

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

August 20, 2021

Rockland Planning Board 242 Union Street Rockland, MA 02370

RE: Request for Site Plan Approval – #120 Bill Delahunt Parkway – Assessors Map 19 Lot 47, Map 19 Lot 108, Map 13 Lot 3, Map 7 Lot 3, Map 13 Lot 1, Map 14 Lot 92

Applicant – Forest Delahunt Development LLC - Lauren Monahan Managing Partner

#### Dear Board Members:

On behalf of the applicant, we hereby submit this application for a site plan approval for the construction of a Non-profit Educational Facility/School. The property is located in the I-2 zoning district and partially in the R-2 zoning district. We are requesting Planning Board Site Plan Review and Approval. The use is not listed in the Zoning Bylaw as an allowed use in the schedule of uses. However, the nonprofit educational facility and is exempt from Zoning use requirements under Chapter 40A Section 3 as follows:

MGL CH 40A Section 3- no zoning ordinance or by-law shall regulate or restrict the interior area of a single family residential building nor shall any such ordinance or by-law prohibit, regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.

#### Enclosed Please find the following:

- 1. 8 copies of the Site Plan Application Form L.
- 2. Planning Board Form H and Form K
- 3. 9 copies of the Site Plan (1 Original Mylar and 8 copies)(for Planning Board).
- 4. 9 copies of the Architectural Plan
- 5. 1 Copy for Application to be stamped by Town Clerk.
- 6. 1 Set of printed Drainage Calculations electronic file to be submitted and additional paper copies will be submitted as needed.
- 7. Electronic copies have been sent to <u>cmacpherson@rockland-ma.gov</u> in lieu of 12 copies of the Site Plan to be delivered as follows:
  - a. 2 Plans, 2 sets of all reports and calculations to Town Engineer,
  - b. 1 Plan, and 1 set of all reports and calculations to Town Clerk,
  - c. 1 Plan 1 set of all reports and calculations and to Building Dept,
  - d. 1 Plan to Zoning.
  - e. 1 Plan to Town Counsel.
  - f. 1 Plan to Conservation,
  - g. 1 Plan to Highway,
  - h. 1 Plan to Sewer,
  - i. 1 Plan to Water,
  - i. 1 Plan to Fire Dept

- k. 1 Plan to Police Dept
- 8. Check \$325 (\$250 up to 15000 s.f. = \$75 each additional 5,000 sq. ft. thereafter = \$450) payable to the "Town of Rockland".
- 9. Check \$2000 Peer review Account Fee
- 10. Design Review Application

The project meets the dimensional requirements as detailed on sheet 2 of the Site Plan. The project also meets the Environmental performance standards and general performance standards of the zoning Bylaw as follows.

#### § 415-79Environmental performance standards.

#### A.

With the exception of single- or two-family residential uses, any use permitted by right or by special permit in any district shall be conducted so as to protect the adjoining premises against detrimental or offensive uses on the site, including:

[Amended 5-2-2016 ATM, Art. 29]

#### *(1)*

By compliance with all dimensional requirements set forth in this Zoning Bylaw.

Dimensional requirements are met as detailed on sheet 2 of the site plan.

#### *(2)*

By providing adequate landscaping, including the screening of adjacent residential uses, street trees, landscape islands in the parking lot and a landscaped buffer along the street frontage.

Landscape details are on sheet 2 of the site plan. Abutting properties are protected by planting the required 10 ft landscape area abutting property in an industrial zone and by retaining a 30 ft landscape setback in a residential zone. The plan also proposes a 6 ft privacy fence along the westerly boundary where the project abuts a residential property in an industrial zone. Landscape islands in the parking lot are adequately vegetated. The project proposes a 200 ft unaltered vegetated area between the street frontage and the proposed parking lot.

#### (3)

By providing for the convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property, or improvements, including compliance with other provisions of this Zoning Bylaw where required.

The parking lot is accessed by 24 ft wide access aisles. A 20 ft wide driveway is proposed around the entire building. Pedestrians access the building via a concrete walk located along the front entrance of the building.

#### *(4)*

By providing for adequate methods of disposal for sewage, refuse and other wastes resulting from the uses permitted or permissible on the site.

The project proposes an on-site individual sewage system. Plans have been submitted to the Board of Health for approval. There is currently a moratorium of connection to the Town sewer system. The project proposes both interior refuse areas and outdoor dumpster locations.

#### *(5)*

By providing an adequate stormwater drainage system within and/or adjacent to the site to manage all increased runoff resulting from the development on site.

The stormwater has been designed to comply with the State stormwater management requirements as well as the Town of Rockland Stormwater requirements. A Stormwater Management report has been prepared by Grady Consulting that details conformance with all the requirements.

#### *(6)*

By providing an adequate soil erosion plan and any plan for protection of steep slopes, both during and after construction.

The Site Plans include details for erosion control during construction (SH 12). The final stabilization is accomplished via site planting, installation of retaining walls. No steep slopes are proposed on the property.

#### *(7)*

By providing adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment.

The project proposes 51 parking spaces. The parking requirements are shown on sheet 2 of the site plans. Deliveries will be completed primarily at the rear of the building. There is a 20 ft wide access drive around the entire building.

#### <u>(8)</u>

By providing adequate site lighting whether interior or exterior, and all intense light emanating from operations or equipment shall be shielded from direct view at normal eye level from adjacent properties. A lighting plan has been prepared detailing conformance with lighting requirements and lighting specifications. The lighting has been designed so that there is no direct lighting on abutting properties and to result in 0 footcandles on abutting properties.

#### <u>(9)</u>

By minimizing any material or significant adverse impacts on steep slopes, floodplains, scenic views, grade changes and wetlands. The site proposes no steep slopes. The fill that is needed to bring the site to grade and provide adequate groundwater separation is retained by perimeter retaining walls. The site is not located in a flood zone. The applicant has submitted a Notice of Intent to the Conservation Commission. No work is proposed withing 50 ft of a BVW for the construction of the facility. The applicant is proposing temporary wetland disturbance for the installation of a potable water supply. There is currently a moratorium on connections to the Towns water system. (10)

By requiring all permits issued under this Zoning Bylaw be conditioned upon receipt of all other required permits including Board of Health, Conservation Commission, Planning Board, etc. prior to the commencement of any use. The applicant has applied for all required permits. The applicant will complete permitting with the various Boards prior to commencement of the use as required.

#### <u>B.</u>

In the event of a conflict between the above performance standards and state standards, the standards of a duly organized regional authority, or local standards, the standards which are more stringent shall govern.

§ 415-80General performance standards.

#### <u>A.</u>

Work hours.

#### <u>(1)</u>

The hours of work will be Monday through Friday, 7:00 a.m. to 6:00 p.m., Saturday, 7:00 a.m. to 3:30 p.m., no Sundays, and no holidays. Following are the holidays to be observed: New Years, Martin Luther King Day, Presidents' Day, Easter, Patriot's Day, Memorial Day, July 4th, Labor Day, Columbus Day, Veterans Day, Thanksgiving, and Christmas, for a total of 12. The construction work will comply with the above hours and dates. The proposed use is an educational academy with residential dormitory facilities.

#### *(2)*

Any work that is needed after designated hours, on Sundays or holidays will require notification to the Zoning Enforcement Officer, the Planning Board Chairman and direct abutters 48 hours prior to work commencing.

If you have any questions please do not hesitate to call Sincerely,

GRADY CONSULTING, L.L.C.

Kevin Grady, P.E.

Principal

Cc: Town Clerk

Engineer for Planning Board

Building Inspector Chief of Police

E. Cl. C

Fire Chief

Highway Department

Board of Health

Water Department

Sewer Department

Selectmen



#### TOWN OF ROCKLAND

#### Planning Board Town Hall

242 Union Street Rockland, Massachusetts 02370 **Telephone**781-871-1874 ext. 170
Fax
781-871-0386

Email

Rocklandplanninghoard@rockland-ma.gov

#### **DESIGN REVIEW APPLICATION**

The following criteria is intended to provide a basic format from which all submissions for DESIGN REVIEW are to be evaluated. It is recommended that all parties preparing a submission insure all information contained herein is addressed on the documentation to be presented.

•	Applicant: Forest Oclahunt Oevelupment LL Street Address: 129 Jacobs Lane
•	Town: Markey !! State: MA Zin code: 02061
•	Phone Office (17:77): 5790 Homes
	Fax: Email: Lauren @ Lovell hocket, com
	Project Location: 120 R W Walkhust Bod W. M.
•	Project Description: Lovell Academy, non protite augustional facility
•	Zoning District: T-2   Required Setbacks: Front: 50   Sides 30
•	Required Frontage: 110 Rear: 30 Required Parking: 51 Stalls. Site Area: 2,569,937 (Square Feet 58.99 Acres)
•	Required Parking: Stalls. Site Area: 2,569,451 (Square Feet 58.99 Acres)
•	Proposed Building Dimensions: East Elevation: 254.6 West Elevation: 454.6
	North Elevation: 131.1 South Elevation: 131.1
•	Number of Floors: 3 Proposed Gross Floor Area: 45 5 24 square feet
•	Proposed Building Height: 36 (Above Floor Elevation at Grade — Maximum)
•	Proposed Percentage of Coverage%
•	Proposed Setbacks: Front: 348.7 Side: 41.4/33.5 Rear: 51.0
•	Proposed Number of Parking Stalls: 51 Handicapped: 3
•	Proposed Service/Docking Areas
•	Proposed Exterior Building Materials:
	Hardie Panel Vertical Siding Dark Brown, Hardie Panel Horizontal Lap siding light grat
	Standing metal seam root Decorative Erber cement Panel,
_	punched opening large panel fixed slim punch operable marvin window with
_	ponched opening range panel tited sine penel openal matour window with
	low-egliss of sim.
•	Proposed Color of Exterior: dark brown y ray
•	Proposed Site Treatment- Describe Landscaping, Signage, Lighting, Storage, Walkways and Other Amenities
	as necessary: Details on site plan + Anchitectural Plan
_	
	• Comments:

#### **PLANNING BOARD USE ONLY:**

Date of	Review:	, 20
1.	SHOWN ON I	nt satisfied the requirements of Section Six — REQUIRED INFORMATION TO BE  LANS as follows;  Locus Plan: North Arrow: Building Location:  Vehicular Circulation: Pedestrian Circulation:  Exterior Storage Areas: Exterior Lighting: Sign:  Configuration: Mechanical and Electrical Equipment:  Existing and Proposed Grades:  LANDSCAPING PLANS:  BUILDING PLANS: Floor Plans: Exterior Elevations:
2. RE		IONS:  ed the PLAN REVIEW for the project identified on Page One, the Planning Board  Particular and special attention is requested for the following
Reason	s for a recomme	ndation of disapproval:
Planni	ng Board:	
		Chairman
		Vice Chairman
		Clerk

Revised October 29, 2009



## TOWN OF ROCKLAND

#### Planning Board Town Hall

242 Union Street Rockland, Massachusetts 02370 **Telephone** 781-871-1874 ext. 170 Fox

781-871-0386

Email

Rocklandplanningboard@rockland-ma.gov

# FORM H AGREEMENT TO TERMS OF PAYMENT FOR PROFESSIONAL ASSISTANCE TO THE TOWN OF ROCKLAND PLANNING BOARD

The Rockland Planning Board has the right to engage professional assistance, as required, in the review of any and all plans submitted for their consideration. Said assistance may be in the form of an individual or firm with expertise in the subject area with which the Board requires assistance. The applicant shall pay all the costs of professional assistance on behalf of the Board.

The firm(s) or individual(s) providing assistance to the Board will furnish the Board with bills detailing services rendered on the applicant's project. The Town of Rockland will pay the consultant's fees with funds deposited by the applicant in a review security account in accordance with Section II, A.2. The applicant agrees to properly maintain the review security account and make required deposits within thirty (30) days. The applicant understands that failure to do so is a breach of the Rules and Regulations governing the Subdivision of Land in the Town of Rockland and grounds for disapproval of a Preliminary or Definitive Subdivision Plan.

Under no circumstances will an applicant make a direct payment to the Board's selected consultant or will the Board's selected consultant make a direct billing to the applicant. All correspondence regarding review and/or inspection services on behalf of the Board must be routed through the Planning Board.

Lauren Monahan - Managing Partner Forest Delahunt Development LLC, as an applicant before
the Rockland Planning Board and proponent for the project known as
Site Plan – 120 Bill Delahunt Boulevard on 8/20/21
Street/Road have read the above agreement and understand its meaning and intent. I/We also understand that signed plans will not be released by the Planning Board until final payment for services rendered has been made. By signing below, I/we agree to the terms described in this document.  Signature(s) of Applicant(s): Agent for Applicant
Lauren Monahan-Managing Partner Forest Delahunt Development LL
129 Jacobs Lane Norvell Mt 02061
Address:

Form H - Page 1

Rockland Rules and Regulations



Rockland Rules and Regulations

## TOWN OF ROCKLAND

### **Planning Board**

Town Hall 242 Union Street Rockland, Massachusetts 02370 Telephone 781-871-1874 ext. 170

Form L - Page 1

Fa

781-871-0386

**Email** 

Rocklandplanningboard@rockland-ma.gov

#### SITE PLAN REVIEW APPLICATION FORM

Date of Application: \[ \langle \lambda \lambda \lambda \rangle \lambda \lambda \rangle \lambda \lambda \rangle \lambda \rangle \lambda \rangle \lambda \rangle \lambda \rangle \rangle \lambda \rangle \lambda \rangle \rangle \rangle \lambda \rangle \rangl
Name of Applicant/Owner: Lawren Monahan Managing Purtner
Address: Forest Oclahunt Development LLC 124 Jacobs Lane MorwellMA
Title of Development/Site: Lovell Academy 120 Bill Delahunt Blud
Assessor's Map #: 14 92 1947 Lot#: 19108, 13 3, 13 1
Site Plan prepared by: Crowdy Consulting LL C
Address: 71 Euchgreen street Suite 1 Kingston W 02364
Plan and application was received by the Rockland Planning Board
on the day of 20
FEE \$ (payable at the time of plan approval)
VOTE OF ROCKLAND PLANNING BOARD
On the day of 20
The Rockland Planning Board voted to:
1) the Site Plan (approve/disapprove)
2) Reasons for Disapproval:
Approval of Site Plan with the following conditions:
SIGNATURE OF BOARD MEMBERS COMMENTS
Chairman
Vice-Chairman
Clerk



Rockland Rules and Regulations

## TOWN OF ROCKLAND

## Planning Board

Town Hall

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781-871-0386

**Email** 

Rocklandplanninghoard@rockland-ma.gov

Form K - Page 1

#### FORM K ROCKLAND PLANNING BOARD

## PLAN REVIEW FORM REQUEST FOR REVIEW COMMENTS

Project Name & Address:	Lovell Academy
Applicant Name & Address:	Lawren Monahan - Managing Partner Forest Delchunt Deudopmen
Contact Name, Address	Kevin Grady RE Grady Consulting LLC 781585 2300  71 Everypeen Street Kingston MAO2364 Kevin Randy consulting. com
То:	
Building Inspector Town Engineer Board of Health Water Department Conservation Commiss Selectmen Other (please specify)	Fire Department Police Department Highway Department Sewer Commission Zoning Board of Appeals
Attached please find the applic	eation for:  Site Plan Review Definitive Subdivision
	hat you review the enclosed application. We would appreciate your d returning it by the date stated below. Failure to comment shall be deemed
Need more info	oposal (Explain on reverse side) rmation (Explain on reverse side) with proposal (Explain on reverse side) uded
Reviewer's Signature	Title Date

#### FORM K ROCKLAND PLANNING BOARD

#### **CERTIFICATION OF RECEIPT OF APPLICATION**

Department deliv	ered to:		
Project Name:	Louell	Academy	
Received by:	Print Na	me	
7	Title		
	Signatur	e	
Date Received:			

The Applicant is required to submit signed copies of this page to the Planning Board for each department, board, agency or professional to which an application package has been delivered. Page 1 will be completed and returned directly to the Planning Board by the department, board, agency or professional.

GRADY CONSULTING, LLC 26948

DATE	INVOICE NO.	COMMENT CHECK DATE:	AMOUNT	CHECK NO NET AMOUNT
08/20/2021		NOI fee - 120 Bill Delahunt Boulevard		325.00
DATE 08/20/2	21	VENDOR Town of Rockland - Conservation Commissio	TOTAL	325.0

	GRADY CONSULTING, LLC 71 EVERGREEN STREET, SUITE 1 KINGSTON, MA 02364 PHONE 781-585-2300	<b>CITIZENS BANK</b> MASSACHUSETT			26948
		5-7017/2110 672			
	Three Hundred Twenty Five and no	100 CHECK N	O. DATE	AMOUNT	
PAY		08/20/2	1 26948	\$325.00	
O THE PRDER PF:	TOWN OF ROCKLAND - CONSERVATIO 242 UNION STREET ROCKLAND MA 02370	N COMMISSION	A G AUTHORIZED	SIGNATURE	MP

CDADY CONCUERING III			00040
GRADY CONSULTING, LLC	CHECK DATE:	CHECK NO.	26948

	orina, cco	CHECK DATE:		CHECK NO. 20940
DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
08/20/2021		NOI fee - 120 Bill Delahunt Boulevard	AWOON	325.00
<b>DATE</b> 08/20/2	21	VENDOR Town of Rockland - Conservation Commissio	TOTAL	325.00

GRADY CONSULTING, LLC
DATE INVOICE NO. 26949 CHECK DATE: CHECK NO NET AMOUNT COMMENT AMOUNT 08/20/2021 Peer Review Account Fee - 120 Bill Delahunt Boulevard 2,000.00

VENDOR Town of Rockland - Conservation Commissio

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON

**GRADY CONSULTING, LLC** 

71 EVERGREEN STREET, SUITE 1 KINGSTON, MA 02364 PHONE 781-585-2300

**DATE 08/20/21** 

PAY

TO THE ORDER OF:

Two Thousand and no/100

**TOWN OF ROCKLAND - CONSERVATION COMMISSION 242 UNION STREET** 

**ROCKLAND MA 02370** 

CITIZENS BANK **MASSACHUSETTS** 

> 5-7017/2110 672

> > DATE

TOTAL

**AMOUNT** 

08/20/21

CHECK NO.

26949

\$2,000.00

**AUTHORIZED SIGNATURE** 

"O 26949" :: 211070175:: 1103150437"

GRADY CONSULTING, LLC

CHECK DATE:

26949

2,000.00

26949

Security features included. Details on back.

MP

HADT CONSCETING, EL	CHECK DATE:	Marketine and the second	CHECK NO. 20949
DATE INVOICE NO		AMOUNT	NET AMOUNT
08/20/2021	Peer Review Account Fee - 120 Bill Delahunt Boulev	ard	2,000.00
			2207 200
DATE 08/20/21	VENDOD To A CO. H. A CO.		
DATE 00/20/21	VENDOR Town of Rockland - Conservation Commis	ssio TOTAL	2,000.00