

July 22, 2020

Town of Halifax
Zoning Board of Appeals
499 Plymouth Street
Halifax, MA 02338

Re: Country Club Estates – Chapter 40B Comprehensive Permit

Dear Board Members,

In response to comments from Amory Engineers, P.C. dated May 18, 2020 for Country Club Estates located off Plymouth Street, Silva Engineering Associates provides the following responses:

Zoning

Amory Comment 1: A variance is needed from ZBL §167-7 D (2)(a) which requires that each building in a multifamily development complex be on an individual lot with continuous frontage on a public way. The proposal calls for ten buildings on a single lot.

SEA Response: The “Requested Variances and Waivers” has been updated with this request. The proposed design is for 10 buildings; 30 units on a single lot with exclusive access to the 208-acre golf course directly abutting development.

Amory Comment 2: A variance is needed from ZBL §167-11 to allow for a reduction of the required frontage of 150-feet to 110.98-feet.

SEA Response: The “Requested Variances and Waivers” has been updated with this request.

Amory Comment 3: A variance is needed from ZBL §167-12 A (1) which specifies that “the number of units in a multifamily development shall not exceed the number of acres in the parcel on which they are to be built.” Thirty units are proposed on 5.43 acres.

SEA Response: The “Requested Variances and Waivers” has been updated with this request.

Amory Comment 4: A variance is needed from ZBL §167-12 A (3) which specifies that the minimum parcel size shall be ten (10) acres. As noted above, the parcel size is 5.43 acres.

SEA Response: The “Requested Variances and Waivers” has been updated with this request.

Amory Comment 5: ZBL §167-12 A (6) requires a minimum of 750 square feet (s.f.) of residential floor area on the lowest level (ground floor). The architectural plans indicate that the first floor of each unit would contain about 632 s.f.

SEA Response: The “Requested Variances and Waivers” has been updated with this request. The first floor of each unit contains 672 s.f. and 240 s.f. of garage for a total of 912 s.f.

- Amory Comment 6: ZBL §167-12 A (7)(a) requires an automatic fire detection system for all multifamily developments. We did not find any mention of a fire detection system in the documents we reviewed.
- SEA Response:** **The final building permit plans will illustrate the automatic fire detection system. A note on Sheet 7 of the revised site plan called for the automatic fire detection system in each unit.**
- Amory Comment 7: ZBL §167-12 A (7)(b) requires that the watermain be looped. The proposed watermain is shown as a dead-end. ZBL §167-12 A (7)(b) also requires that the proposed hydrant system be capable of supplying the required fire flow, plus fifty percent (50%). Documentation should be provided to demonstrate that the proposed water system will provide the required fire flow in accordance with ZBL §167-12 A (7)(b).
- SEA Response:** **The plans have been revised to illustrate the water line looped within Condo Drive. Documentation for fire flow requirements can be conditioned and provided prior to the first building permit.**
- Amory Comment 8: ZBL §167-12 B requires 2.5 parking spaces per unit. The plans indicate that there are two spaces provided for each unit.
- SEA Response:** **The plans have been revised to illustrate additional parking. A common parking area with eleven (11) spaces and a central mail box unit have been added before the first units. An additional 4 spaces have been added along the area of the cul-de-sac.**
- Amory Comment 9: ZBL §167-28 G (3) requires a plan showing all adjacent properties within 300 feet of the project site, "including structures and their uses, parking areas, driveways, pedestrian ways and other significant features..." Only the building at 314 Plymouth Street is shown on the plans.
- SEA Response:** **The plans have been to include adjacent buildings, parking and land uses which include commercial plazas and single-family homes.**
- Amory Comment 10: ZBL §167-28 G (4)(a)[7] requires garbage and trash disposal facilities to be shown on the Site Plan. The Applicant should explain how garbage and trash will be handled and, if a dumpster is proposed, it should be shown on the plan with appropriate screening.
- SEA Response:** **Trash will be roll out containers with pick up by private contract.**
- Amory Comment 11: ZBL §167-28 G (4)(a)[12] requires any outside lighting, fencing, screening or signs to be shown on the Site Plan. If proposed, these items should be shown and detailed on the plans.
- SEA Response:** **The plans have been revised to illustrate lighting and fencing.**

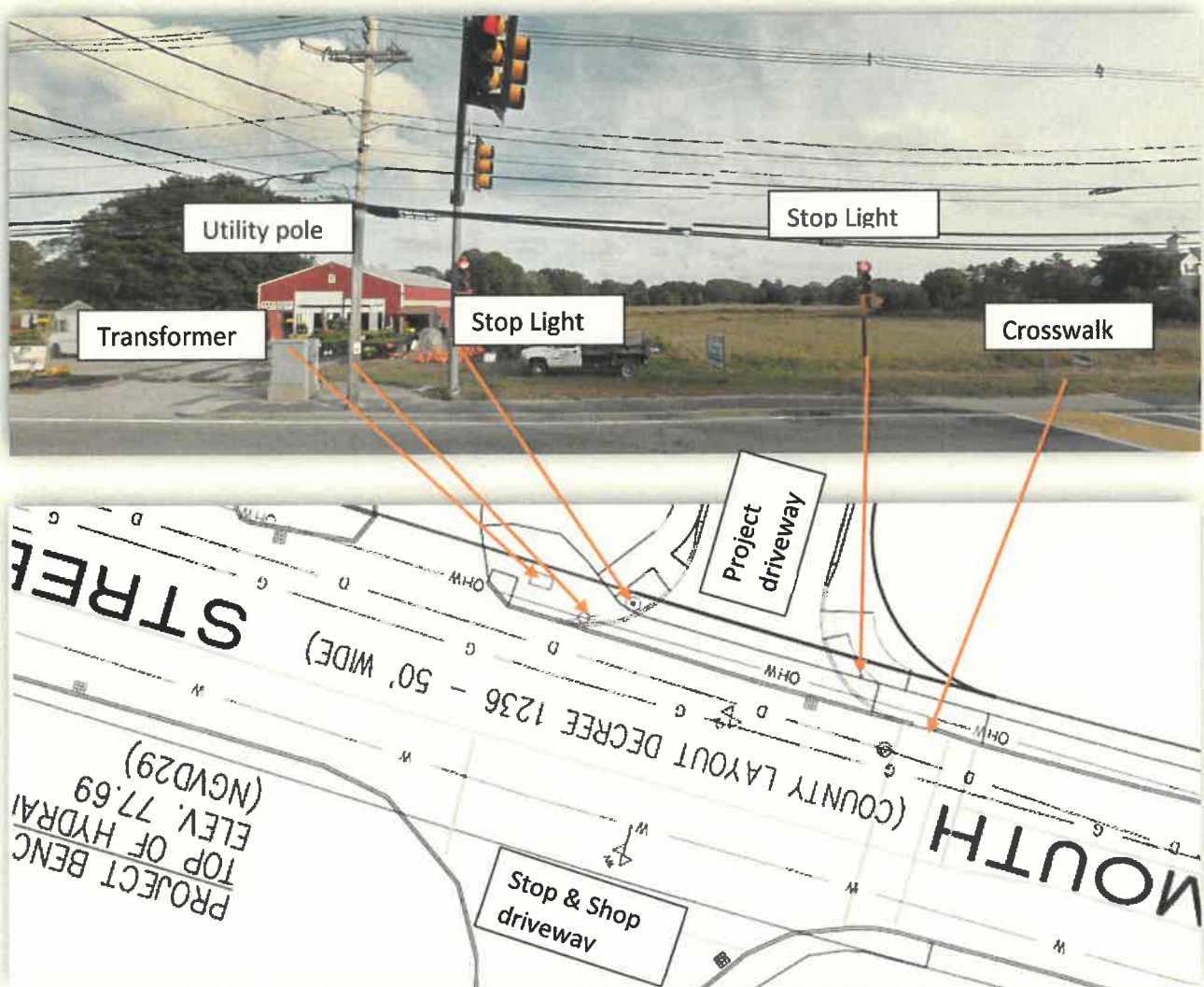
Amory Comment 12: ZBL §167-28 H (6) requires “residential privacy provided by site and unit layout.” As proposed, there would be little privacy for occupants of Units 7-20 because of their proximity to the golf course.

SEA Response: **The unique setting with views of fairways and golf greens on the Halifax Country Club is one the selling points of these units. It is not intended to have privacy from the golf course.**

Roadway

Armory Comment 1: As noted above, the access roadway is proposed to access Plymouth Street at the signalized intersection at the Stop & Shop supermarket east driveway entrance. The centerline of the proposed roadway appears to be approximately 10- to 15-feet west of the centerline of the Stop & Shop driveway across Plymouth Street. The centerline of the proposed roadway should be in line with the centerline of the Stop & Shop driveway centerline.

SEA Response: **Roadway alignment was chosen to eliminate relocation of a utility pole and a ground transformer. The alignment is still within reason for safe traveling. The images below illustrate the elements that would have to be relocated in order for the 10-foot shift in alignment.**



Amory Comment 2: The proposed sidewalk is shown to be immediately adjacent to the back of the Cape Cod berm. There should be a grass strip between the berm and sidewalk to provide a visual separation between vehicular and pedestrian traffic. We recommend a minimum width of five feet for the grass strip. If there is not sufficient room for a grass strip a vertical curb should be provided to protect pedestrians from vehicular traffic.

SEA Response: **A 5-ft grass strip has been provided with the sidewalk for the first 300 feet. After that a vertical curb is provided against the sidewalk.**

Amory Comment 3: Roadway stationing should be shown in plan on the drawings.

SEA Response: **The plans have been revised to illustrate the roadway stationing.**

Amory Comment 4: The cul-de-sac turnaround does not appear to be shown correctly in profile on Sheet 6.

SEA Response: **The profile on Sheet 6 has been updated.**

Utilities and Stormwater Management

Amory Comment 1: To more accurately compare pre- vs. post-development runoff, the HydroCAD calculations should model two design points, one to the wetlands on site and one to the golf course.

SEA Response: **The pre- vs. post-development calculations will be revised to model two study points.**

Amory Comment 2: The impervious areas used in the recharge calculations are not consistent with the impervious areas in the HydroCAD model.

SEA Response: **The HydroCAD model will be revised to address these concerns.**

Amory Comment 3: It is not clear how many roof recharge systems are proposed. The calculations indicate that one trench is required for each unit but the plans appear to show one trench for every two units (except for Units 23 and 24 where there appear to be two trenches).

SEA Response: **The calculations for the roof areas will be added in the revised report. Each unit shall have 2-trenches for roof runoff.**

Amory Comment 4: The HydroCAD post-development subcatchment areas DV-A and DV-D include areas of brush. Areas of proposed brush should be identified/specified on the plans.

SEA Response: **The pre- and post-development plans will be revised to illustrate land cover.**

Amory Comment 5: The time of concentration for subcatchment area DV-D should be six minutes (the calculations are using the same time of concentration as subcatchment area DV-C).

SEA Response: **The HydroCAD model will be revised to address these concerns.**

- Amory Comment 6: We note that catch basin CB1 is piped to catch basin CB2 (connected in series). While the subdivision regulations (Bylaw Chapter 235, §235-32 A (5)) allow drain pipes to extend through up to three catch basins we recommend against this. Also, the DEP SMS require catch basins to be off-line in order to take credit for 25% total suspended solids (TSS) removal (see attached TSS removal table from the SMS). In order for the stormwater system to provide the required TSS removal, the catch basins cannot be connected in series. We recommend either connection to a drain manhole or each catch basin discharge directly to the sediment forebay.
- SEA Response:** **The design has been revised to separate each catch basin as a direct discharge to the sediment forebay. The common parking area has been added to this system and the calculations will be revised for review.**
- Amory Comment 7: The catch basins should be modeled as ponds with insignificant/zero storage capacity in the HydroCAD model.
- SEA Response:** **The HydroCAD model will be revised to address these concerns.**
- Amory Comment 8: The HydroCAD model has the discharge pipe from catch basin CB2 as a 15-inch pipe whereas it is specified to be 18-inch on the plans. The HydroCAD model has the invert of the discharge pipe from catch basin CB3 at El. 67.25 whereas it is shown to be El. 67.08 on the plans.
- SEA Response:** **The design has changed disconnecting catch basin to catch basin, as such the sizes and inverts have changed in the HydroCAD model. The HydroCAD model will be revised to address these concerns.**
- Amory Comment 9: We recommend that the sediment forebays and stormwater basins be mowed regularly during the growing season rather than twice per year as specified in the Operation and Maintenance Schedule.
- SEA Response:** **The Operation and Maintenance Schedule has been revised to include more frequent mowing and inspection. This will be included in the revised Drainage report.**
- Amory Comment 10: Aside from sewer, there are no proposed utilities shown for Units 1 and 2.
- SEA Response:** **The plans have been revised to illustrate gas, electric and water to service Units 1 and 2.**
- Amory Comment 11: The proposed hydrant located furthest into the development is shown in different locations in plan and profile.
- SEA Response:** **The profile has been updated to match the plan view.**
- Amory Comment 12: There is a detail for "Forced Main Cleanout Manhole" (SMH's 1 and 4) shown on Sheet 11. A detail for SMH's 2 and 3 should also be included.
- SEA Response:** **The detail for sewer manhole 2 and 3 has been added to the revised plans.**

Amory Comment 13: Water and sewer services for Units 17-19 should be shown to be a minimum of ten feet apart.

SEA Response: The water and sewer services have been revised and a note has been added that 18-inches of vertical separation will be provided if 10-feet of horizontal separation cannot be achieved.

Amory Comment 14: We assume that the Board of Health is reviewing the septic system design so we have not commented on that.

SEA Response: The BOH has provided some initial comments in an email dated June 18, 2020 shown below

BOH comment: Grinder pump has been used as an effluent pump.

SEA Response: The pump has been revised to an effluent pump.

BOH comment: Concerns about the property line septic system appears to be over a property line.

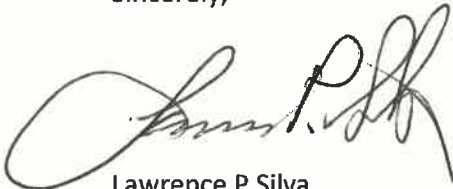
SEA Response: The septic system will be partially on the site and partially contained within an easement on the Halifax Country Club.

BOH comment: Emergency power still needed.

SEA Response: Emergency natural gas generators will be provided for each unit.

If you have any questions please feel free to contact me.

Sincerely,



Lawrence P Silva
Professional Engineer



Rebecca Baptista
Lead Civil Engineer

“Country Club Estates”
Proposed Comprehensive Permit Development
off Plymouth Street, Halifax, Massachusetts
Requested Variances and Waivers

September 17, 2018
Revised July 22, 2020

Applicant: R & J, LLC.

Subject Property: Off of Plymouth Street;
 Assessor's Map 63, Lot 6A; Map 63, Lot 31;
 Assessor's Map 73, Lot 5;

The Board hereby waives any and all local rules, regulations and/or bylaws necessary to construct the project consistent with the plans of approval as stipulated in the decision by the Halifax Zoning Board of Appeals.

ZONING BOARD

SPECIAL PERMIT REQUEST:

A special permit is requested to allow a multifamily development on land Zoned AR and B pursuant to § 167-7-D(2).

VARIANCE REQUEST:

- A variance is requested from ZBL §167-7 D (2)(a) which requires that each building in a multifamily development complex be on an individual lot with continuous frontage on a public way. The proposed design is for 10 buildings; 30 units on a single lot with exclusive access to the 208-acre golf course directly abutting development.
- A variance is requested from ZBL §167-11 to allow for a reduction of the required frontage of 150-feet to 110.98-feet.
- A variance is requested from ZBL §167-12 A (1) which specifies that “the number of units in a multifamily development shall not exceed the number of acres in the parcel on which they are to be built.” The proposed design is for 10 buildings; 30 units on a single lot with exclusive access to the 208-acre golf course directly abutting development.
- A variance is requested from ZBL §167-12 A (3) which specifies that the minimum parcel size shall be ten (10) acres. The proposed design is for 10 buildings; 30 units on a single lot with exclusive access to the 208-acre golf course directly abutting development.

- A variance is requested from ZBL §167-12 A (5) which specifies:

	Required	Requested
Front yard setback	75 feet	100 feet
Rear yard setback	100 feet	13 feet
Side yard setback	30 feet	15 feet
Building to building setback	100 feet	15 feet
Side yard vegetated buffer	30 feet	10 feet

- A variance is requested from ZBL §16d7-12 A (6) which requires a minimum of 750 square feet (s.f.) of residential floor area on the lowest level (ground floor). The first floor of each unit contains 672 s.f. and 240 s.f. of garage for a total of 912 s.f.

CONSERVATION COMMISSION RULES AND REGULATIONS

Part II Section 2.02 (3) A variance is requested for the no activity buffer to a wetland to be 25-feet.