

AMORY ENGINEERS, P.C.

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May 5, 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 April 30, 2021, prepared by Webby Engineering Associates, Inc. (Webby)
- Drainage Report and Calculations, dated April 26, 2021, prepared by Webby
- Email from Police Chief Joao A. Chaves to the Board, dated May 4, 2021

In addition to the documents reviewed we also visited the site on May 4, 2021 to verify existing conditions. The purpose of our review has been to evaluate conformance with the Halifax Zoning Bylaws (ZBL) and good engineering practice.

Background

The 60,937 square foot (s.f.) site is currently occupied by a 3,400 s.f., four unit, commercial building with associated driveway, paved gravel parking lot (26 spaces), lawn areas and woodland. The existing improvements were constructed via grant of a Site Plan Approval by the Planning Board on September 15, 2016. The site is bordered on the east by Morgan Power Equipment, Circuit Street to the west and residential properties to the south. It is located in the Commercial and Business (B) zoning district.

The proposal calls for an adult-use retail marijuana facility to occupy the middle two units of the building. Site improvements include widening the entrance driveway to provide for one lane in and two lanes out, squaring off the southwest corner of the parking lot and the addition of a concrete dumpster pad. The improvements would result in a total of thirty-five parking spaces. The existing stormwater system consists of two catch basins, a drain manhole, sediment forebay, bioretention basin and a grass swale to and overflow grate. The site is served by Town water, an onsite septic system, a buried propane tank and underground electric and communication utilities.

Comments

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.
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.
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.
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.
5. The existing and proposed topography should be shown on the 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).
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.
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.
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.
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).
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.

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.

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 the "By:" text.

Patrick G. Brennan, P.E.

PGB

cc: Webby Engineering Associates, Inc.



Propane tank cover looking east along rear of building.



Propane tank cover looking north along west side of building.



Recessed septic tank covers.



Recessed septic tank covers.



Puddles off northwest corner of building.



Puddles off northeast corner of building.