



TOWN OF ROCKLAND
HIGHWAY DEPARTMENT
841 MARKET STREET, ROCKLAND, MA 02370

David P. Taylor, Jr.
Highway Superintendent

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TOWN CLERK, ROCKLAND
JUL 13 '23 AM 9:27

July 1st, 2023

Zoning Boards of Appeals Members,

After my review of the recent Shingle Mill project plans, we are requesting the following:
See all previous remarks by Highway. Still in effect.

The document dated November 4, 2002, from Highway to ZBA.

Snow storage at end of Wilson Street. This needs to be an adequate space to accommodate where the Town will push and store snow/ice from the road format. The area should have sufficient drainage to accommodate.

Move sidewalk remediation from Wilson to Pond Street. Sidewalks required for pedestrian flow. After discussions with developer, we have agreed to not add walks and curbing from Shinglemill going West on Pond Street heading towards Mass Dot format. A previous traffic study was done, and Mass Dot made note they will not add a crossing at Hingham Street. We will be looking to add walks from Curry with connections to Wilson, Colby and then Turner Road. These will include ADA crossings. The Town of Rockland will update walks from Turner to Meredith/Nelson Road at a later date.

Road improvements on Colby, Wright, Curry, and Wilson. Road drainage should be updated at this time. Roads should be milled, structure work done. This includes repairs and/or replacements on structures. 1.5-inch mill and 1.5 inch topcoat or equivalent mix approved by Highway dept. Sheet #1 of 1 dated 5/24/2023 that shows Roads in yellow.

The Pond Street layout plan/proposed widening: The McMahon plan in reference to Pond Street cross section showing there will be an 11-foot travel lane in each direction and a 10-foot left turn lane between them. Will defer to Pat Brennan on the recommendation.

Road remediation will be curb to curb full length of utility tie ins. Pond street will need to be milled off at Hingham street format before traffic loops all the way passed the Longwater drive intersection. Should be 100 feet passed Longwater drive or to accommodate and road modifications.

All associated signage and striping will need to be updated. Same format as above road remediation and blended into existing. All crossing areas and road work modification areas updated as well. Approvals through Highway dept.

All BMPs associated with stormwater will need to be adhered to. All adjacent catchments will need filter socks. Daily sweeping of roads and washout area/stone apron is required. Vac and jet all adjacent drainage and new drainage. Camera work to follow.

The end of Wright Street there is an outfall from catch basin on Curry that runs through the adjacent lot. The outfall will need a place to go. Should be tied into proposed culvert crossing under drive.

Please make note of The Town of Rockland Road excavation specs, Town of Rockland New development policy for road remediation work, and the Town of Rockland Dunnage permit as it pertains to Rockland excavation specs.



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November 4, 2022

Zoning Boards of Appeals Members,

After my review of the recent Shingle mill project plans, we are requesting the below.

See all previous remarks by Highway. Still in affect.

NOTES:

- Snow storage at the end of Wilson.
- Move sidewalk remediation from Wilson to Pond Street.
- Sidewalks required from development to Turner Road to provide pedestrian flow.
- Road improvements and drainage improvements on Colby, Wright, Curry, and Wilson. Can do road improvements through Town procurement/contract.
- Widen Pond Street to accommodate a turn lane in and out of development. See Police and Fire notes.
- Road remediation will be curb to curb full length of utility tie ins to Hingham street and onto. All signage and striping associated with shall be updated. Approvals from Highway.
- All associated signage and striping will need updating. Approvals through Highway.
- All Bmps associated with stormwater will need to be adhered to. All adjacent catchments will need filter socks. Daily sweeping of roads and washout crush stone apron is required and to be maintained throughout construction. Vac and jet all adjacent catch basins and drainage manholes could be required.

Sincerely,

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New development policy:

Residential: 1-2 family. Update walks and curbing lot line to lot line. No drainage tie ins allowed to town drainage manholes or catch basins. Include any tree pruning to allow safe pedestrian flow. Note* Any tree plantings need a ten-foot offset from Town hardscape.

Road/walks.

3 plus residential: Same as above and in addition on site drainage only. Drainage needs to include BMPs for an onsite drainage management to adhere to MS4 permit compliancy.

Commercial: Update walks and or curbs from lot line to lot line. Note: If drainage is affected, catch basins and/or manholes, refurbishment is required.

Utility tie ins: Road cut and trench permit required for each utility. Sewer, water, gas, cable and electric.

If multiple cuts in road due to tie ins, the contractor/developer is required to refurbish road to state specifications. See Rockland Rules and specifications governing street excavation. If multiple patches before centerline, it is required to do a half a road patch encompassing all patches. If multiple patches over centerline it is required to do a full road patch. Curb to curb. Line striping will also need to be refurbished.

Safety improvements: Commercial and multi residential: Highway department can require to ask for additional safety improvements at their discretion. Lighted safety devices, additional signage and/or striping improvements.

All drainage must adhere to Massachusetts Stormwater MS4 compliancy.

Note* On all large scale residential or commercial projects that new curbing and walks are not applicable it is up to the discretion of the Highway department to have remediation fees equal to the curb/walk fees. These fees can only be applied to infrastructure improvements in the area of said project.

Dunnage permit: Town of Rockland excavation specs addendum.

All contractors working in the Town of Rocklands Road format. IE: Walks, Curbing, streets and/or easements (property), are required to apply for a "Dunnage permit".

Contractors crossing over town format with trucks or machinery.

In construction, dunnage is often scrap wood or disposable manufactured material whose purpose is to be placed on the ground to raise construction materials to allow access for equipment, and to protect them from them from the elements. Dunnage can also refer to a structural platform for mechanical equipment. In the towns case we are asking dunnage be placed over the access point to protect Town property.

Contractor will need to apply and pay for said permit. Schedule a site inspection before scheduled work, during application of dunnage and after completed work.

See Rockland Rules and specifications governing street excavation.

Fee schedule:

Administration fee **\$50.00**

Permit fee **\$50.00**

Retainer **\$250.00**

Retainer fee is returned (within 60 days) if at the last inspection there is no damage incurred. Note* Additional fees will be applied if damage has occurred and is estimated to be above the retainer fee. Note* If additional cleanup or sweeping is needed, the Highway department will retain the \$250.00 retainer.

Examples of contractors:

Excavation, trucking, landscape, tree, dumpster, utility, paving, and fencing.

Important Notes:

If a contractor fails to apply for dunnage permit, they will be charged the above fees plus fine of \$250.00.

Street sweeping: All areas around work format and all adjacent roads to work format will need to be kept clean. If deemed "not up to Town of Rockland standards of being kept clean", will be swept by Town of Rockland at the current cost per hour. Current cost per hour is \$250.00. Includes one sweeper with operator. Includes disposal fee. Any materials that are deemed hazardous will be the responsibility of contractor and disposed of at their cost. Amount of cleaning and disposal will be on the discretion of Highway superintendent and/or Town engineer or appointed Town representative.