

McCabe, Maureen

From: Vitacco, Ralph
Sent: Friday, June 14, 2024 1:12 PM
To: Natural Resources Dept; Board Of Health; Conservation Commission; Building Dept; Burke, John; Butler, Sean; Engineering Dept; Tilton, Paul; VanBuskirk, Erik; Mahoney, Dan; Drake, Leanne; Keene, Jason; Bound, Josh; paula.schnep@sandwichhousing.org; Brides, Brendan
Cc: McCabe, Maureen
Subject: RE: Request for Comment 76 Route 130 Village Green Comprehensive Permit

We are seeking responses by July 3, 2024.

Sorry for the omission.

Ralph

From: Vitacco, Ralph
Sent: Friday, June 14, 2024 1:06 PM
To: Natural Resources Dept <naturalresources@sandwichmass.org>; Board Of Health <health@sandwichmass.org>; Conservation Commission <conservation@sandwichmass.org>; Building Dept <building@sandwichmass.org>; Burke, John <jburke@sandwichmass.org>; Butler, Sean <sbutler@sandwichmass.org>; Engineering Dept <engineering@sandwichmass.org>; Tilton, Paul <ptilton@sandwichmass.org>; VanBuskirk, Erik <evanbuskirk@sandwichmass.org>; Mahoney, Dan <dmahoney@sandwichmass.org>; Drake, Leanne <ldrake@sandwichmass.org>; Keene, Jason <jkeene@sandwichmass.org>; Bound, Josh <jbound@sandwichmass.org>; paula.schnep@sandwichhousing.org; Brides, Brendan <bbrides@sandwichmass.org>
Cc: McCabe, Maureen <mmccabe@sandwichmass.org>
Subject: Request for Comment 76 Route 130 Village Green Comprehensive Permit

Hello everyone:

Please find a request for comment from the Board of Appeals regarding the Comprehensive Permit submitted for 76 Route 130 Village Green.

Below represents the link to the Comprehensive Permit:

[76 route 130 Village Green](#)

We are asking for comments to be submitted to us by Wednesday July , 2024.

Thank you,

Ralph

Ralph A. Vitacco
Director of Planning & Economic Development
rvitacco@sandwichmass.org
508 833-8001

McCabe, Maureen

From: Brides, Brendan
Sent: Friday, July 5, 2024 12:33 PM
To: McCabe, Maureen
Subject: Re: Request for Comment 76 Route 130 Village Green Comprehensive Permit

It would appear that the applicant has correctly calculated the required parking spaces for the proposed dwelling units. An adequate water supply will be required as all buildings will be required to have a code compliant fire suppression sprinkler system installed. On February 16th, 2024, a building permit was issued to the applicant for the construction of a 10,000 square foot prefabricated metal building at the site in question. The building will have two side canopies to give a total roof area of about 20,000 square feet. The proposed use of the building is for agricultural purposes. The construction of such a building with the proposed agricultural use, is a by-right use protected under MGL Chapter 40a, Section 3. The applicant has been advised that bathrooms, in accordance with the Massachusetts Plumbing Code and a title five septic system will be required before the issuance of a Certificate of Occupancy for the agricultural building.

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BOARD OF APPEALS



MEMORANDUM

TO: James Killion, Chair

FROM: David J. DeConto, Director, Department of Natural Resources

DJD

DATE: June 18, 2024

SUBJECT: 76 Route 130- Village green Comprehensive Permit

The Conservation Commission comments for: 76 Route 130, Village Green, Forestdale, MA: It appears that this project is **NOT** within the jurisdiction of the Commission under the Wetlands Protection Act and the Town of Sandwich Wetlands Bylaw. (Please see attached maps).

Please let me know if you have any further questions or require additional information.

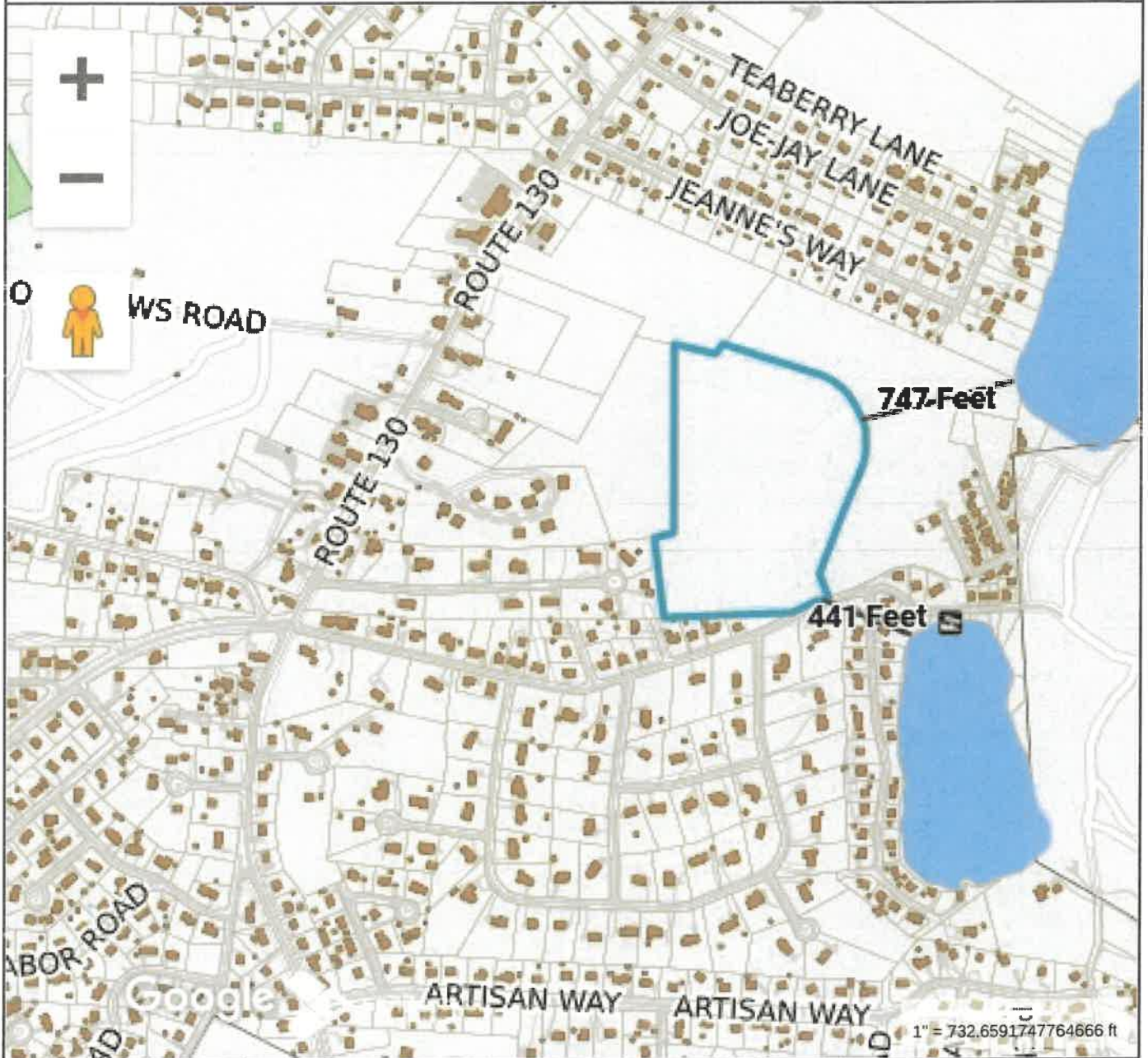
Boa 76 Route 130- Village Green
xc: Conservation Commission

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76 Route 130 & 55 Pimlico Pond Road- Nearest Resource Areas



Property Information

Property ID 12-319-
 Location 55 PIMLICO POND ROAD
 Owner



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Sandwich, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/14/2024
 Data updated 06/14/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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MEMORANDUM

To: James Killion, Chair
Board of Appeals

From: Paul S. Tilton, P.E.
Director of Public Works/Town Engineer

Samuel J. P. Jensen, P.E.
Assistant Town Engineer

Date: July 2, 2024

Subject: Petition 24-15 Comprehensive Permit Application of NSG Village Green-1, LLC
76 Route 130 & 55 Pimlico Pond Road

The Engineering Department has received materials for the subject application and performed an initial review. Additional findings from further review will be provided at the earliest opportunity. At this time, the Department offers the following for the Board's consideration:

Traffic

Route 130 experiences high traffic volumes, particularly in the busy summer season, and safety impacts from the added traffic at the site drives are a concern. It is recommended that the Applicant's engineer conduct a traffic study to evaluate traffic impacts and appropriate mitigation measures. Based on experience from previous proposals for this location, it is possible that safety modifications to Route 130 may be warranted. This may include construction of a turning lane within Route 130. This segment of Route 130 is a designated scenic road under Section 15C of MGL Ch.40, and any widening or other work impacting scenic road trees would require due process in that regard. This was an issue with previous proposals for this location. It is not clear that these elements have been accounted for in the application.

The proposed site drive from Route 130 includes access road stubs directed toward adjacent property to the north (parcel 11-241). The intention of these road stubs and anticipated traffic should be clarified.

Drainage

The stormwater management report was just received by Engineering at the time of this writing. It is under review. Comments will be provided at the earliest opportunity.

The site development plans indicate that portions of the proposed drainage system will rely on subsurface infiltration with minimal pre-treatment for fine grained sediment. Infiltration systems are vulnerable to clogging, particularly subsurface infiltration subject to fine grained sediment loading.

These systems are proposed to be located immediately adjacent to abutting property (parcel 11-245-), and if these should fail, downslope abutting property may be negatively impacted.

General

The existing conditions plans do not depict existing infrastructure and clearing limits on the site. These should be shown and described.

A portion of a proposed 70-ft wide utility easement corridor appears to extend across a portion of parcel 12-320-, which is not listed in the application as a project parcel. This appears to be a proposed easement that would be created as part of this project. This should be clarified.

The proposed ANR Plan for Lot 4 dated December 8, 2023 was reviewed for conformance to the Planning Board's Subdivision Rules and Regulations, section 3.A, submission of approval not required plans, and the following was noted:

- 3.A.2.a requires the plan include the names of all owners abutting the land as established from the most recent tax list.
 - o Direct abutting parcel 11-236- boundary and owner information appears to be missing.
 - o Parcel 12-064- is now owned by "MAHONEY, LAUREN & SHAWN JR", according to most recent tax list.
 - o Parcel 12-321- is incorrectly labeled "12-306".
- 3.A.2.k requires that the plan shall be at a scale of 1"=40'. The plan was prepared at a scale of 1"=50', and a waiver has been requested.
- 3.A.2.m requires that the plan shall show the location of public or private wells and septic systems on all abutting properties. The plan does not provide this information, and a waiver has been requested.

Please contact the Engineering Department with any questions regarding this.



MEMORANDUM

TO : James Killion, Chair, Board of Appeals
FROM : Jennifer Reisig, Chair
RE : Request for Comment – Petition #24-15 Village Green Comprehensive Permit
DATE : July 3, 2024

At the Planning Board's regularly scheduled meeting on July 2, 2024, the Board reviewed the Comprehensive Permit application and felt that there was not enough information for them to comment effectively. The Board will review the July 9, 2024 Zoning Board of Appeals meeting to gather more information and submit comment to the Board at their next meeting.

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