

## **Restatement of Operations and Mitigation Plans**

June 15, 2015

The following is a simple restatement of the proposed plans in response to the request for clarification from the Planning Board.

### **1. Operations Plans**

#### **A. Delivery Plan**

The Proposed Conditions and Drainage Plan and the Truck Turning Movement Plan identify the location of driveways and loading/unloading areas. All loading and unloading will occur either inside the Wood Barn (firewood) or in the LandCare Yard at least 40' from the southerly property line. Incoming deliveries shall be scheduled to occur Monday – Friday between the hours of 9:00 am and 2:00 pm. A log of any deliveries made outside of these hours shall be kept onsite for review by the proper permit granting authorities as needed.

A standard set of delivery directions will be provided to all suppliers, which will provide that all deliveries are to follow I-93 to Route 28 North (Randolph Ave.) to left on Hillside Street and left on Forest Street. As shown on the Truck Turn Plans, all vehicles are able to navigate this route. Directions will note that Chickatawbut Road comes under the jurisdiction of DCR and that over-sized truck traffic is prohibited from Chickatawbut Road. In conjunction with the Town Department of Public Works, street signs will be prepared and installed establishing this truck delivery route for incoming deliveries.

Incoming delivery trucks shall follow along the single driveway from Forest Street to the LandCare Yard. They will drive to a point in front of the Wood Barn, then back into the LandCare Yard to be unloaded. Nursery Stock will be offloaded and will be prepared for planting in the appropriate field; Bulk Materials will be offloaded in the appropriate bin and other products will be offloaded and will be appropriately stored. Firewood delivery trucks shall drive past the Wood Barn and then back into the Barn so that wood can be unloaded within. Upon completion of delivery, the delivery truck will pull out back onto the main driveway and exit the Property by turning right onto Forest Street, then right again onto Hillside Street.

Thayer proposes the following measures:

1. It will provide each supplier with the time of day restrictions on deliveries and a map specifying a single route in and out of the Nursery from Route I-93. That Route will take trucks from I-93 to Route 28 (Randolph Ave.) northbound to left turn onto Hillside Street to left turn onto Forest Street and left turn into the Nursery. This will also for the widest turn possible from Hillside onto Forest and into the Nursery to avoid damage to the shoulders of both roadways.
2. It proposes to install hard pack within the Town's right of way along the westerly side of Forest Street and the Northerly side of Hillside Street in the area where these turns are made, in order to prevent rutting and other damage to the Town's property.

3. It will prepare and install a set of roadway signs for installation by Milton DPW. Signs will restrict truck deliveries from entering Forest Street from Chickatawbut Road and will restrict trucks from standing/idling on Hillside, Harlan and Forest Streets and Parkwood Drive.
4. It will maintain a log of all deliveries made to the outside of the permitted hours on a weekly basis.
5. Its own trucks and trailers that exit the Property in the course of its business will exit with a right onto Forest and then right onto Hillside Street.

## **B. On-Site Operations Plan**

The Landscape Business Use Sales Office will be operated Monday thru Saturday 7am – 6pm and Sunday 9am – 6pm provided that Equipment Use for the Landscaping Business will be 7am – 6pm Monday – Friday, 8am – 5pm Saturday and 10am – 3pm on Sunday. With respect to any use of equipment and deliveries made outside these hours, the operators shall maintain a log stating the type and time of delivery and the reason why it was made out-of-hours.

Trucks and equipment shall be shut off promptly at 6:00 pm (5:00 pm on Saturdays), provided that trucks that return after 6:00 pm shall be shut off immediately upon their return to the Property. If trucks return before 6:00 pm/5:00 pm they may be unloaded and reloaded for the following day as long as such activity occurs before required stop time. Landscape equipment shall not be operated on-site on Sundays.

Loading and/or off-loading of trucks and equipment shall be concentrated to occur in the LandCare Yard, at least 40' from the southerly lot line. To the extent possible, backup alarms on bobcats and loaders that are used to fill the trucks will be deactivated, or set at the lowest sound level. Equipment will be turned off when not being operated. In addition, firewood delivery trucks will be lined with ¾" thick rubber matting of the type found in hockey rinks and gym weight rooms. The matting will serve to muffle the noise of initial loads being placed in the trucks, as well as protect the dump beds from damage caused by such loads.

At the close of business each day, trucks and equipment will be parked either within the Barn (bobcats and other loaders), or within the LandCare Yard, in parking spaces numbered 25-34, shown on the Proposed Conditions and Drainage Plan.

Seasonal equipment may be stored off-season on-site so long as storage is orderly and space efficient. The LandCare Yard shall be buffered by the Wood Barn, the sound fence and evergreens located along the southerly side of the property.

Thayer proposes the following measures:

1. All equipment shall be turned off by 6:00 pm on weekdays and at 5:00 pm on Saturdays.
2. Backup alarm shall either be deactivated or turned to the lowest allowable levels.
3. Equipment will be turned off when not in use.
4. Firewood delivery trucks shall be lined with rubber matting.
5. At the close of day, trucks and equipment shall be either parked inside the Barn or within the LandCare Yard in an orderly manner.

## **2. Parking Plan**

The parking areas and driveways are shown on the Proposed Conditions & Drainage Plan. Thayer proposes a total of 34 parking spaces to be shared among its customers, employees and for the parking of its vehicles when not in use. These do not include area within the Wood Barn for the parking of bobcats and other equipment when not in use. In particular, spaces numbered 1-16 on the Plan shall be reserved for customers; spaces 17-24 shall be reserved for employees; and spaces 25-34 are available for the parking of equipment when not in use.

Thayer has analyzed the parking material contained in the Institute of Traffic Engineer's (ITE) Parking Generation manual. Attached is a copy of the 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 customer requirement for the Landscape Business Use is minimal. Most clients of the Landscape Business Use are met at their homes off the Property. Thayer suggests that the use is comparable to warehouse or light industrial where parking is generally available for employees and a small number of other visitors. There is approximately 4,562 sf of warehouse space between the Wood Barn and the Tool Shop, which would require either a total of 5 spaces for general light industrial (1.1 space/1,000 sf) or 8 spaces for warehousing (1.8 spaces/1,000 sf).

In addition, Thayer suggests that the nursery use is equivalent to a retail use. The use that is most closely analogous in the ITE manual is building materials and lumber store. There is approximately 8,620 square feet of retail space between the Garden Shoppe, the Lath House, the Green House and the Barn, which would require 15 spaces (1.7 spaces/1,000 sf)).

Assuming that all spaces are required during the day for both retail customers and employee parking, the maximum number of spaces required for the combined uses is  $8 + 15 = 23$ , which is consistent with the actual parking volumes at the Nursery on a daily basis.

The driveway and parking areas shall be maintained in good condition and shall be free from litter. Lighting shall ensure safe movement of vehicles and people after dark. Clearance of snow from the parking areas and driveways as reasonably necessary for motorists and customer use shall be the responsibility of Thayer Nursery.

### **3. Mitigation Plans**

#### **A. Dust Control Plan**

There are 20 sprinklers located in various areas of the property. There are 9 within the nursery stock area in the northeasterly quadrant of the property; 5 in proposed nursery stock area in the southeasterly quadrant of the property, 2 along the westerly side of the wood barn, 2 along the westerly edge of the proposed LandCare Yard, 1 on the southerly side of the Garden Shoppe, and 1 on the northerly side of the Garden Shoppe. Thayer proposes to maintain the sprinklers as currently located, but will relocate the sprinklers in the LandCare Yard to the corners of the new material bins, as shown on the Proposed Conditions Plan.

Depending on weather conditions, the sprinklers will be turned on at least 3 times per week for 15 minute intervals as necessary to water the plant stock and to control dust and odor. In addition to the sprinklers, Thayer proposes to remove approximately 10,000 square feet of existing hard packed gravel in the area to the east of the Wood Barn and replace with a softer loamy surface and nursery stock.

Thayer proposes the following measures:

1. Remove hard pack in the new grow out area to the east of the Wood Barn and replace with softer loamy material and nursery stock.
2. Relocate sprinklers in the LandCare Yard to the corners of the new material bins.
3. Operate sprinklers at least 3 times per week for 15 minutes – weather depending.

## **B. Noise and Odor Attenuation Plan – LandCare Yard**

Thayer Nursery proposes to implement several measures to mitigate the impacts of noise, particularly in the area of the LandCare Yard. An ( 8') eight foot fence (either pressure treated wood or tensile steel with sound attenuation matting) will be installed on a 1' high planting berm along the southerly property line and shall be set back (15) feet from the lot line. This fence will run from a point that is \_\_\_\_' from Forest street approximately 240' to a point that is proximate to the rear corner of the Wood Barn. This will provide a 9' noise barrier between the LandCare Yard and the southerly lot line. The fence will buffer all trucks from view.

Evergreen plant material will be sited between the fence and the Lepore boundary line to soften the appearance of the fence and to create an increased noise, dust and odor buffer at heights above 9'. This new natural evergreen buffer will be taller than the proposed fence. Norway Spruces will be planted approximately (16') sixteen feet apart. Arborvitae will be planted on the LandCare Yard side of the fence to a distance of 15' from the fence.

Evergreen Plant List on Abutters Property:

(13) Norway Spruces – 10-12' in height (initially)

Evergreen Plant Material on Thayer Nursery Property:

(11) Arborvitae 'deer resistant' – 10-12' in height (initially)

Materials that are delivered in bulk form, such as mulch, loam, stone, etc. will be stored in material bins to be erected and maintained along the Wood Barn and the westerly side of the Yard. Dust and odor will be mitigated on the Property using best practice methods which will include over-head sprinklers, hand or tank irrigation regularly, as needed. Depending on weather conditions, the sprinklers will be turned on at least 3 times per week for 15 minute intervals as necessary to water the plant stock and to control dust.

Thayer proposes the following measures:

1. Install and maintain 8' tall fence along the southerly property line, atop 1' high berm. Fence to be located 15' from southerly property line.
2. Plant evergreen barrier between fence and LandCare Yard – 15'.
3. Install plantings between fence and southerly property line – 15'.
4. Install and maintain material bins along the westerly side of the Wood Barn and along the westerly side of the LandCare Yard. Material bins to be set back at least 45' from southerly property line. Relocate sprinklers to the corners of the material bins to control dust and odors.

### **C. Noise and Odor Attenuation Plan – Area to the East of the Wood Barn**

The area east of the Wood Barn will undergo significant changes. This area has served as the primary location for landscaping operations, with attendant issues regarding odors, dust and noise. Most of this area was comprised of asphalt and/or hard packed gravel, which was substantially impervious, dusty in dry weather, and a loud area of operation.

Approximately 10,000 square feet of impervious surface will be removed and will be replaced with a softer loamy material to provide for a new grow-out area for nursery stock, as shown.

A (10') ten foot pressure treated fence with 6"x 6" posts set (8') eight feet on center will be installed along the back side of the new nursery stock from the existing deer fence and run along the Rowe/Johenning property line. The fence will run parallel to the property line and be set back approximately (30) thirty feet. The fence will be situated such that the top of the fence will stand at elevation 194', an elevation that is 12' above the ground of the abutting property, which is at elevation 182.

Approximately (8) eight evergreens will be spot sited and planted along the easterly lot line (Cole property with input from the Coles) to increase the density of the existing established berm. These evergreens shall consist of a mix of Arborvitae 'Green Giant' (8-10'), White Pine (8-10') and Norway Spruce (8-10').

Dust and odors will be mitigated in this area by the plantings and over-head sprinklers, or by hand or tank irrigation regularly as needed.

Thayer proposes the following measures:

1. Remove approximately 10,000 sf of impervious surface and replace with softer loamy material and new nursery stock grow out area.
2. Install fence 30' from the Rowe/Johenning property line. Top of fence to be at elevation 194'.
3. Plant (8) evergreens on existing berm proximate to Cole property.
4. Irrigate with over-head sprinklers or by hand/tank 3 times per week for 15 minutes at a time or as required, depending on weather conditions.

#### **D. Dumpster Management Plan**

The dumpster is located proximate to the rear of the barn and will be screened by the fence and plantings to be installed along the boundary lines. Debris will be off-loaded into the dumpster by hand. The movement and/or emptying shall be scheduled Weekdays only, between 10:00 am and 2:00 pm. The dumpster area shall be changed/cleaned at regular intervals to ensure that there will be minimal emission of dust or odors.

Thayer Nursery proposes the following measures:

1. Maintain dumpster in area abutting Wood Barn.
2. Dumpster will be screened by fencing and plantings.
3. There shall be no dumping into the dumpster after 6:00 pm.
4. Dumpster shall be changed regularly to ensure no offensive odors. The movement and changing of dumpsters shall take place on Weekdays only, between 10:00 am and 2:00 pm.



#### **4. Street Improvement/Roadway Mitigation Plan**

Thayer Nursery operates a seasonal business on a year-round basis. It receives deliveries of materials on a seasonal basis, as described on the attached Delivery Schedule. It operates its landscaping April thru Thanksgiving, the nursery operates generally between April and Christmas, and it sells firewood between September and March. Deliveries are received by various sized trucks, including vans, pick-up trucks, box trucks, 10-wheel dump trucks and tractor trailers (up to 53' in length).

As described in the Delivery Plan, Thayer Nursery will provide a standard set of delivery directions to all suppliers, which will provide that deliveries are to follow from I-93 northbound on Randolph Ave. (Route 28) to a left onto Hillside Street, then left onto Forest Street and left into the property. Once on-site, trucks will proceed to the LandCare Yard for unloading. Trucks will proceed approximately to the front of the Wood Barn, back into the LandCare Yard, unload as appropriate, and reverse the direction of travel to I-93.

Thayer Nursery proposes the following measures:

1. It will provide each supplier with the time of day restrictions on deliveries and a map specifying a single route in and out of the Nursery from Route I-93. That Route will take trucks from I-93 to Route 28 (Randolph Ave.) northbound to left turn onto Hillside Street to left turn onto Forest Street and left turn into the Nursery. This will also for the widest turn possible from Hillside onto Forest and into the Nursery to avoid damage to the shoulders of both roadways.
2. It will install hard pack within the Town's right of way along the westerly side of Forest and the Northerly sideline of Hillside in the area where these turns are made, in order to prevent rutting and other damage.
3. It will prepare and install a set of roadway signs for installation by the town DPW Director. Signs will restrict incoming deliveries from suppliers from entering Forest Street from Chickatawbut Road and will restrict trucks from standing/idling on Hillside, Harlan and Forest Streets and Parkwood Drive.