

# AMORY ENGINEERS, P.C.

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May 17, 2021

Halifax Planning Board  
Town Offices  
499 Plymouth Street  
Halifax, MA 02338

Subject: **Flower & Soul, 894 Plymouth Street – Site Plan Modification**

Dear Planning Board Members:

This is to advise that we have reviewed the following documents in support of the proposed adult-use retail marijuana store proposed in the existing building at 894 Plymouth Street:

- Site Plan Modification of 894 Plymouth Street (3 sheets), revised May 12, 2021, prepared by Webby Engineering Associates, Inc. (Webby)
- Response to comments letter, dated May 13, 2021, prepared by Webby

The documents have been prepared to address comments contained in our May 5, 2021 letter to the Board. Below are our original comments in plain text followed by the current status of each in **bold text**.

1. The parking spaces around the perimeter of the parking lot (27 total spaces) do not meet the minimum space size of 10-ft. wide by 20-ft. long as defined in the ZBL §167-3. The spaces along the front (north) and right side (west) are 9-ft. by 19-ft. and the 45 degree angle spaces along the back (south) are 9-ft. by 20-ft. The only spaces that meet the size requirements are the spaces adjacent to the front of the building. **In the response, Webby advises that Flower & Soul is proposing to install a top coat of pavement on the entire parking lot and the parking spaces will be restriped to be in compliance with the bylaw. The revised plan shows the spaces to be the required size.**
2. The allocation of parking spaces listed within the building on Sheet 3 does not match the labeling of the spaces. The allocation lists six spaces for the two end tenants (Units 1 and 4) but there are only five spaces labeled for each. Additionally, the spaces labeled for Unit 4 are the furthest spaces away from the unit. **Addressed – the allocation of spaces has been corrected. Also, in the response Webby advises that the tenants in Units 1 and 4 have approved the location of their respective parking spaces.**
3. The loading area is shown behind the building within the sixteen foot wide aisle behind the 45 degree parking spaces. These parking spaces will be unavailable during loading. Additionally, the parking flow is shown to be one way around the building (counter

clockwise) and any loading will block traffic flow around the building. **Addressed – as discussed in the May 6, 2021 public hearing, one of the parking spaces behind the building is designated as the loading space for Flour & Soul so that traffic would not be blocked during loading/unloading.**

4. Additional lighting should be provided on the sides of the building as suggested by the Police Chief. A lighting design with a photometric plans should be provided. The proposed lighting should be designed to illuminate the entire paved surface. **In the response, Webby indicates that a “lighting plan will be submitted by Glynn Electric.” Should the Board approved the project prior to receiving the lighting plan we recommend submission of the plan to be a condition of approval.**
5. The existing and proposed topography should be shown on the plan. **Addressed – existing and proposed topography is shown on the revised plan.**
6. The proposed squaring off of the southwest corner of the parking lot may impact the underground propane storage tank (please see attached photos). **The propane tank has been added to the plan and in the response Webby states that the propane tank “will be moved to accommodate additional parking.”**
7. The existing septic tank covers are about 2-3 inches below the pavement which makes the tank susceptible to infiltration from rainwater (please see attached photos). These covers should be raised to finished grade and watertight. **In the response, Webby states that the “rims and covers of the septic tank, and the tight tank shall be raised to finished grade, and shall be watertight.”**
8. We question whether the basin has been constructed as a bioretention basin. It appears to be a dry detention basin since the bottom appears to be standard loam and seed with no bioretention soil or plantings. **Addressed – Webby advises that the drainage basin is designed to be an infiltration basin and not a bioretention basin.**
9. The Operation and Maintenance Schedule specifies mowing of the basin twice a year. If the basin is a dry detention basin we recommend mowing regularly with the rest of the grass on site. This would include the sediment forebay and grass swale. **In the response, Webby states that the “owner of the property has agreed to mow the basin as needed.”**
10. During our site visit we observed a number of puddles in the parking lot that may cause icing problems in the winter months (please see attached photos). **As noted under Comment 1, the parking lot will have a new top coat installed which should eliminate the puddles.**
11. The tight tank covers were not visible during our site visit. The Applicant should confirm whether the tight tank was installed and if so, the covers should be raised to finished grade so that the tank may be pumped when required. **As noted under Comment 7, the covers will be raised to finish grade and will be watertight.**

12. A guardrail should be considered along the parking lot/driveways where adjacent to the sediment forebay/basin and swale as well as between the front parking and Plymouth Street. **Addressed – a guardrail has been shown where suggested.**

Should you have any question, please give us a call.

Very truly yours,

AMORY ENGINEERS, P.C.

By:



A handwritten signature in blue ink, appearing to read "Patrick G. Brennan", written over a horizontal line.

Patrick G. Brennan, P.E.

PGB

cc: Webby Engineering Associates, Inc.