

MEMORANDUM

TO: Planning Board

CC: W. Clark, T. Czerwienski

FROM: Edward J. Corcoran *EJC*

DATE: June 15, 2015

SUBJECT: Supplemental Information for Application of Margaret and Joshua Oldfield

The purpose of this memorandum is to provide supplemental information in response to questions and comments raised in the public hearing by members of the Board.

1. Revised Existing Conditions Plan. Attached is a revision to the Existing Conditions Plan as revised June 15, 2015. The revisions identify and locate the following items:
 - a. Septic systems proximate to the single family dwellings at 24 Forest Street and 270 Hillside Street and the Garden Shoppe. There are one and one-half bathrooms within the Garden Shoppe, a half bath on the first floor and a full bath in the office located on the second floor. These bathrooms serve the employees.
 - b. A stone retaining wall proximate to the Rowe/Johenning property line and a modification to the site grading showing a swale below the stone wall at elevation 182.
2. Revised Proposed Conditions & Drainage Plan. Attached is a revision to the Proposed Conditions & Drainage Plan, revised June 15, 2015. The plan is revised to show the following:
 - a. As a part of the revisions to the drainage plan, a note recommending that the existing swale referred to in 1(b) be lowered to elevation 180' and that a 12" pipe be installed to carry stormwater from the swale northerly to the Cultec recharge system recommended for installation proximate to the Hillside Street edge of the property, opposite Harland Street.
 - b. An adjustment to the fence proposed for the Lepore property line. The Oldfields propose either a wood fence without sound attenuation or a tensile deer fence with sound attenuation along the Lepore property line between the Forest Street side of the property and point that is proximate to the rear corner of the fuel shed.
 - c. A modification to the landscaped buffer between the wood fence and the LandCare Yard. The Oldfields propose to increase the width of the planted buffer from 6' to 15'.
 - d. A temporary erosion control barrier comprised of hay bales to be installed proximate to the new nursery stock area in the southeasterly corner of the property to contain stormwater during the installation of the leach pits in the area east of the Wood Barn.

3. Truck Turn Plans. Attached find a plan entitled Truck Turning Movement Plan (In and Out), dated June 15, 2015, containing two sheets. The plan shows the turning radii for 53' trucks (the longest that deliver to Thayer) as they make the turn from Hillside Street onto Forest Street and into the property and the radii for the same trucks making the movement from the property onto Forest Street and onto Hillside Street. It is clear from the turning templates that the 53' trucks are able to make the turn within the paved area of each street. It should be noted, however, that the town's right of way is wider than the paved width of each roadway. The full width of the Forest Street right of way is 30', while the width of the paved portion is 22'. The town owns the 4' shoulder on each side. It makes sense, therefore, to allow the shoulder to be treated with a dense packed material to prevent rutting and other damage to the shoulder areas.
4. Restated Operations and Mitigation Plans. Attached find descriptive plans that have been restated to address mitigation of specific impacts. They include Delivery Plan, On-Site Operations Plan, Parking Plan, Dust Control Plan, and Noise and Odor Attenuation Plans for the LandCare Yard and Area East of Wood Barn.
5. Parking. Thayer has analyzed the parking material contained in the Institute of Traffic Engineer's (ITE) Parking Generation manual. Attached is a copy of the cover and table of contents for the manual, as well as copies of descriptions from the manual for the three uses that seem to be most like the combination of uses at Thayer. There is no specific analysis done by the ITE for either landscaping or nursery uses. Thayer suggests that the closest uses are Industrial (general light industrial/warehousing) for the landscaping use and retail (building materials and lumber store) for the nursery use. The parking analysis suggests that a requirement for a maximum of 21 spaces as is more particularly described in the attached Parking Plan.
6. Material Volumes and other Quantities. The material volumes that were identified in the Aggregate Volume table are accurate as to 2012 volumes based on Thayer's records and are generally consistent with annual volumes of materials received and sold at the Nursery.

With respect to snow and ice, Thayer has indicated that it owns 2 plows and a sander. That is the same volume of equipment owned in 2012. Snow and ice is not a consistent business as it depends on the weather patterns for each particularly winter. The volume of activity for 2015 is greater than 2012, because 2015 was an historic winter. It would be inappropriate to limit Thayer's snow and ice activities on a volume basis; rather it is appropriate to limit Thayer to the amount of equipment available to it. (Ex., should Thayer have had to tell customers that it could no longer plow snow if it had reached its maximum volume on February 21, when there was going to be another 4-6 weeks of activity ahead?)
7. Sound Attenuation. Thayer has commissioned an acoustics analysis of the property. (A copy of the Acoustics Report prepared by Acentech, dated June 12, 2015, is attached.) Based on the report, Thayer proposes to adjust the fence proposed for the area proximate to the LandCare Yard as described in paragraph 2(b) above.

Attachments

- A. Existing Conditions Plan, revised June 15, 2015
- B. Proposed Conditions and Drainage Plan, revised June 15, 2015, containing 2 sheets
- C. Truck Turning Movement Plan, dated June 15, 2015, containing 2 sheets
- D. Restatement of Operations and Mitigation Plans
- E. Acoustics Report, dated June 12, 2015 prepared by Acentech
- F. ITE Parking Generation material