raise their family. In 1967, the Oldfields were granted a Special Permit by the Milton Zoning Board of Appeals to construct a greenhouse and lath house and for the purpose of selling produce and plants as well as mulches and other fertilizer type products and to conduct a landscaping business. In 1976, The Oldfields purchased the property at 0 Forest Street, an additional lot at the rear of the Nursery (Lot 1C.) In 1987, The Oldfields purchased the property at 24 Forest Street (Lot 1B.) The 1987 Special Permit was amended by the Milton ZBA so as to allow Lot 1B to be used in conjunction with the nursery business, to allow for the erection of a display room and an office for the display room and sale of products raised on the premises and for the display and sale of items accessory to the sale of such product including garden tools and firewood.

(This additional acreage gave the Oldfield's the minimum 5 acres needed to qualify for agricultural exemption. This exemption lies in Mass General Law 40A Section 3, commonly known as the "Dover Amendment." It protects and exempts certain religious, educational and agricultural uses from local zoning restrictions. As far back as the 1950's, state law has afforded certain protections to agricultural uses and in the mid 1970's, the protections were expanded to enable 5 acres or more, meeting certain financial criteria, even if not specifically zoned for agriculture, to conduct agricultural operations without being unreasonably regulated by municipalities. Milton Zoning Bylaw, Section III-A-4a, also allows agricultural uses as a matter of right on parcels of 5 acres or more, provided that all produce sold be grown on the premises. MGL 40A Section 3 would overrule the restriction in Milton bylaws that mandate "grown on premises" as this law sets specific parameters and allows for certain amount of products to be grown at other locations and sold on the premises.

In 2002 and 2005, the Oldfield's purchased 217 Hillside Street and 237 Hillside Street, respectively.

(In 2010, MGL 40A Sections 3 was amended by increasing protections for agriculture by reducing the acreage requirement to include a parcel of only 2 acres or more. Reiterated throughout documents pertaining to the legislative history, it is stated that their intent is to encourage and promote agricultural uses throughout the Commonwealth.)

In 2010, the Milton ZBA declared the use of the Properties located at 217 and 237 Hillside Street were appropriately protected by MGL 40A Section 3 because it consists of (2) two acres or more, and was being used for the primary purpose of commercial horticulture.

From 1963 to present, the Oldfield Family has resided on the Property, has held ownership of the Thayer Nursery Corp. and has operated continuously as a nursery agribusiness selling bulk mulches, soils, and firewood as well as conducting a landscaping business at the Property. The current operators are Josh Oldfield, who holds a B.S. in Landscape Design and Horticulture from The University of Maine, and Maggie Oldfield, who holds a B.S. in Business Administration from St. Michael's College; both are Accredited Organic Land Care Professionals (AOLCP.)

II. Business Activities

- A. Nursery:** Thayer Nursery specializes in growing-out trees, evergreens, deciduous shrubs, perennials, herbs, groundcovers to a usable size. Thayer Nursery shall be considered to be in horticultural or nursery use since it is actively and primarily raising fruits, vegetables, berries, ornamental plants and shrubs, flowers, sod, trees, nursery and greenhouse products for the purpose of selling these products in the regular course of business as defined by MGL c. 128, Section 1A, MGL c. 40A, Section 3 and MGL, 61A.

Thayer Nursery is an agribusiness that consists of a retail nursery and garden center that sells to the general public, to other nurseries, to commercial gardeners and landscapers, and to institutions. Thayer Nursery activities shall include the selling of composts, soils, mulches, stone, masonry products, tools and equipment that are needed for tending after a garden or landscape, firewood, as well as other provisions needed for decorating the garden and landscape such as garden ornamentation, furniture, giftware and holiday decorating items.

Thayer Nursery's Farmers and Artisan Market will be the sought-after destination for fresh, seasonal produce, meat, seafood and poultry grown by family farmers as well as unique, one-of-a-kind crafts created by local artisans. Thayer Nursery aims to educate the community about agricultural diversity and by sustaining a vibrant local economy.

Thayer Nursery activities are seasonal, and are concentrated in the spring, summer and fall.

B. Firewood Sales: In conjunction with the nursery, Thayer Nursery seeks to sell firewood, which shall be available for pick-up from the Property and/or delivered to off-site clients. Firewood is delivered to the Property and stored in the three-sided Wood Barn. It is delivered generally by 18 wheel trucks with live-bottom beds. The typical live-bottom trailer has a conveyor belt on the bottom of the trailer tub that pushes the material out of the back of the trailer at a controlled pace. Unlike the conventional dump truck, the bed of the truck does not have to be raised to deposit the materials. Trucks are able to back into the barn and unload inside, which dampens the noise associated with the unloading.

The sale of firewood is highly seasonal, and is concentrated in the fall and winter.

C. Christmas Trees and Holiday Season Sales: The sale of Christmas and Holiday items shall be in conjunction with the nursery. These products shall include trees, wreaths, greenery, flowers, giftware and other seasonally appropriate holiday decorating items.

The Christmas holiday time is highly seasonal, and is concentrated from Thanksgiving to New Years.

D. Landscaping: Modern-day landscaping refers to any activity that modifies the visible features of an area of land, including: living elements, such as flora or fauna; the art and craft of growing plants with a goal of creating a beautiful environment within the landscape; natural elements such as landforms, terrain shape and elevation, or bodies of water; human elements such as structures, buildings, fences or other material objects created and/or installed by humans; and abstract elements such as the weather and lighting conditions.

Thayer Nursery's landscaping activities include the sale, delivery and installation of trees, shrubs, sod, seed, loam, mulch and related materials such as stone, stone dust, gravel, pavers, landscape ornamentation, timbers and related materials from the nursery that are needed to implement a landscape design. Thayer Nursery delivers, installs, constructs, and maintains landscaping features, including trees, shrubs, gardens, lawns, yards, and patios for properties that are owned by others to enhance the quality of their local living.

Thayer Nursery's landscaping activities are seasonal, and are concentrated in the spring, summer and fall.

E. Snow and Ice Removal Plan: Thayer Nursery shall provide snow and ice plowing and removal services on-site, for municipal, institutional, business and residential customers.

Thayer Nursery's snow and ice removal services are highly seasonal, and are concentrated in the winter.

III. Property Plans and Specifications

The attached Site Plan identifies the existing conditions including wetlands and buildings, lighting and signage plan as well as the proposed drainage and landscape plan.

A. Existing Conditions Plan

See attached

This plan identifies the existing site topography, buildings, structures, driveways, landscape, natural features, and areas of use at the Property and which Thayer Nursery proposes shall continue to exist.

B. Deeds and Leases

See attached Documents.

Copies of all deeds and leases are attached.

C. Wetlands Plan

See attached

There are no wetlands on site.

D. Drainage Plan

See attached

The Proposed Conditions Plan identifies the drainage infrastructure for the control of storm water and, insofar as reasonably possible, its retention on site. These provisions shall not cause adverse drainage impacts, shall not increase water flow nor create ponding onto neighboring properties. Proposed drainage improvements include installation of a drainage trench along the southerly property line, extending from Forest Street to a point that is easterly of the Wood Barn. The trench then turns to the gravel area easterly of the Wood Barn and into an underground set of leach pits as shown on the Plan. The drainage trench shall be a minimum of 2 feet deep, and lined with sand and crushed stone.

E. Landscape Plan

See attached

New landscaping and fencing are shown as the Landscaping Operations Area on the Proposed Conditions Plan. This plan identifies landscaping and fencing sited along the southerly and easterly lot lines which is designed to present an attractive appearance and help to buffer noise and capture dust. The species and size of plants to be installed are specified. Specifications for all fences are stated. The fences are to be sited at least fifteen (15) feet from lot lines and landscaping shall be within thirty (30) feet of lot lines, provided that a driveway is necessary for safe and efficient circulation of on-site traffic around the rear of the Wood Barn.

F. Parking Plan

See attached

Parking is also identified on the Proposed Conditions Plan. It identifies parking spaces for customers, employees, trucks and equipment during the business day and when not in use. Employee parking shall be located primarily along The GreenHouse and the customer parking area shall be located primarily on Lot 1A and Lot 1C of the site. Parking spaces are more specifically identified as follows:

1. There shall be 10 parking spaces in the main driveway of Lot 1A.
2. There shall be 6 parking spaces along The GreenHouse on Lot 1A and Lot 1C.
3. There shall be 3 parking spaces in front of The Wood Barn on Lot 1C.
4. There shall be 14 fourteen spaces for the overnight parking of trucks and equipment in the Landscaping Operations Area adjacent to the material bins.

G. Building Plans

See attached

This plan identifies all buildings, dumpsters, and structures, including dimensions, square footage, setbacks from lot lines, elevations, utilities, and specification of the uses.

1. The Garden Shoppe is located on Lot 1A of the site as shown on the Plan. The Garden Shoppe was constructed with a special permit issued by the Milton Zoning Board of Appeals in 1987. It is (2) two stories with a height of 24.5 feet and contains 1,620 square feet. The Garden Shoppe shall be used to display seasonally appropriate and accessory garden products customarily sold at nurseries including potting soil, pottery, seed starting supplies, composts, fertilizers and other soil amendments as well as houses the office and administration spaces.
2. The GreenHouse is located on Lot 1A of the site as shown on the Plan. The GreenHouse was constructed with a special permit issued by the Milton Zoning Board of Appeals in 1967. It is (1) one story structure with a height of 11.4 feet and contains 2,552 square feet. The GreenHouse shall be used to grow, nourish and maintain seasonal plant material including annuals, perennials, herbs and vegetables.
3. The LathHouse is located on Lot 1A of the site as shown on the Plan. The LathHouse was constructed with a special permit issued by the Milton Zoning Board of Appeals in 1987. It is (1) one story with a height of 10 feet and contains 1,930 square feet. The LathHouse shall be used to grow, nourish and maintain seasonal plant material including annuals, perennials, herbs and vegetables.
4. The 1798 Barn is located on Lot 1A of the site as shown on the Plan. It is a pre-existing (3) three story structure with a height of 28 feet and contains 2,518 square feet. The Barn shall be used to display seasonally appropriate and accessory garden products customarily sold at nurseries including pottery, trellises, fire pits, garden ornamentation and garden benches and furniture.
5. The Shèd is located on Lot 1C of the site as shown on the Plan. It is a pre-existing (1) one story structure with a height of 16.1 feet and contains 414 square feet. The Shed shall be used to display seasonally appropriate and accessory garden products customarily sold at nurseries including fertilizers, insect and fungus controls, peat moss and other bagged products.
6. The Wood Barn is located along the Lot 1B and Lot 1C line of the site as shown on the Plan. The Wood Barn was constructed under (3) three authorized building permits issued form the Building Department of Town of Milton between the years of 1990-1993. It is a (3) three story structure with a height of 23.3 feet and contains 3,299 square feet. The Wood Barn is one of few such structures constructed for the purpose of storing firewood to provide a sturdy and permanent enclosure to minimize dust and noise and to insure dryness and protection of product. Off-season it shall be used to store seasonally appropriate and accessory garden products customarily sold at nurseries

including bagged soils, mulches, peat moss, stone, fertilizer, insect and fungus controls. The Wood Barn shall be the area designated for equipment repair, improvements and storage.

7. The Tool Shop is located on Lot 1B of the site as shown on the Plan. The Tool Shop was constructed under a building permit authorized by the Building Department of Town of Milton in 2005. It is a (1) one story structure with a height of 15 feet and contains 1,263 square feet that is connected to The Wood Barn. The Tool Shop shall be used to house tools, rakes, shovels, wheel barrels, burlap, drainage pipe, hammers, compressor, compactors, aerators and other needed equipment and supplies for nursery and landcare activities.
8. The Fuel Shed / Dry Storage is located on Lot 1B of the Property as shown on the Plan. It is a (1) one story structure with a height of 12.6 feet and contains 437 square feet and that is connected to the rear of The Wood Barn. The Fuel Shed shall house the fuel tank which is recorded with the Milton Fire Department along with portable gas tanks, blowers, trimmers and other small equipment used for nursery and landcare activities. Dry Storage houses seasonal appropriate displays and merchandise.
9. The Recyclable/Compost Plot is located on Lot 1B of the Property as shown on the Plan. It is a two-sided enclosed area containing 470 square feet along The Wood Barn adjacent to The Tool Shop. The Recyclable / Compost Plot is the area that houses compost, dumpsters, recyclables including grower pots and containers.

H. Lighting Plan

See attached

Exterior lighting is identified on the Plan. The locations of light fixtures are marked in red on the Plan. The lights shall be located at heights ranging from 8' feet to 25' feet and shall be directed downwards or into the site to provide security and safety for the property and its clients. Lighting is specifically identified, as follows:

1. (4) Four 1,000 watt flood lights mounted: (1) one on The Barn at 13.1', (2) two on The Garden Shoppe at 22' and (1) one on The Shed at 10'. These lights are used seasonally and only as needed. They shall be pointed downward so as to avoid light spillage into abutting properties.
2. (2) Two accent wall lights on either side of the doors on The Barn.
3. (2) Two accent wall lights on either side of doors on The Shed.
4. (4) Four florescent tube lights under-mounted on the ceiling of the porch of The Shed.
5. (8) Eight task lighting fixtures along the center of the roof of The Lath House.
6. (5) Five post lights along the site driveway entrance.
7. (5) Five light cans under-mounted on the entrance of The Garden Shoppe.

I. Sign Plan

See attached

The location and description of any business signs are shown in orange on the Plan.

1. Sign 1 is located on Lot 1A at across from Harland Street.
2. Sign 2 is located on Lot 1A on Hillside Street (almost to corner of Forest Street.)
3. Sign 3 is located at the entrance of Thayer Nursery on Forest Street.

4. Sign 4 is located on The Garden Shoppe roof.
5. Sign 5 is located at the island of Hillside Street and Randolph Ave.

J. Vehicles and Heavy Equipment

See attached

All equipment shall be properly registered, inspected and shall be maintained in proper running order. Back up horns on vehicles shall be maintained at the lowest level permissible by OSHA or any other applicable law. Any maintenance, repair or cleaning of equipment shall be performed inside the Wood Barn as allowed. (Equipment is identified on the Vehicle List attached.)

K. Firewood Plan

See attached

Firewood shall be available for pick-up from The Wood Barn on the Property or shall be delivered to off-site clients. As described above, firewood is delivered to the Property by 18 wheel trucks, which back into the (3) three-sided Wood Barn. The delivery truck typically has a live-bottom bed that pushes the material out of the back of the trailer at a controlled pace. Any vehicle (dump and/or pickup trucks) that are to be loaded with firewood by Thayer Nursery equipment will be done so inside The Wood Barn in order to muffle noise associated with the operation.

L. Storage of Fertilizer

See attached

There shall be suitable enclosed storage of fuels and oils as well as fertilizers and products designed to control insects, weed and fungi. These types of products will be located at least (35') thirty-five feet from the lot line.

1. The Shed, The Shoppe, and The Barn located on Lots 1A, Lot 1B and 1C shall house seasonally appropriate and accessory garden products including fertilizers, insect, weed and fungus controls.
2. The Wood Barn located on Lot 1B shall house seasonally appropriate and accessory garden products including fertilizers, insect, weed and fungus controls.
3. The Fuel Shed located on Lot 1B shall house the fuel tank and other necessary products for equipment care.

IV. Operations of the Property

See attached

This plan identifies the driveways, the loading and unloading areas with specification for the on-site vehicular movements of trucks and other equipment. Driveways shall not be located within twenty (20) feet of lot lines and loading areas shall not be located within thirty (30) feet of lot lines.

1. Thayer Nursery shall be conducted in accordance with MGL 128 Section 1A, MGL 40A Section 3 and MGL 61A; and in accordance with Section III, Subsection A. 4(a), 7(d) and Subsection B. 1(a) and Section IV, Subsection B.A 5(b) of The Town of Milton Bylaws.

2. Thayer Nursery will be open Monday thru Saturday from 7:00 am to 7:00 pm and Sunday from 8:00 am to 6:00 pm, provided that noisy equipment shall be used between the hours of 7:00 am and 6:00 pm Monday through Friday and 8:00 am and 5:00 on Saturdays. Equipment use on Sundays for Nursery activities will be as needed between the hours of 10:00 am to 3:00 pm. There shall be no loading or use of noisy equipment on Sundays for any landscaping activities. If equipment use is needed outside of these hours, the operators will maintain a log stating the type, the time of delivery and the reason why it was made out-of-hours.
3. The sales of Christmas and Holiday items shall be allowed from the last Friday before Thanksgiving Day to the following January 1 and the hours of such sales shall be from 8:00 am to 9:00 pm. If Christmas activities occur outside of these hours, the operators will maintain a log stating the type, the time of activity and the reason for the activity.
4. Thayer Nursery shall operate as necessary to meet the snow and ice conditions.
5. Incoming deliveries to the Property shall be scheduled so as to occur on weekdays between the hours of 9:00 am to 2:00 pm. If deliveries are made outside of these hours, the operators will maintain a log stating the type, the time of delivery and the reason why it was made out-of-hours.
6. Movement or emptying of dumpsters shall occur on weekdays between 10:00 am to 2:00 pm. If dumpster activity occurs outside of these hours, the operators will maintain a log stating the type, the time and the reason why the activity occurred.
7. There is a pervious gravel drive that runs throughout the Property, from the entrance on Forest Street on Lot 1A out back to Lot 1B and around The Wood Barn to Lot 1C. To minimize the backup safety beep of the equipment being used on site, there shall be a forward only traffic pattern to be implemented as much as possible.
8. Loading and/or off-loading of Thayer Nursery trucks and equipment shall occur in the Landscaping Operations Area of Lot 1B and Lot 1C of the Property.
9. Open storage area for compost, loam, mulch, crushed stone and other products sold in bulk form shall be centrally located in the Landscaping Operations Area on Lot 1B and Lot 1C of the Property and shall provide for safe and convenient delivery and customer pick up. All materials shall be properly stored in (3) three sided contained bins and shall be watered as needed.
10. Incoming deliveries shall be received in the Landscaping Operations Area in Lot 1B and Lot 1C of the Property.
11. Dust will be mitigated using best practice methods which include over-head, hand or tank irrigation.
12. Operations may occur on all contiguous lots as well as on lots that may be separated by a road or waterway as long as they are under common ownership or lease.

V.

Mitigation Plans

Thayer Nursery proposes take the following measures to mitigate the impact of its operations on abutting properties:

1. Perimeter drainage system located along the southerly property line as shown on the Plan will be installed. The drainage system shall run from Lot 1C by Forest Street

approximately (320) three hundred twenty lineal feet beyond the Wood Barn on Lot 1C. The drain then turns into the property and into an underground detention system of 4' leach pits as shown on the Plan.

2. (8') Eight foot pressure treated fence with 6"x6" posts (8) eight feet on center will be installed along southerly property line on Lot 1B and Lot 1C from the back left corner of the Wood Barn running approximately (240) two hundred forty lineal feet towards Forest Street. This fence will also be treated with sound attenuation material to muffle the sound of operations in the Landscaping Operations Area.
3. Evergreen plant material will be sited to 'soften' the appearance of the fence and to create an increased buffer at elevated heights. Evergreen trees, consisting of a mix of Norway, White and Blue Spruces, ranging from (6') six to (10') ten feet in height, shall be planted approximately (20) twenty feet apart on center and (10') ten feet off of fence line. They will be planted on both sides of the fence in a staggered format.
4. (10') Ten foot pressure treated fence with 6"x6" posts (8) eight feet on center will be installed from the existing deer fence and run approximately (120) one hundred twenty feet along the easterly property line on Lot 1B. It shall run parallel to the property line and shall be set back approximately (30) thirty feet.
5. The landscaping activity shall be centrally located in the Landscaping Operations Area on Lot 1B and Lot 1C as indicated on the Plan. This area shall be buffered by the existing Wood Barn, the fence and evergreens located along the southerly side of the property.
6. Bulk products including organic compost, soil, mulch, stone, and masonry products shall be located within the Landscaping Operations Area on Lots 1B and 1C.
7. All bulk materials shall be stored in (3) three-sided contained bins and shall be watered as needed.
8. Storage of grow pots, drainage pipe, display tables, cinder blocks and other needed nursery supplies shall be stored on a more centrally located area on Lot 1C as indicated on the Plan.
9. There shall be (4) four permanently mounted 8' foot sprinklers installed in this area. The sprinklers shall be used to contain dust, as necessary.
10. Outgoing firewood deliveries performed by Thayer Nursery shall be loaded inside The Wood Barn.
11. Existing hard-packed stone driveway in Lot 1B shall be dug up and replaced with a soft compost/loam mix for better sound absorption and to minimize dust.
12. There shall be a grow-out field created in Lot 1B.
13. (3) Three permanently mounted (15) fifteen foot sprinklers shall be installed within the new grow-out field in Lot 1B.
14. Driveways shall not be located within twenty (20) feet of lot lines and loading areas shall not be located within thirty (30) feet of lot lines.
15. A forward only traffic pattern shall be implemented by Thayer Nursery trucks to minimize any adverse impact of the backup safety beep on the trucks.
16. In the event that delivery truck traffic cannot adequately access the business property due to the narrow nature of both Hillside and Forest Streets, Thayer Nursery shall make necessary improvements to minimize damage to edges of each roadway.