

Review of Site Plan Application
Submitted for
17 Malcomb Hoyt Drive
K&B Zampell Realty Inc
April 16, 2020

This review is presented in the same order as presented in Attorney Roelofs submittal letter and under the same headings. If a heading is not included in the review it is because there aren't any comments on that subject.

Overview of Property and Proposed Building Addition

The area used for outdoor storage as can be seen in Google Earth from 2018 is 2400 square feet. The proposed warehouse is 19,000 square feet.

Traffic

If outdoor storage of scaffolding today only occupies 2400 square feet of space it is likely that the 19,000 square feet of storage in the proposed building will house more than scaffolding. If it will be for additional warehousing of materials that will mean some additional trucking to and from the site and therefore some additional traffic.

Compliance with Submission Requirements
Section XV-E

1. Location and Boundaries The Zoning district and the adjacent property owners are not provided.
4. Landscaping. The Landscape plan shows tree plantings within the drive to Stanley Tucker Drive
5. Traffic While there aren't any additional employees additional warehouse space will certainly mean some additional truck traffic.

Compliance with Site Plan Review Criteria
Section XV-B and XV-G

B. Traffic, parking and public access While there aren't any additional employees additional warehouse space will certainly mean some additional truck traffic.

In summary page 9

PGC Engineering PLLC

10 Chase Street, West Newbury, MA 01985
978-994-4550 philchristiansen.pe@gmail.com

3. The Stormwater Report required by the DEP and local regulations was not submitted and therefore it has not been shown the project will prevent surface or groundwater pollution or minimize erosion and sedimentation.

Compliance with Development and Performance Standards-Section XV-H

1. Pedestrian and vehicular access and traffic impacts. The project will most likely generate additional truck traffic.
2. Landscaping. Landscaping plan shows plantings within driveway to Stanley Tucker Road
5. Stormwater Runoff. Report not submitted
6. Water Quality. Not addressed
8. Erosion Control. Needs additional information

Conclusions

Applicant needs to address Stormwater, Water Quality, correct Landscape Plan and address erosion and sedimentation control