



Planning Board Meeting

October 17, 2023



Planning Board

James Whitin
Robert Daylor
John K. Bullard
Mark L. Schmid
Manuel Soares

AGENDA *Tuesday, October 17, 2023*

Call to order 6:00 p.m.

1. Administrative Items

- a. **Approval Not Required (ANR) - 17 Adamsville Road (23-034A)** Request by the applicant to create one new lot located at 17 Adamsville Road Street, Assessors Map 77 Lot 12 and 12D.
- b. Planning Board fee schedule: proposed modifications
- c. Public comment time limit update

2. 6:15 p.m. Public Hearing

- a. **Salty Breeze, Inc. (23-032SPA & SP RM) 260 State Road** Request by the applicant to remodel the vacant retail building for a recreational marijuana dispensary.

3. 6:20 p.m. Public Hearing

- a. **Plat 52 Lot 20A (23-031C) Marcotte- 0 Drift Road and located between 278 Drift Road and 312 Drift Road.** The applicant is proposing to divide the property into nine new lots.

4. Planner's report

a. Planner's report

- i. Community Compact Cabinet - Information Technology Grant
- ii. Buzzards Bay National Estuaries Program Grant Results
- iii. Snell Creek Conservation Project Update
- iv. Municipal Vulnerability Plan 2.0 Update
- v. Route 6 Rezoning Update
- vi. Plymouth Boulevard Drainage Update
- vii. Staffing Update

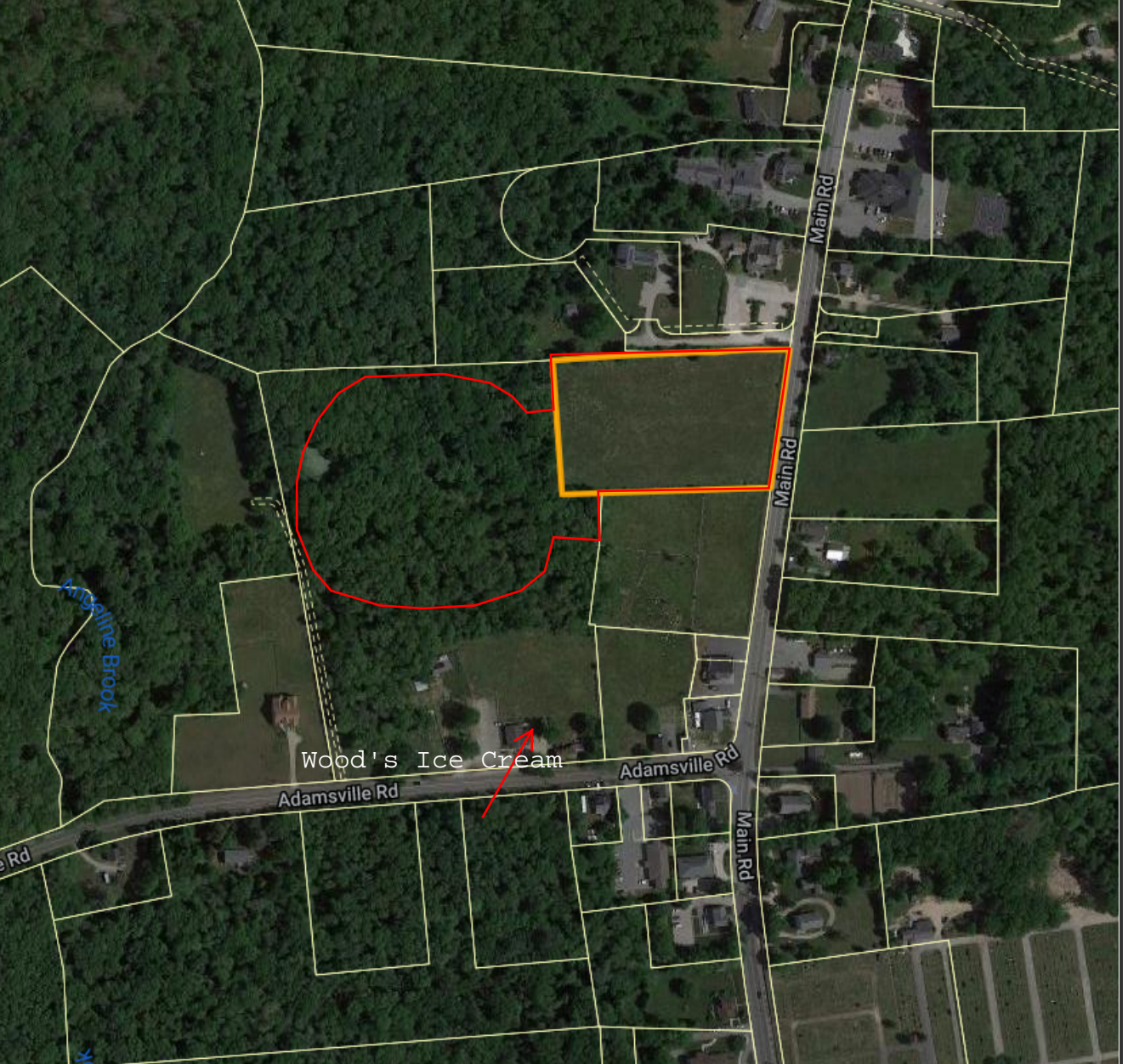
5. Matters Not Reasonably Anticipated within 48 Hours

ADJOURNMENT

NOTE: Agenda is subject to change

NEXT MEETINGS: 11/14/23; 11/28/23; 12/12/23

- **November 14, 2023**
 - 6:15 p.m.: Cory Ridge Estates – Form C(Def. Subdiv.) & RRL
 - 6:30 p.m.: SPA-LID, R.L. Building Development (cont. from 10/3/23)
- **November 28, 2023:**
 - 6:15 p.m.: Westport Lakes SPA-LID & SP-ILF



Main Rd

Main Rd

Adamsville Rd

Adamsville Rd

Wood's Ice Cream

Angelinae Brook



TOWN OF WESTPORT

856 Main Road
Westport, MA 02790

PLANNING BOARD

Approval Not Required

Tel. (508) 636-1037

planning@westport-ma.gov

ASSISTANT PLANNERS REPORT

OCTOBER 17, 2023

| | |
|---------------|---|
| File No.: | 23-034A |
| Owner(s): | Michael & Donna Gagnon (lot 6) , Daniel & Tammy Chester (Lot 7) |
| Applicant(s): | James W. Wood |
| Address: | 17 Adamsville Road |
| Parcel: | Map 12, Lot 12D |
| Acreage: | Map 77 Lot 12: 6.67 ac; Map 77 Lot 12 D: 9.08ac = 15.75 ac total |
| Upland: | Adequate |
| Wetland: | present |
| Zoning: | Majority within the Business District with a small portion of residential (north left corner of Map 77 Lot 12D) |
| Proposal: | To combine Map 77 lot 12 and Map 77 Lot 12D and to divide resulting site into two lots, Lot 4A and 5A, leaving 17 Adamsville Rd. house on lot 5A. |

Staff Review: Approval Not Required (ANR)

- Per MGL Chapter 41, §81L, an ANR must meet the following criteria for ANR endorsement:

1. The lots shown on the plan must front on one of three types of ways:

- (a) *a public way or a way which the clerk of the city or town certifies is maintained and used as a public way;*
- (b) *a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law; or,*
- (c) *a way in existence when the subdivision control law became effective in the city or town in which the land lies.*

- **The combination of Map 77 Lot 12 and Lot 12D would front on Adamsville Rd. and/or Main rd., which are both public ways which the Town Clerk certifies is maintained and used as public ways.**

2. The lots shown on the plan must meet the minimum frontage requirements:

Such frontage shall be of at least such distance as is then required by zoning or other ordinance or by-law, if any, of said city or town for erection of a building on such lot, and if no distance is so required, such frontage shall be of at least twenty feet.

- **Lot 5A has 580.73' of frontage on Adamsville Rd., while Lot 4A would have 298.11' of frontage on Main Rd.**

3. Determination that the access to the buildable areas of the lots is provided:

[The way has], in the opinion of the planning board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

- **There will be no change to Adamsville Rd. or Main rd., both are Town accepted roads that provide sufficient width and suitable grades.**

- Westport Zoning By-Laws, section 7, Intensity Regulations, requires a minimum lot area of 60,000 square feet and contiguous uplands of 30,000 square feet.

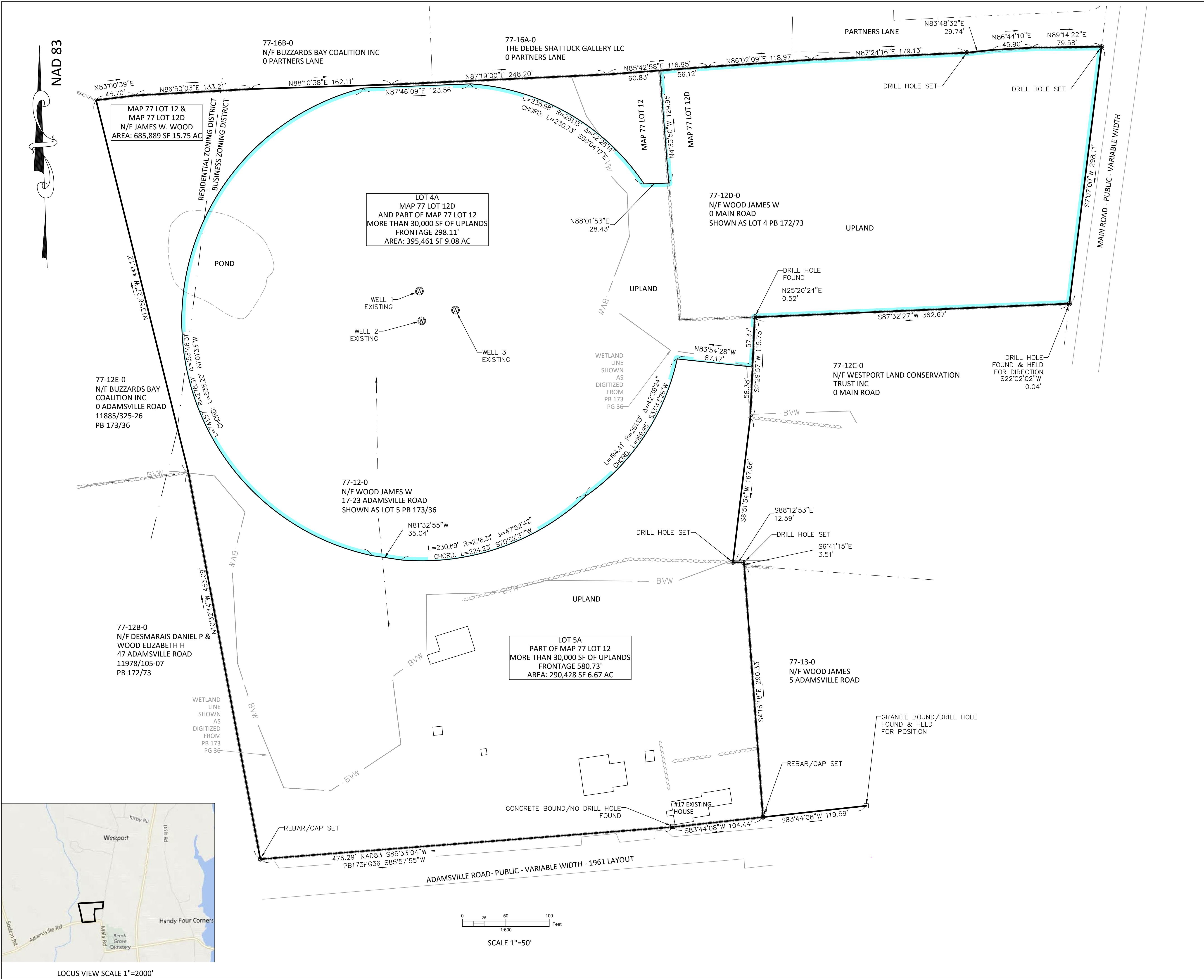
- **Lot 5A would have a total area of 290,428 s.f. while Lot 4A would have an area of 395,461 s.f.**
- **Both existing lots, and proposed new configured lots have contiguous uplands of more than 30,000 s.f.**
- **The existing house at 17 Adamsville Rd. will remain on lot 5A, while lot 4A does not currently have any structures on it, but could be considered a buildable lot under the current standards within the Westport Zoning Bylaw.**

Staff Recommendation

Staff finds that the proposed ANR meets the criteria for ANR endorsement. Staff recommends that the Planning Board endorse the proposed ANR plan.



Amy L. Messier, Assistant Town Planner



ZONING REFERENCE:
ZONING - RES/AG

ASSESSOR'S REFERENCE:
MAP 77 LOT 12
MAP 77 LOT 12D

DEED REFERENCE:
BK 3859/280-3

PLAN REFERENCES:
PB 61 PG 3
PB 172 PG 3
PB 173 PG 36

FOR REGISTRY USE ONLY

LEGEND

- DRILL HOLE
- IRON PIN, REBAR, SPIKE, NAIL
- EXISTING BOUND
- PROPOSED CONCRETE BOUND WITH DRILL HOLE TO BE SET
- BVW — BORDERING VEGETATED WETLAND LINE
- ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ STONEWALL

ENDORSEMENT BY THE PLANNING BOARD DOES NOT CONSTITUTE CONFORMANCE TO THE WESTPORT ZONING BYLAWS NOR ASSURE THAT ANY LOT CREATED HEREIN IS BUILDABLE

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

Clerk: _____ Date: _____

WESTPORT PLANNING BOARD

THIS FIELD SURVEY AND PLAN WAS PREPARED UNDER MY DIRECT CHARGE AND SUPERVISION AS PER 250 CMR 5.04

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL, AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS

REGISTERED PROFESSIONAL SURVEYOR _____ DATE _____

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL, AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS

REGISTERED PROFESSIONAL SURVEYOR _____ DATE _____

- THE INTENT OF THIS PLAN IS AS FOLLOWS:
1. TO COMBINE MAP 77 LOT 12 AND MAP 77 LOT 12D
 2. TO DIVIDE RESULTING SITE INTO TWO LOTS - LOT 4A AND 5A, LEAVING 17 ADAMSVILLE RD HOUSE ON LOT 5A

APPROVAL NOT REQUIRED PLAN
17 ADAMSVILLE ROAD
ASSESSOR'S MAP 77 LOT 12, LOT 12D
WESTPORT, MA

OWNER:
JAMES W. WOOD

SCALE 1"=50' DATE: AUGUST 3, 2023
GORODETSKY ENGINEERING
422 NORTH MAIN ST
FALL RIVER, MA 02720
(508) 324-1163

Planning Board Fee Schedule

The Planning Board has the authority to approve its own fee schedule. It was last modified December 17, 2019.

Note about number issued permits: figures are per calendar year 2022

Proposed fees subject to change if the Planning Office secures funds for online permitting. Will need to increase revenues for ongoing operations costs.

| Type of Permit | Current Fee | Number issued | Dartmouth Fee | Somerset Fee | Swansea Fee | Proposed Fee | Increase in revenue |
|---|--------------|---------------|---------------------|-------------------------------------|--------------|--------------|---------------------|
| Subdivision | | | | | | | |
| Form A | 200/lot | 6 | 100/lot | 150/lot | 250/lot | 200 | 0 |
| Preliminary Plan | 500+50/lot | 0 | 500+100/lot | 500+50/lot | 780+150/lot | 500+100/lot | 50/lot |
| Definitive Plan | 1000+200/lot | 0 | 1000+100/lot | 1000+50/lot | 1200+150/lot | 1000+200/lot | 0 |
| Amended Definitive Subdivision Plan | 350+150/lot | 0 | 200+10/lot | | | 350+150/lot | 0 |
| Site Plan | | | | | | | |
| Minor Site Plan | 250 | 0 | 450+5/parking space | | 230 | 250 | 0 |
| Major Site Plan | 500 | 0 | 450+5/parking space | | 460-2000 | 750 | 250 |
| Minor Site Plan Modification | 200 | 0 | | | | 200 | 0 |
| Major Site Plan Modification | 500 | 0 | | | | 500 | 0 |
| Low Impact Development (LID) Site Plan Approval | 250 | 1 | | 500 (residential)/1000 (commercial) | | 250 | 0 |
| LID Minor Modification | 100 | 0 | | | | 100 | 0 |
| LID Major Modification | 250 | 0 | | | | 250 | 0 |

| Type of Permit | Current Fee | Number issued | Dartmouth Fee | Somerset Fee | Swansea Fee | Proposed Fee | Increase in revenue |
|---|-------------|---------------|--|---|--|--------------|---------------------|
| Special Permit | | | | | | | |
| (see notes at right) | | | All special permits in Dartmouth are \$250 | Mixed-use: \$300+50/dwelling unit, 100/2500 s.f. commercial space ADU: 250 Water Resource: 150+25/lot | All special permits in Swansea are \$460 | | |
| Common Driveway | 250 | 2 | | | | 300 | 50 |
| Drive-Through | 250 | 0 | | | | 500 | 250 |
| Flexible Frontage | 250 | 2 | | | | 300 | 50 |
| Inclusionary Housing | 250 | 0 | | | | 250 | 0 |
| Noquochoke Overlay | 500 | 0 | | | | 500 | 0 |
| Open Space Residential Development | 75/lot | 0 | | | | 75/lot | 0 |
| Science and Technology Overlay | 500 | 0 | | | | 500 | 0 |
| Assisted and Independent Living, 3-20 Units | 500 | 0 | | | | 750 | 250 |
| Assisted and Independent Living, >20 Units | 500 | 1 | | | | 750 | 250 |
| Modification to Special Permit Requiring Public Hearing | 250 | 1 | | | | 300 | 50 |
| Large-Scale Solar | 500/Mw DC | 1 | | | | 500/Mw DC | 0 |
| | | | | | | | |
| Unspecified Category | 250 | 0 | | | | 300 | 0 |
| Pre-Application Consultation | 150 | 5 | | | | 200 | 50 |
| Repetitive Petition | 250 | 0 | | | | 300 | 50 |



Coastal Healing

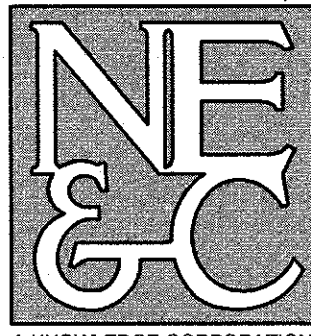
Salty
Breeze

PROPOSED MARIJUANA DISPENSARY

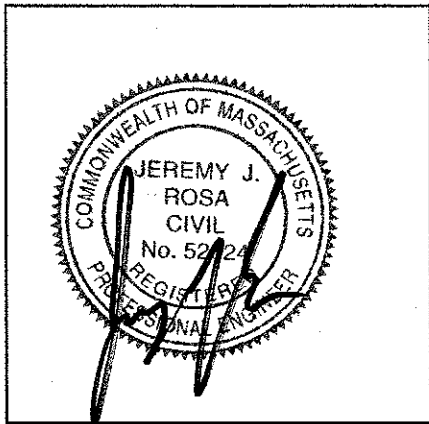
ASSESSOR'S MAP 3, LOT 144
260 STATE ROAD
WESTPORT, MASSACHUSETTS

CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.



A KNOWLEDGE CORPORATION
6 VALLEY ROAD MIDDLETOWN RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



ENGINEER CERTIFICATION

APPLICANT:

SALTY BREEZE, INC.
174 STATE ROAD
WESTPORT, MA 02790

TOWN CLERK STATEMENT

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS
PLAN BY THE WESTPORT PLANNING BOARD WAS RECEIVED
AND RECORDED ON _____ AT THIS OFFICE
AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF
RECORDING OF SAID NOTICE.

TOWN CLERK, WESTPORT

DATE

AUGUST 21, 2023 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

TITLE SHEET
NOTES
EXISTING CONDITIONS
SITE LAYOUT & UTILITIES
SITE GRADING & DRAINAGE
LANDSCAPING & LIGHTING
DETAILS 1
DETAILS 2

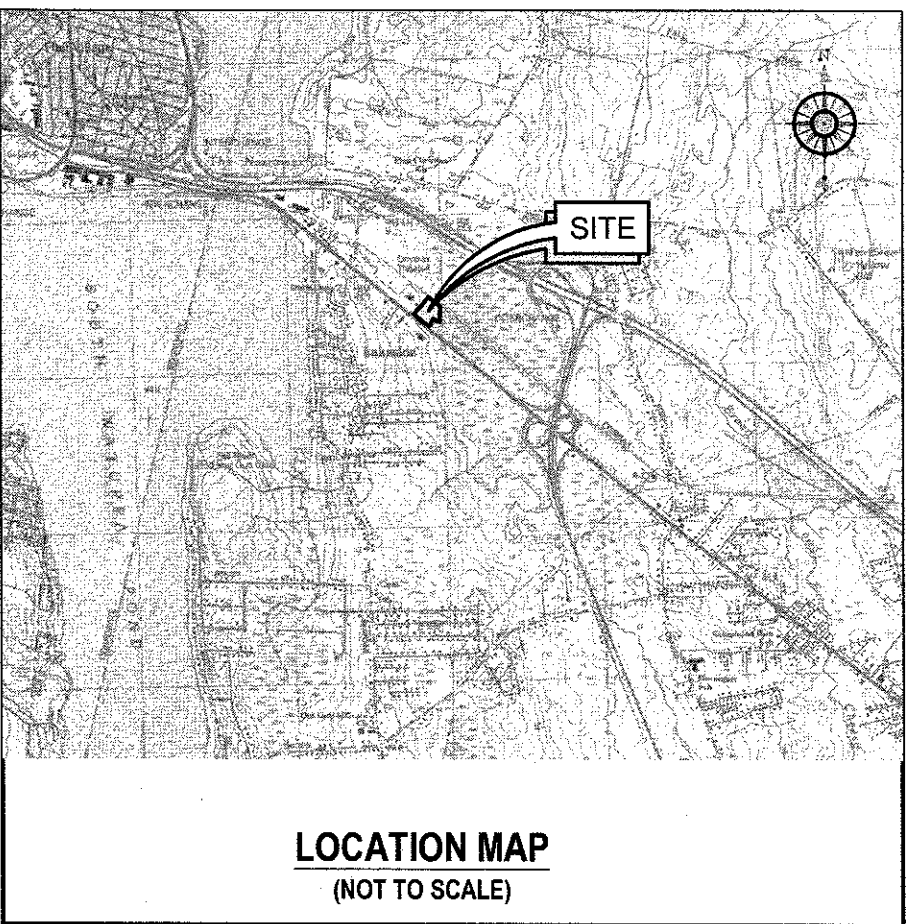
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8

TOWN OF WESTPORT PLANNING BOARD

APPROVAL UNDER WESTPORT
SITE PLAN REVIEW REQUIRED

| BOARD MEMBERS | |
|---------------|--|
| CHAIRMAN | |
| VICE CHAIRMAN | |
| | |
| | |
| DATE: | |

"THIS SITE PLAN APPROVAL DOES NOT NECESSARILY
INDICATE COMPLIANCE WITH THE WESTPORT ZONING BY-LAW"



LOCATION MAP
(NOT TO SCALE)

SUBMISSION AND REVISION SUMMARY

| AGENCY OR REVISION | DATE: | COMMENTS: |
|--------------------|-------|-----------|
| | | |
| | | |
| | | |
| | | |

SITE PLAN

SCALE = 1"=40'

GENERAL NOTES

1. EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN FEBRUARY AND MARCH 2023.
2. VERTICAL DATUM IS NAVD83.
3. NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION (NAD83 MASS MAINLAND).
5. PROPOSED DEVELOPED AREA IS LOCATED IS A BUSINESS DISTRICT.
6. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
7. THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
8. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
9. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC. UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
11. STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE CITY.
12. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
13. RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND BE COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION REQUIRED PRIOR TO THE START OF CONSTRUCTION.
14. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
15. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER."
16. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.

GRADING NOTES

1. ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS FROM DAMAGING THE CUT FACE OF AN EXCAVATION OR THE SLOPED SURFACES OF A FILL. FURTHERMORE, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SEDIMENT RUNOFF FROM LEAVING THE SITE.
2. ALL GRADED AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
3. THE TOWN SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
4. NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE MUNICIPALITIES, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH THE COMMUNITY NOISE CONTROL STANDARDS.
5. THE LIMITS OF DISTURBANCE SHALL BE FLAGGED BEFORE THE COMMENCEMENT OF THE GRADING WORK.
6. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF MUNICIPAL AND STATE REQUIREMENTS AND APPROVALS.
7. WHERE APPLICABLE AND FEASIBLE THE MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE GRADING WORK IS INITIATED.
8. TEMPORARY EROSION CONTROLS SHALL NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN PLACE AND ESTABLISHED.
9. IF THE GRADING WORK INVOLVES CONTAMINATED SOIL, THEN ALL GRADING WORK SHALL BE DONE IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
10. NONCOMPLIANCE TO ANY OF THE ABOVE REQUIREMENTS SHALL MEAN IMMEDIATE SUSPENSION OF ALL WORK, AND REMEDIAL WORK SHALL COMMENCE IMMEDIATELY. ALL COSTS INCURRED SHALL BE BILLED TO THE VIOLATOR. FURTHERMORE, VIOLATORS SHALL BE SUBJECTED TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

UTILITY NOTES

1. THE LOCATION AND/OR RETENTION OF PROPOSED ELECTRICAL, SEPTIC, AND WATER SERVICES ARE PRELIMINARY. FINAL APPROVAL OF THE SERVICE CONNECTIONS IS SUBJECT TO DESIGN REVIEW AND APPROVAL OF THE RESPECTIVE UTILITY.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
3. IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTESTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DRAINAGE NOTES

1. ALL DRAIN PIPES ON SITE SHALL BE ADS-N12 TYPE IB OR SCH40 PVC UNLESS OTHERWISE NOTED ON PLANS.
2. ALL DRAIN MANHOLES AND DRAIN INLETS SHALL BE PRECAST CONCRETE UNLESS SPECIFIED OTHERWISE.

PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES

1. CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR AT HIS/HER EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL, MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION SEQUENCE:
- A. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- B. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA THE EXISTING PAVED DRIVEWAY. SHOULD THIS NO LONGER BE POSSIBLE AT ANY POINT DURING CONSTRUCTION, THE CONTRACTOR SHALL CONSTRUCT A SUPPLEMENTAL STABILIZED CONSTRUCTION ENTRANCE CONFORMING TO THE DETAIL PROVIDED.
- C. INSTALL FILTER SOCKS AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES.
- D. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY TO EXISTING STRUCTURES.
- E. REMOVE VEGETATION ONLY WHERE NECESSARY. ANY STUMPS TO BE GROUND OR DISPOSED OF OFF SITE.
- F. EXCAVATE DETENTION BASIN IN ACCORDANCE WITH THE PLANS AND ESTABLISH A TEMPORARY VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN.
- G. ROUGH GRADE SITE AND PROPOSED PARKING AREA PER GRADING PLAN AND INSTALL DRAINAGE SYSTEM.
- H. CONSTRUCT PARKING AREA TO BINDER COURSE, CONCRETE WALKS AND PADS, AND INSTALL CURBING.
- I. FINAL GRADE SITE AND PLACE ASPHALT TOP COURSE.
- J. RESTORE SITE WITH LOAM AND SEED AND INSTALL LANDSCAPING.
- K. ESTABLISH STABILIZING VEGETATED GROWTH ON ALL DISTURBED SURFACES AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.

2. NOTES:
- A. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- B. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
- C. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
- D. ALL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
- E. FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
- F. ALL FILL SHALL BE PLACED AND COMPACTED TO 95% MAX. DENSITY IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.
- G. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- H. FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
- I. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
- J. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
- K. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
- L. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOWINGS.

3. VEGETATIVE PRACTICE:
- PERMANENT MEASURES:
- A. SLOPES SHALL NOT BE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL UNLESS OTHERWISE SPECIFIED.
- B. LOAM AND SEED REQUIREMENTS ARE SPECIFIED IN MASSDOT M1.05.0.
- C. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED. THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2 INCHES SHALL BE REMOVED.

- TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)
- D. LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:
- D.1. LIMESTONE: 3 TONS/ACRE
- D.2. FERTILIZER: (10-10-10): 600 LBS/ACRE
- E. SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
- E.1. WINTER RYE: 100 LB/ACRE
- F. STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

4. MAINTENANCE
- DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.
- A. AT A MINIMUM THE FILTER SOCK AND ANY CHECK DAM BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.
- B. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ANY SLOPES GREATER THAN 3:1 (H:V) AND SHALL BE INSPECTED ON A WEEKLY BASIS.
- C. ANY SILT SACKS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. DURING HEAVY RAIN EVENT, IT MAY BE NECESSARY TO TEMPORARILY REMOVE SACKS IN ORDER TO PREVENT FLOODING. SEDIMENT TRAPPED WITHIN SACKS SHALL BE DISPOSED OF OFF SITE AT A LICENSED FACILITY OR REGRADED ON THE SITE.
- D. ANY STONE RIPRAP SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.
- E. IF IT WAS REQUIRED, THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO PAVING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND RE-ESTABLISHED AS NECESSARY.
- F. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN.

STORMWATER MAINTENANCE NOTES

- A. DETENTION BASIN:
1. THE OWNER SHALL MAINTAIN AND SUBMIT TO THE CONSERVATION COMMISSION A BMP INSPECTION REPORT FOLLOWING EACH SITE INSPECTION. THE BMP INSPECTION REPORT SHALL IDENTIFY THE DATE OF INSPECTION, THE NAME AND CONTACT NUMBER OF THE RESPONSIBLE PARTY, SPECIFIC STRUCTURES INSPECTED, SPECIFIC MAINTENANCE REQUIRED AND OBSERVATIONS AT A MINIMUM. INSPECTION REPORTS SHOULD ADDRESS THE FOLLOWING CONDITIONS WHERE APPLICABLE:

- a. EMBANKMENT SUBSIDENCE
- b. EROSION
- c. CRACKING OF CONTAINMENT BERM
- d. INLET/OUTLET CONDITIONS
- e. SEDIMENT ACCUMULATIONS
- f. SLOPE STABILITY

BASINS SHALL BE MOWED A MINIMUM OF TWICE PER YEAR.

2. STORMCEPTOR:

- a. WATER QUALITY INLETS SHALL BE INSPECTED AND MAINTAINED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

ALL REMOVED SEDIMENTS ARE TO BE PROPERLY DISPOSED OF AT A LOCATION TO BE APPROVED BY THE BOARD OF HEALTH. TRANSPORTATION AND DISPOSAL OF SEDIMENTS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

3. CONVEYANCE STRUCTURE MAINTENANCE:

- A. ALL INLET / OUTFLOW PIPES ARE TO BE INSPECTED AT LEAST THREE TIMES IN THE FIRST SIX MONTHS OF OPERATION. EVIDENCE OF CLOGGING, OR RAPID RELEASE OF FLOW SHALL BE REPORTED TO THE PROJECT ENGINEER AND REMEDIED IMMEDIATELY.

- B. CONVEYANCE PIPES SHOULD BE INSPECTED BIANNUALLY. ANY STRUCTURAL FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.

- C. ROOF RUNOFF STRUCTURES, IF PROPOSED, SUCH AS GUTTERS AND DOWNSPOUTS SHOULD BE CLEAN AND FREE OF OBSTRUCTIONS THAT REDUCE FLOW.

- D. RIPRAP OUTFALLS MAINTENANCE:

- D.1. THE OUTFALLS SHOULD BE INSPECTED ANNUALLY FOR EROSION AND DETERIORATION. RIPRAP SHOULD BE REPLACED IN KIND AS NECESSARY TO COMPLETELY COVER THE SPILLWAY IN THE DIMENSIONS DESIGNATED IN THE ORIGINAL DESIGN DOCUMENTS. SHOULD EXCESSIVE STONE WASHOUT BE OBSERVED, A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED.

- E. MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- F. UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE OWNER.

ABBREVIATIONS

| | |
|---------|--|
| AC | ASPHALT PAVEMENT |
| ADJ | ADJACENT |
| AP | ASSESSOR'S PLAT |
| ACCESS | ACCESSIBLE |
| ARCH | ARCHITECT |
| BC | BOTTOM OF CURB |
| BH | BORING HOLE |
| BIT | BITUMINOUS |
| CLR | CLEARANCE |
| CMP | CORRUGATED METAL PIPE |
| CMU | CONCRETE MASONRY UNIT |
| CONC | CONCRETE |
| CONN | CONNECT |
| COTG | CLEAN OUT TO GRADE |
| CF | CUBIC FOOT |
| DEMO | DEMOLISH |
| DI | DRAIN INLET |
| DIA | DIAMETER |
| DMH | DRAIN MANHOLE |
| dp | DROP PIPE |
| DS | DOWN SPOUT |
| DWG | DRAWING |
| E | ELECTRIC |
| ELEVEL | ELEVATION |
| EMH | ELECTRIC MANHOLE |
| EOP | EDGE OF PAVEMENT |
| EQ | EQUAL |
| EXIST | EXISTING |
| EXP | EXPANSION |
| FFE | FINISH FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FT | FEET |
| G | GAS |
| GAL | GALLON |
| GV | GATE VALVE |
| INV | INVERT |
| JOINT | JOINT |
| L | LENGTH |
| LAND | LANDSCAPE |
| NTS | NOT TO SCALE |
| MASSDOT | MASSACHUSETTS DEPARTMENT OF TRANSPORTATION |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MIN | MINIMUM |
| PAVT | PAVEMENT |
| PVC | POLYVINYLCHLORIDE |
| R | RADIUS |
| RC | REINFORCED CONCRETE |
| RECONN | RECONNECT |
| ROW | RIGHT OF WAY |
| S | SLOPE, SEWER |
| SF | SQUARE FEET |
| SHT | SHEET |
| SMH | SEWER MANHOLE |
| STA | STATION |
| STRUCT | STRUCTURAL |
| TC | TOP OF CURB |
| TOP | TOP OF SURFACE |
| UGT | UNDERGROUND TELEPHONE |
| TYP | TYPICAL |
| W | WATER |
| WI | WITH |
| WWW | WELDED WIRE MESH |

TOWN OF WESTPORT PLANNING BOARD

APPROVAL UNDER WESTPORT
SITE PLAN REVIEW REQUIRED

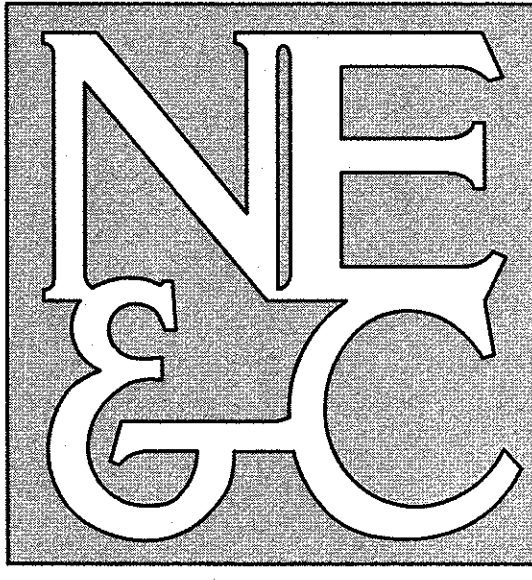
| | |
|---------------|--|
| BOARD MEMBERS | |
| CHAIRMAN | |
| VICE CHAIRMAN | |
| | |
| | |
| | |
| | |
| DATE: _____ | |

TOWN CLERK, WESTPORT

DATE

"THIS SITE PLAN APPROVAL DOES NOT NECESSARILY
INDICATE COMPLIANCE WITH THE WESTPORT ZONING BY-LAW"

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

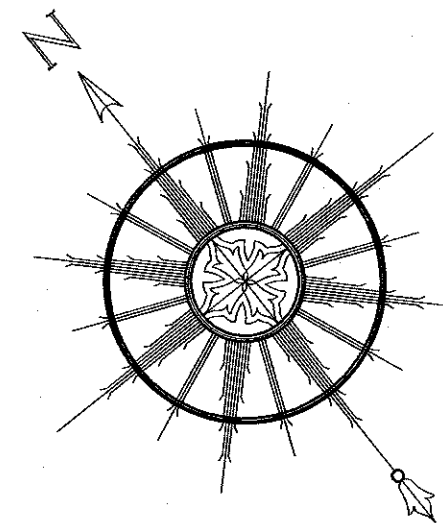


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SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

| | | | | | |
|---|--|-----------------------|--|---------------------------------------|------|
| No. | | Revision | | Date | App. |
| Designed By: JCC | | Drawn by: JCC | | Checked by: GES | |
| Scale: NTS | | Date: AUGUST 21, 2023 | | | |
| Project Title: A.P. 3, LOT 144 260 STATE ROAD WESTPORT, MASSACHUSETTS | | | | | |
| Client/Owner: SALTY BREEZE, INC. 174 STATE ROAD WESTPORT, MA 02790 | | | | | |
| Issued for: PERMITTING | | | | | |
| Drawing Title: PROJECT NOTES | | | | | |
| | | | | Drawing Number: N-1 | |
| | | | | Sheet 2 of 8 | |
| | | | | Project Number: 23008.0 | |
| | | | | Survey Index: - | |
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SEE GENERAL NOTES #3

A.P. 3, LOT 144C&E
N/F DOUBLE DB LLC
BK. 12404, PG. 320

N/F "COMMONWEALTH OF MA"
S 52°19'20" E
309.09' (340' BY DEED)

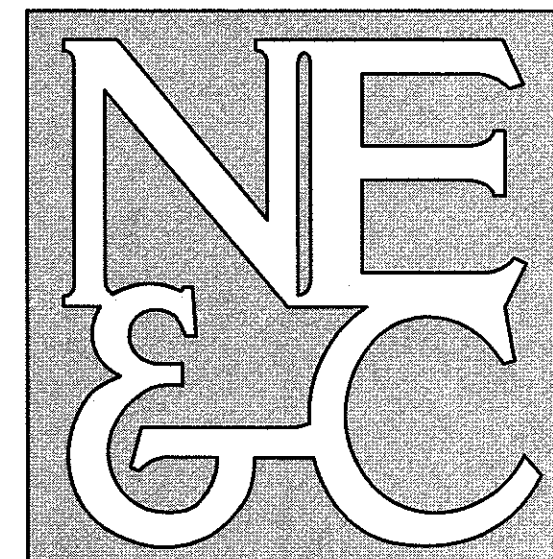
A.P. 3, LOT 144
N/F EILEEN MCCOOK-SZYMANSKI &
JOHN SZYMANSKI TRUSTEES OF THE
MCCOOK SZYMANSKI LIVING TRUST
BK. 12671, PG. 291
AREA = 200,893± S.F.
4.61± AC.

A.P. 3, LOT 145
N/F WESTPORT LAND
CONSERVATION
BK. 3212, PG. 349

A.P. 3, LOT 144D
N/F J. PAQUETTE REALTY INC
BK. 5365, PG. 330

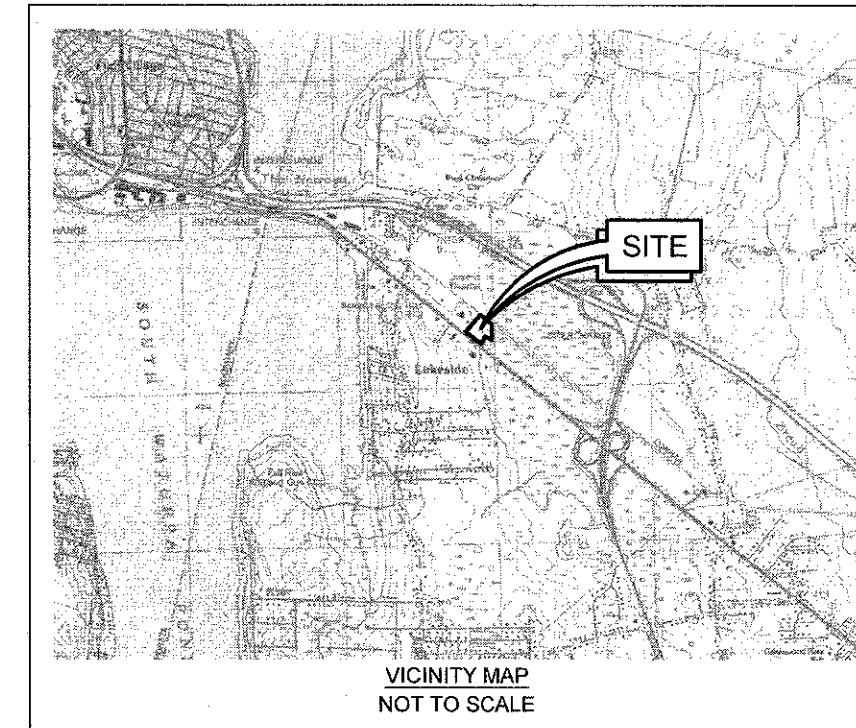
| LEGEND: | |
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| | PROPERTY LINE |
| | ABUTTER'S PROPERTY LINE |
| | TOWN LINE |
| | TOPOGRAPHIC CONTOUR |
| | TREE LINE |
| | WETLANDS LINE |
| | OHW |
| | OVERHEAD WIRE |
| | DRAIN MANHOLE |
| | TELEPHONE MANHOLE |
| | WATER MANHOLE |
| | CATCH BASIN |
| | HYDRANT |
| | WATER GATE |
| | SIGN |
| | UTILITY POLE |
| | GUY WIRE |
| | A-1 WETLAND FLAG |
| | BOUND |
| | M.H.B. MASSACHUSETTS HIGHWAY BOUND |

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| No. | Revision | Date | App. |
|---|----------|-----------|------|
| 1 | 1 | 8/21/2023 | GES |
| Designed By: JCC Drawn by: VAL/JCC Checked by: GES | | | |
| Scale: 1"=40' Date: AUGUST 21, 2023 | | | |
| Project Title: | | | |
| A.P. 3, LOT 144 260 STATE ROAD WESTPORT, MASSACHUSETTS | | | |
| Client/Owner: | | | |
| SALTY BREEZE, INC. 174 STATE RD. WESTPORT, MA 02790 | | | |
| Issued for: | | | |
| PERMITTING | | | |
| Drawing Title: | | | |
| EXISTING CONDITIONS | | | |
| Drawing Number: | | | |
| C-1 | | | |
| Sheet 3 of 8 | | | |
| Project Number: | | | |
| 23008.0 | | | |
| Survey Index: | | | |
| WSP- 3 - 144 | | | |
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GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN FEBRUARY AND MARCH 2023.
- VERTICAL DATUM IS NAVD83.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION (NAD83 MASS MAINLAND).
- FLOOD ZONE "A" SHOWN COMPILED FROM FEMA FLOOD HAZARD PANEL 25005C0381G EFFECTIVE JULY 6, 2021.
- SEPTIC SYSTEM AND WATER SERVICE SHOWN COMPILED FROM A SEPTIC SYSTEM REPAIR PLAN PREPARED FOR FHL REALTY TRUST BY WESTPORT ENVIRONMENTAL DESIGN, INC. AND DATED 6-4-03.

TOWN CLERK STATEMENT

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WESTPORT PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WESTPORT

DATE

TOWN OF WESTPORT PLANNING BOARD

APPROVAL UNDER WESTPORT
SITE PLAN REVIEW REQUIRED

BOARD MEMBERS

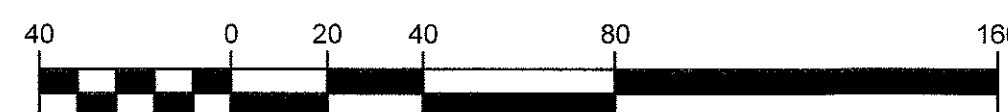
CHAIRMAN

VICE CHAIRMAN

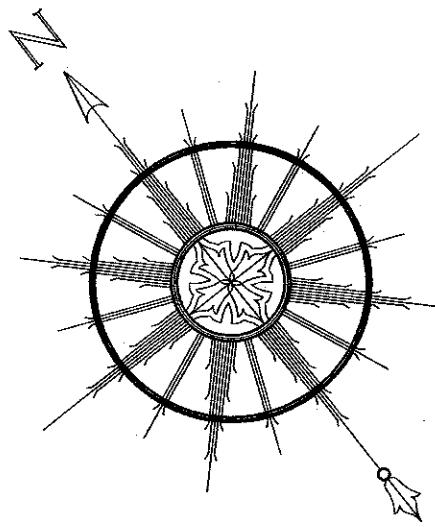
DATE:

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)

GRAPHIC SCALE



1 INCH = 40 FEET



SEE GENERAL NOTES #3

PARKING CALCULATIONS

RETAIL: 1 SPACE PER 200 SF
2,800 SF X 1/200 = 13 SPACES

TOTAL = 13 SPACES REQUIRED

15 SPACES PROVIDED

ZONING DATA

DISTRICT: BUSINESS
(ADULT ENTERTAINMENT DISTRICT OVERLAY)

| | REQUIRED | EXISTING | PROPOSED |
|--------------------------------|-----------|------------|------------|
| TOTAL LOT AREA | 60,000 SF | 200,893 SF | 200,893 SF |
| MINIMUM FRONTAGE AND LOT WIDTH | 150 FT | 420.28 FT | 420.28 FT |
| CONTIGUOUS UPLAND | 30,000 SF | 85,198 SF | 85,198 SF |
| MINIMUM FRONT SETBACK | 25 FT | 49.5 FT | 49.5 FT |
| MINIMUM SIDE SETBACK | 10 FT | 94.0 FT | 94.0 FT |
| MINIMUM REAR SETBACK | 6 FT | 371.5 FT | 371.5 FT |
| MAXIMUM LOT COVERAGE | 50% | 5.7% | 5.7% |
| MAXIMUM HEIGHT | 40 | 16 | 16 |

TOWN OF WESTPORT PLANNING BOARD

APPROVAL UNDER WESTPORT
SITE PLAN REVIEW REQUIRED

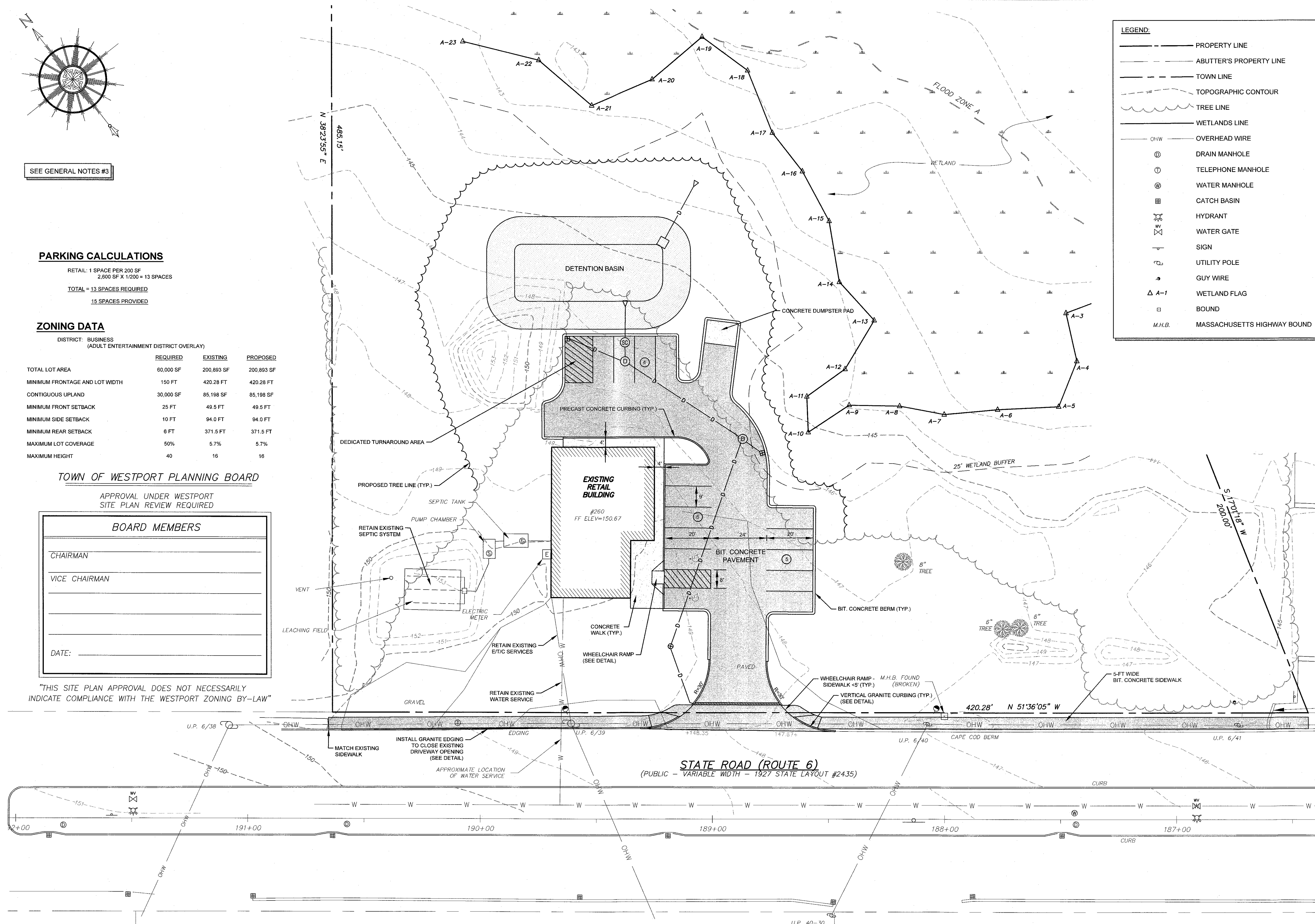
BOARD MEMBERS

CHAIRMAN

VICE CHAIRMAN

DATE: _____

"THIS SITE PLAN APPROVAL DOES NOT NECESSARILY
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TOWN CLERK STATEMENT

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TOWN CLERK, WESTPORT

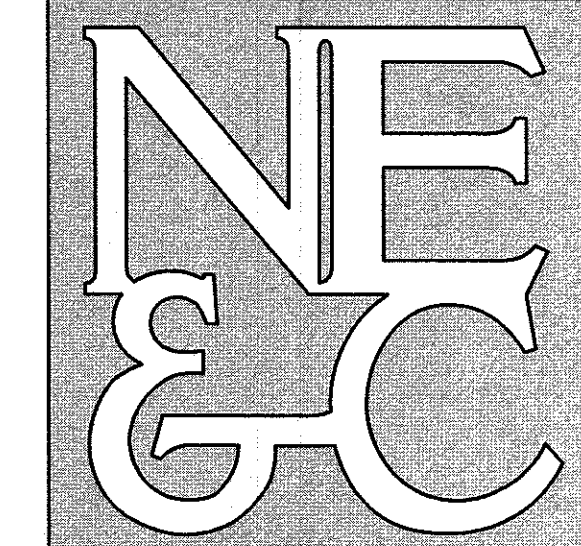
DATE

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM
FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH
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LEGEND:

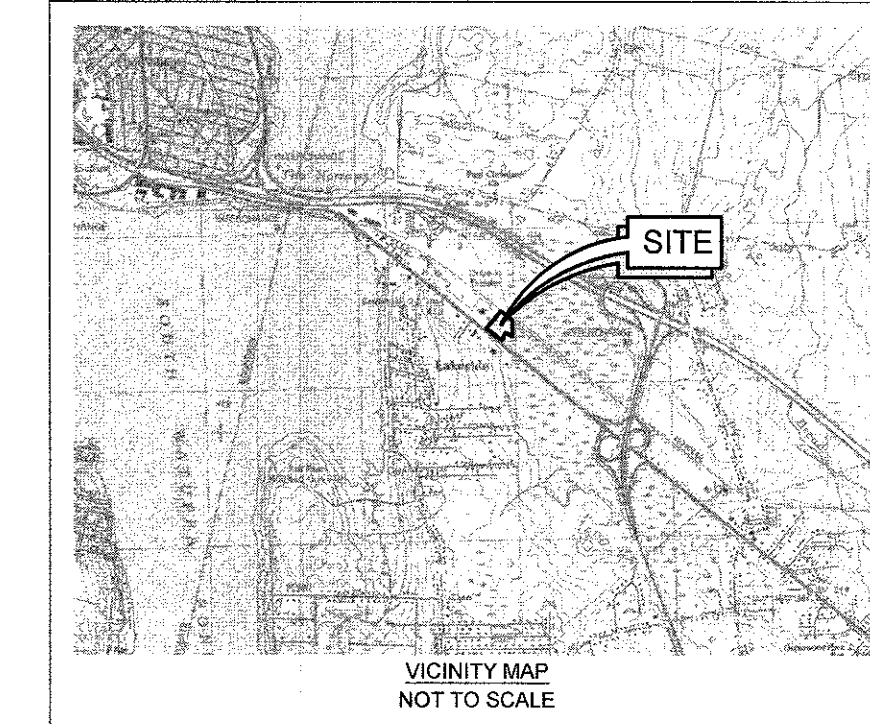
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| --- | PROPERTY LINE |
| --- | ABUTTER'S PROPERTY LINE |
| --- | TOWN LINE |
| --- | TOPOGRAPHIC CONTOUR |
| --- | TREE LINE |
| --- | WETLANDS LINE |
| --- | OVERHEAD WIRE |
| ⊙ | DRAIN MANHOLE |
| ⊙ | TELEPHONE MANHOLE |
| ⊙ | WATER MANHOLE |
| ⊙ | CATCH BASIN |
| ⊙ | HYDRANT |
| ⊙ | WATER GATE |
| ⊙ | SIGN |
| ⊙ | UTILITY POLE |
| ⊙ | GUY WIRE |
| ⊙ | WETLAND FLAG |
| ⊙ | BOUND |
| M.H.B. | MASSACHUSETTS HIGHWAY BOUND |

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& CONSULTANTS, INC.



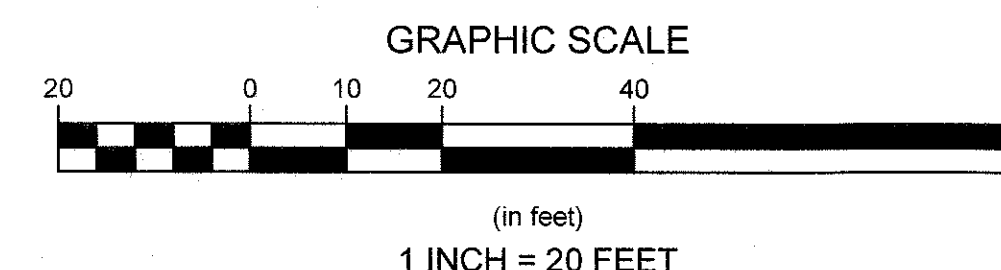
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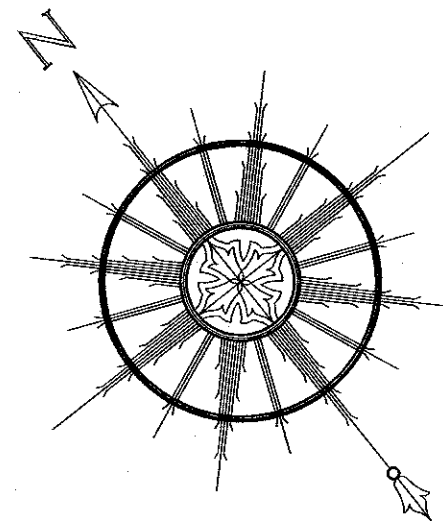
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SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
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ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

| | | | |
|---|-----------------------|-----------------|------|
| No. | Revision | Date | App. |
| Designed By: JCC | Drawn by: VAL/JCC | Checked by: GES | |
| Scale: 1"=20' | Date: AUGUST 21, 2023 | | |
| Project Title: | | | |
| A.P. 3, LOT 144 260 STATE ROAD WESTPORT, MASSACHUSETTS | | | |
| Client/Owner: | | | |
| SALTY BREEZE, INC. 174 STATE RD. WESTPORT, MA 02790 | | | |
| Issued for: | | | |
| PERMITTING | | | |
| Drawing Title: | | | |
| SITE LAYOUT & UTILITIES | | | |
| Drawing Number: | | | |
| C-2 | | | |
| Sheet 4 of 8 | | | |
| Project Number: | | | |
| 23008.0 | | | |
| Survey Index: | | | |
| WSP- 3 - 144 | | | |
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SEE GENERAL NOTES #3

TOWN OF WESTPORT PLANNING BOARD

APPROVAL UNDER WESTPORT
SITE PLAN REVIEW REQUIRED

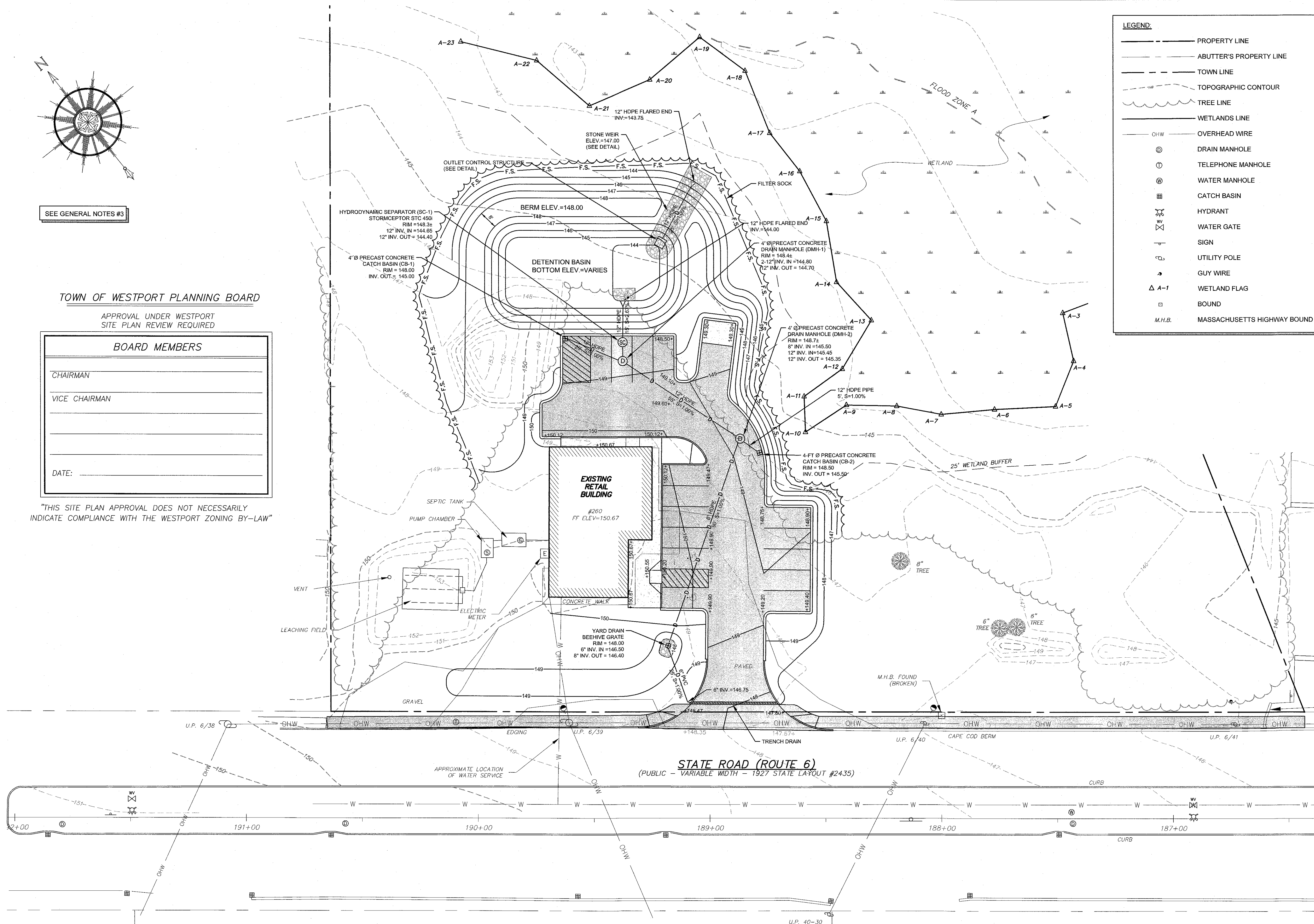
BOARD MEMBERS

CHAIRMAN

VICE CHAIRMAN

DATE:

"THIS SITE PLAN APPROVAL DOES NOT NECESSARILY
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TOWN CLERK STATEMENT

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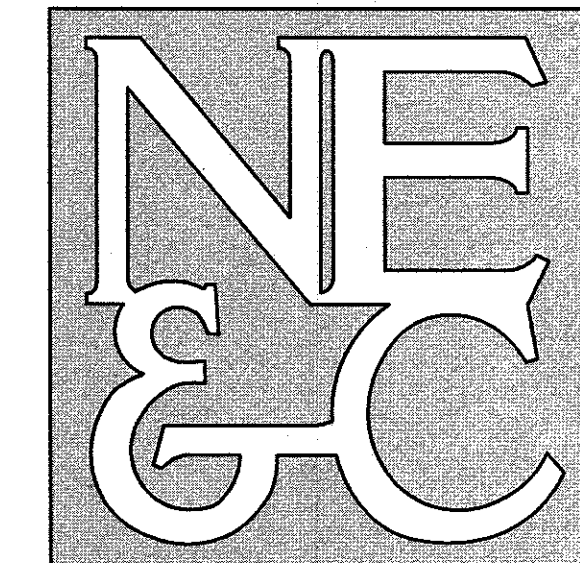
TOWN CLERK, WESTPORT

DATE

LEGEND

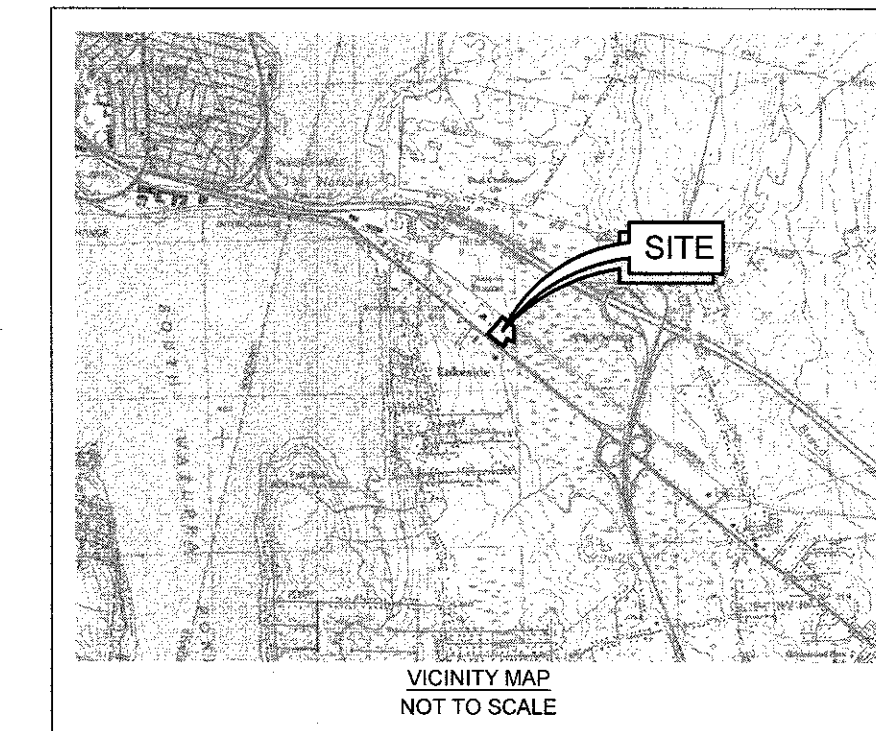
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- ABUTTER'S PROPERTY LINE
- TOWN LINE
- TOPOGRAPHIC CONTOUR
- TREE LINE
- WETLANDS LINE
- OHW
- OVERHEAD WIRE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
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& CONSULTANTS, INC.



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| No. | Revision | Date | App. |
|------------------|-----------------------|-----------------|------|
| Designed By: JCC | Drawn by: VAL/JCC | Checked by: GES | |
| Scale: 1"=20' | Date: AUGUST 21, 2023 | | |

Project Title:
A.P. 3, LOT 144
260 STATE ROAD
WESTPORT, MASSACHUSETTS

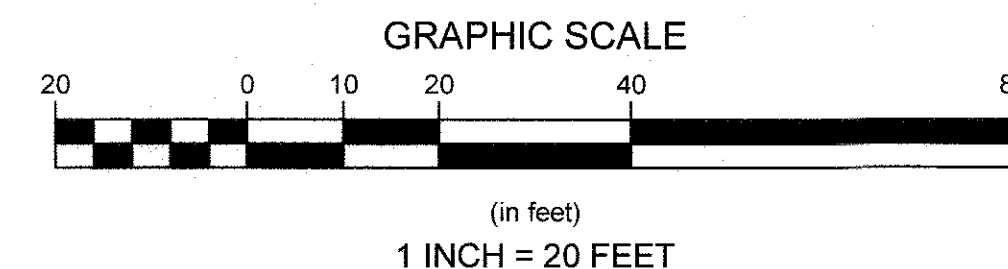
Client/Owner:
SALTY BREEZE, INC.
174 STATE RD.
WESTPORT, MA 02790

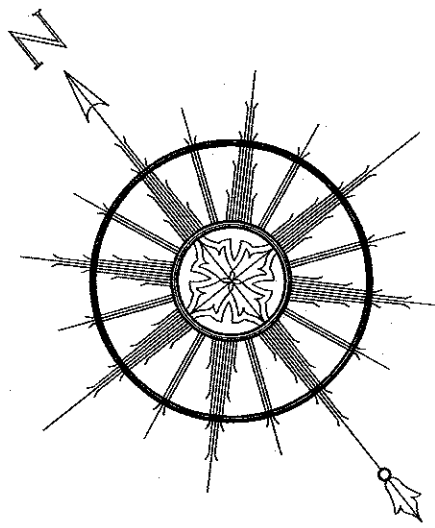
Issued for:
PERMITTING

Drawing Title:
SITE GRADING & DRAINAGE

| | |
|-----------------|---------------------|
| Drawing Number: | C-3 |
| Sheet | 5 of 8 |
| Project Number: | 23008.0 |
| Survey Index: | WSP- 3 - 144 |

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SEE GENERAL NOTES #3

REQUIRED LANDSCAPING IN PARKING AREA:
LANDSCAPING PROVIDED: 150 S.F. PLANTING/1,000 S.F. PARKING AREA
8,485 S.F. PARKING x 150 S.F./1,000 S.F. = 1,273 S.F. REQUIRED
LANDSCAPING PROVIDED: 1,690 S.F.

| PLANT LIST | | | |
|------------|----|-------------------------|-----------|
| UP | 2 | ULMAS PARIFOLIA ALLEE | 2.5" cal. |
| | | Allee Chinese Elm | B&B |
| MD | 13 | MICROBIOTA DECUSSATA | 2 Gallon |
| | | Siberian Carpet Cypress | Container |
| RK | 20 | ROSA "KNOCKOUT" | 2 Gallon |
| | | Knockout Rose | Container |

TOWN OF WESTPORT PLANNING BOARD

APPROVAL UNDER WESTPORT
SITE PLAN REVIEW REQUIRED

BOARD MEMBERS

CHAIRMAN

VICE CHAIRMAN

DATE:

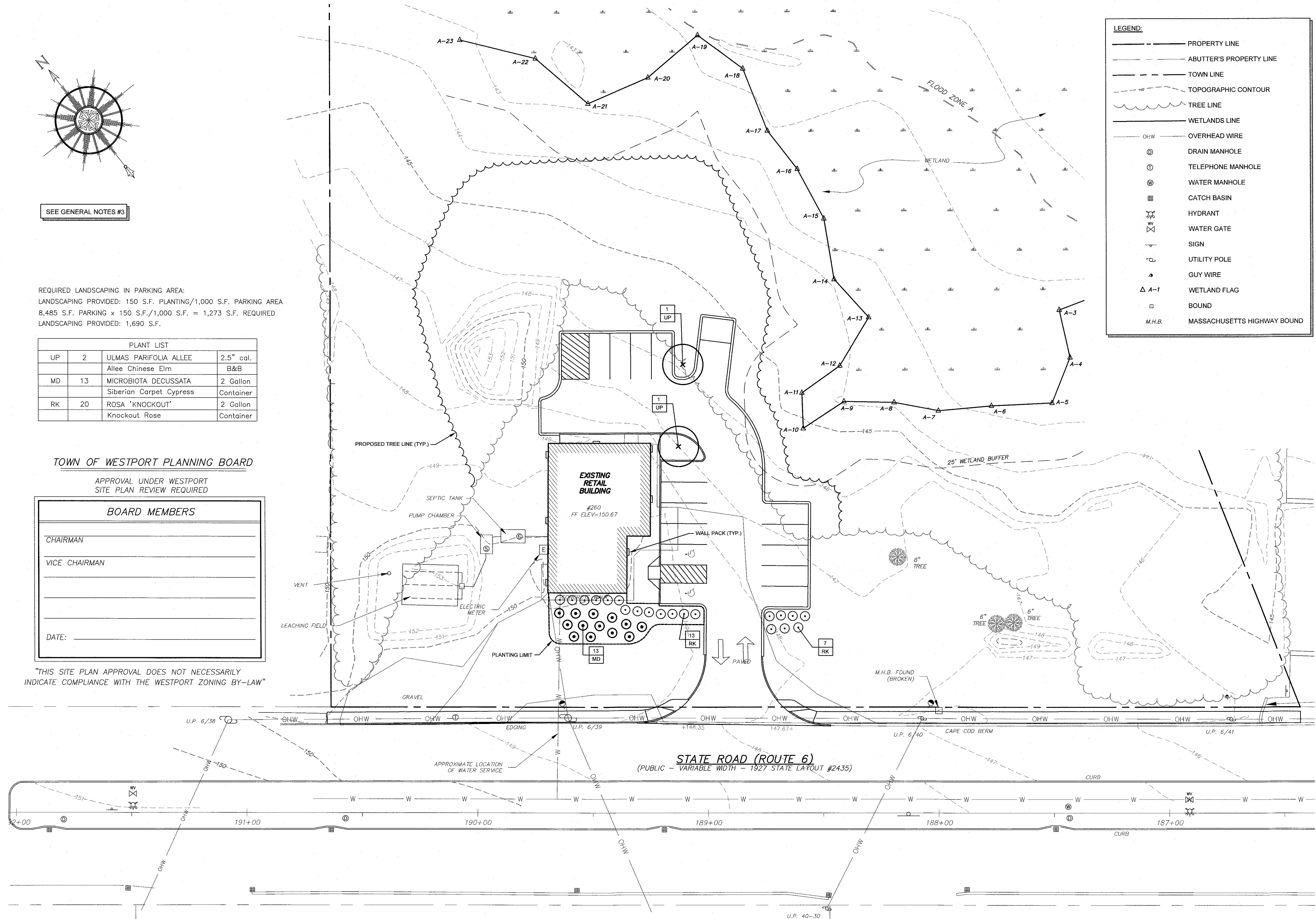
"THIS SITE PLAN APPROVAL DOES NOT NECESSARILY
INDICATE COMPLIANCE WITH THE WESTPORT ZONING BY-LAW"

TOWN CLERK STATEMENT

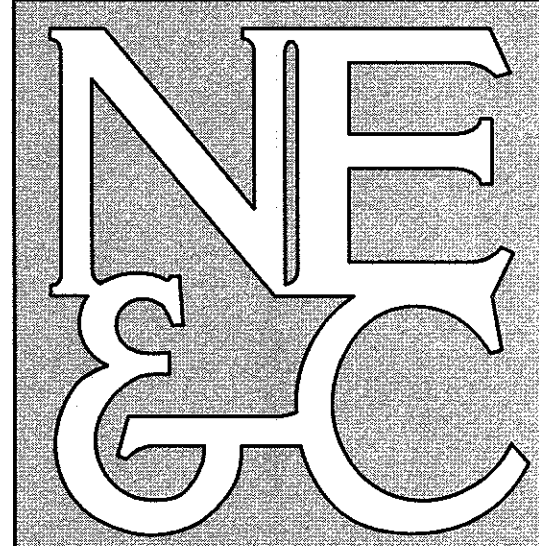
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS
PLAN BY THE WESTPORT PLANNING BOARD WAS RECEIVED
AND RECORDED ON _____ AT THIS OFFICE
AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF
RECORDING OF SAID NOTICE.

TOWN CLERK, WESTPORT

DATE

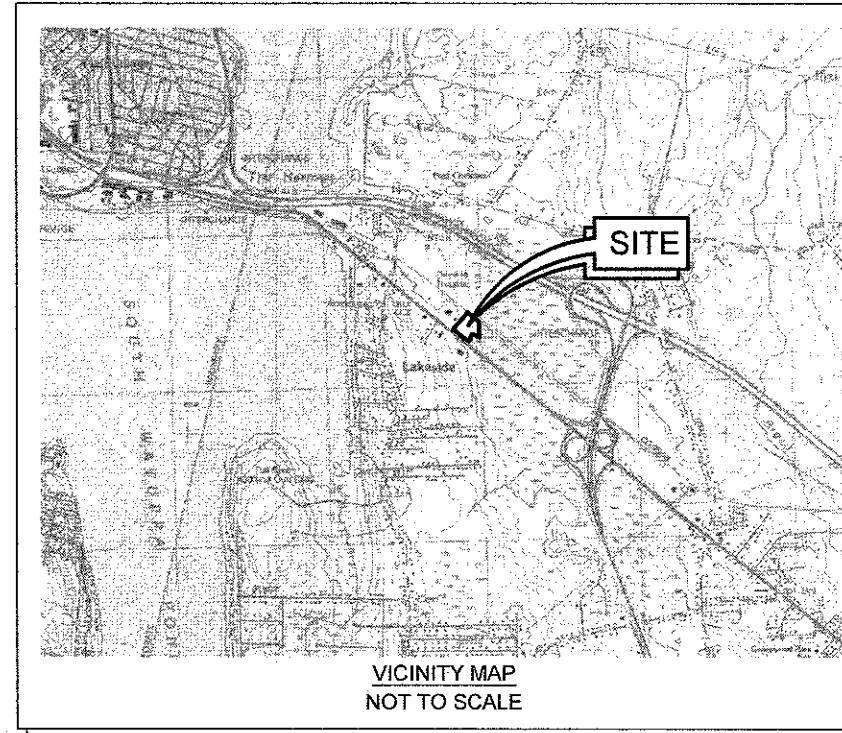


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6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
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NOTES:

1. WALL PACKS SHALL BE RAB MODEL #WP1C LED WITH CUTOFF VISOR OR APPROVED EQUAL.
2. FINAL LIGHTING DESIGN TO BE COORDINATED WITH ARCHITECT AND PROJECT ELECTRICIAN. FOOTCANDLE LIMITS SPECIFIED ON THIS PLAN SHALL NOT BE INCREASED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
3. LANDSCAPING PLANTINGS AND LAYOUT SHOWN ARE NOT DESIGNED BY A REGISTERED LANDSCAPE ARCHITECT. ANY LANDSCAPING REVISIONS REQUIRE PLANNING BOARD APPROVAL PRIOR TO CONSTRUCTION.

| No. | Revision | Date | App. |
|-----|----------|------|------|
|-----|----------|------|------|

Designed By: JCC Drawn by: VAL/JCC Checked by: GES
Scale: 1"=20' Date: AUGUST 21, 2023

Project Title:

A.P. 3, LOT 144
260 STATE ROAD
WESTPORT, MASSACHUSETTS

Client/Owner:

SALTY BREEZE, INC.
174 STATE RD.
WESTPORT, MA 02790

Issued for:

PERMITTING

Drawing Title:

LANDSCAPING &
LIGHTING

Drawing Number:

LS-1

Sheet 6 of 8

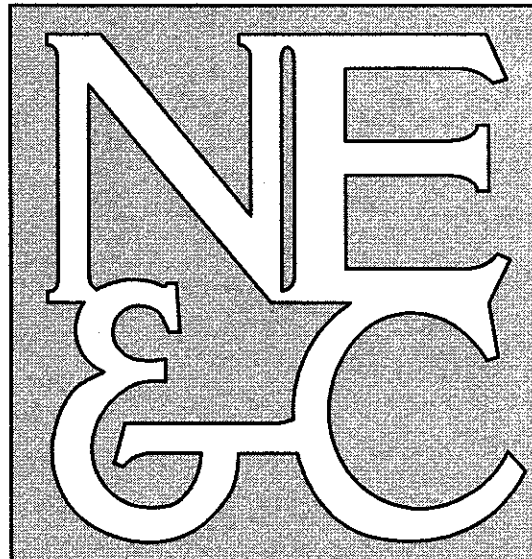
Project Number:

23008.0

Survey Index:

WSP- 3 - 144

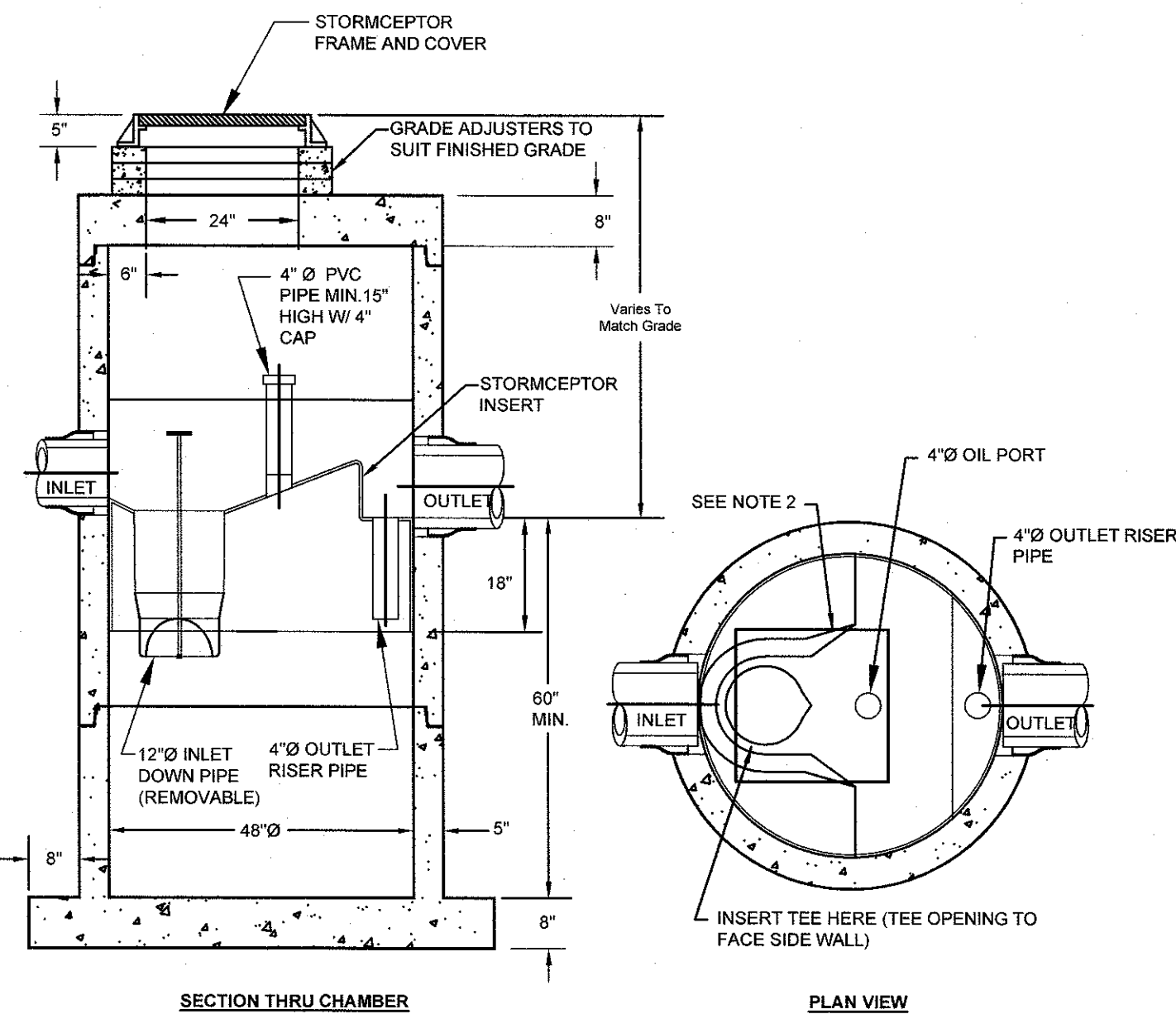
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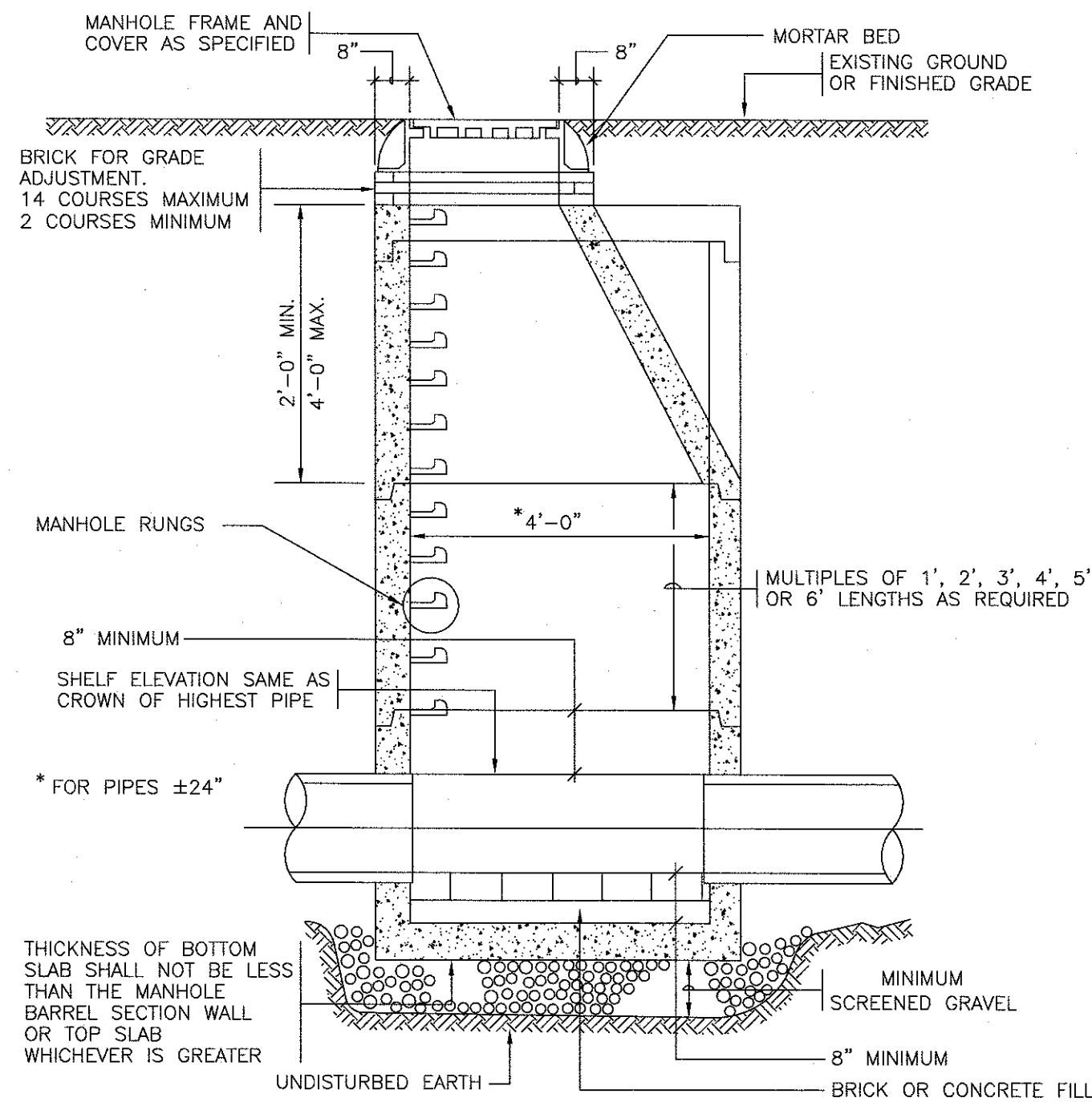
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING



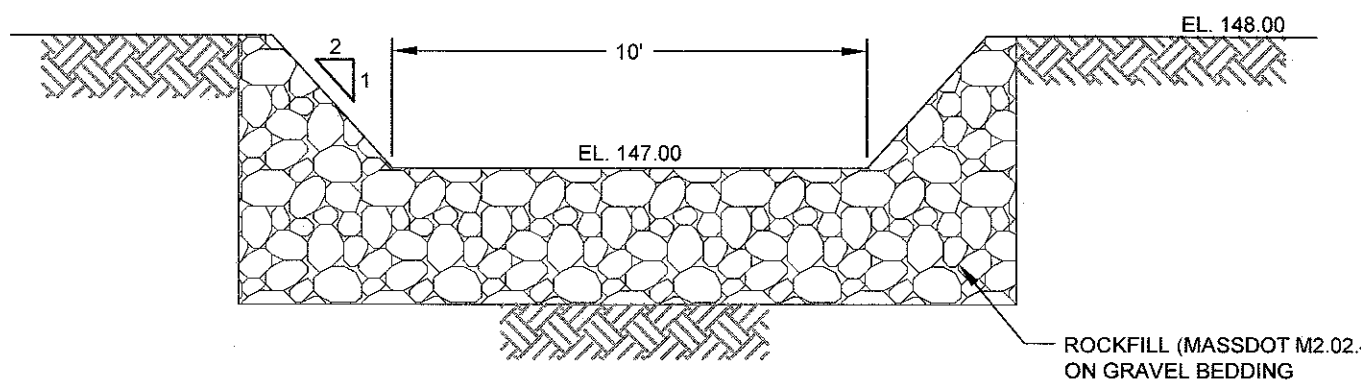
NOTES:

1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5723750, #5753115, #5849181, #6068765, #6371690.

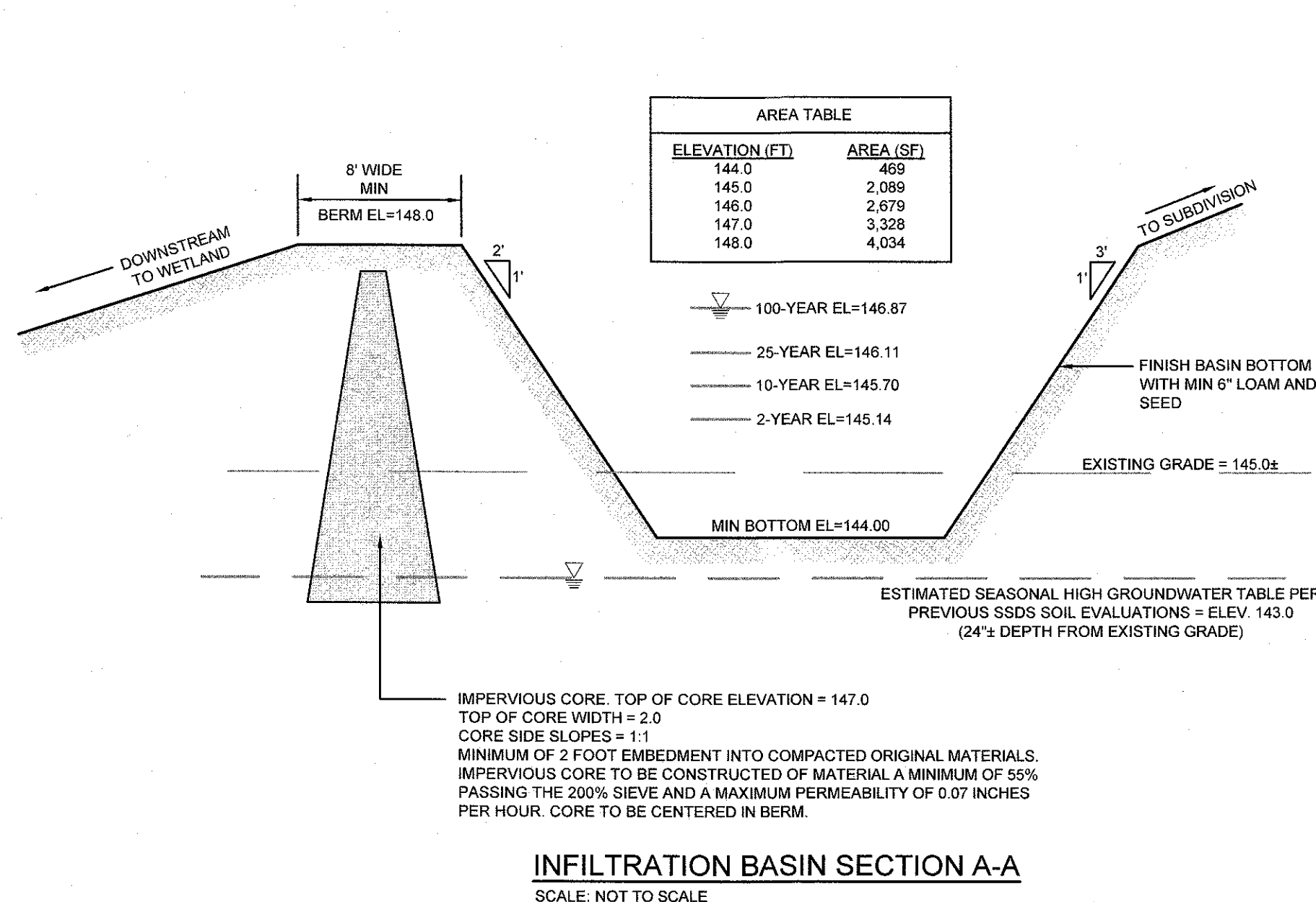
STC 450i PRECAST CONCRETE STORMCEPTOR
(450 U.S. GALLON CAPACITY)
SCALE: NOT TO SCALE



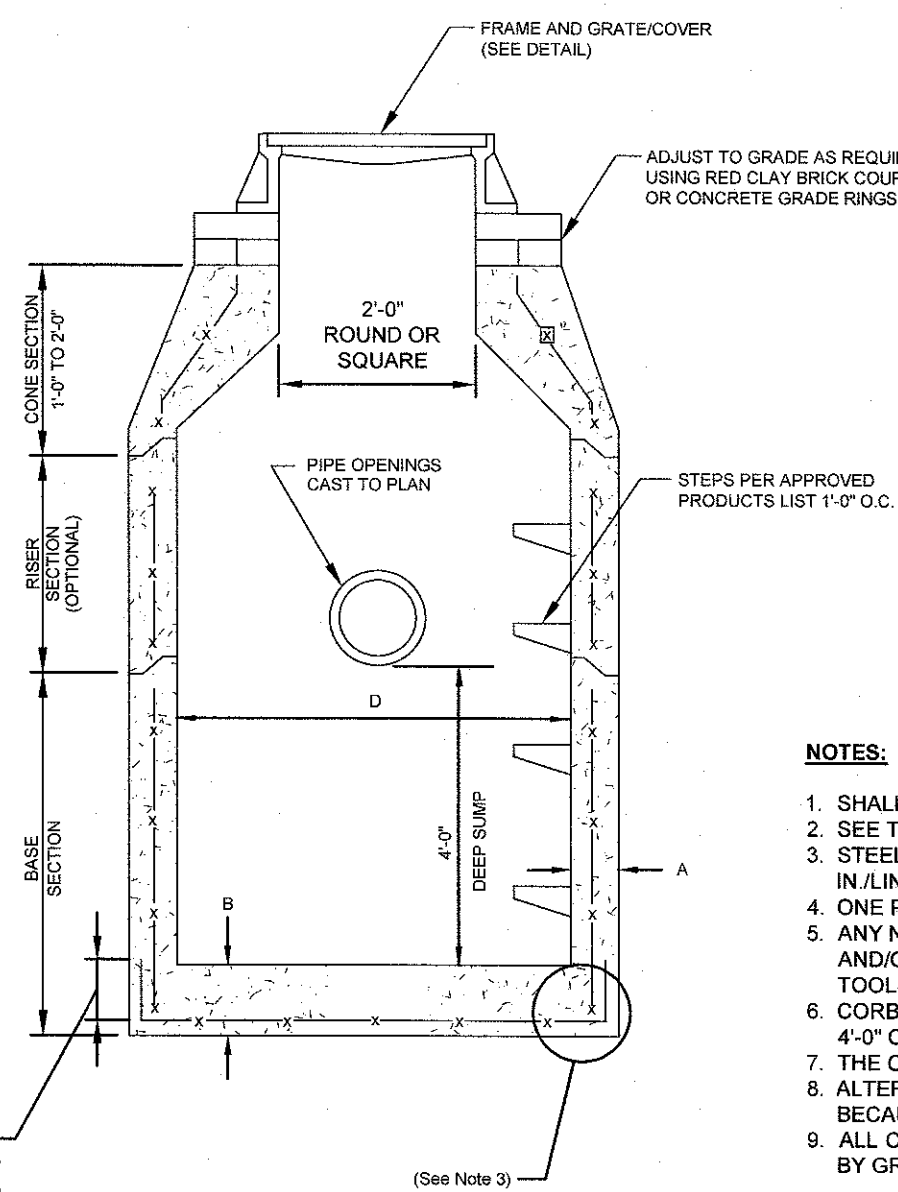
DRAIN MANHOLE DETAIL
SCALE: NOT TO SCALE



STONE WEIR DETAIL
SCALE: NOT TO SCALE



INFILTRATION BASIN SECTION A-A
SCALE: NOT TO SCALE



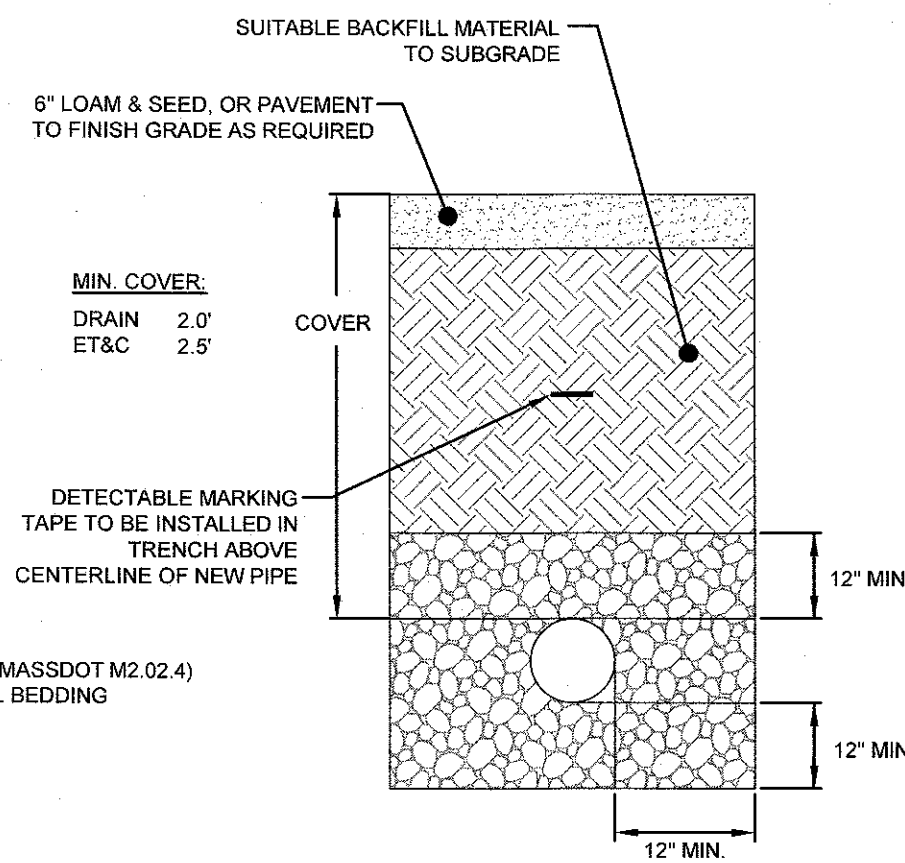
PRECAST ROUND CATCH BASIN
SCALE: NOT TO SCALE

| TABLE 1 | | | | | |
|--------------------------|----|----|---|--|--|
| CATCH BASIN DIAMETER (D) | A | B | CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED* | | |
| 4'-0" | 5" | 6" | 0.12 SQ. IN./LIN. FT. | | |
| 5'-0" | 6" | 7" | 0.15 SQ. IN./LIN. FT. | | |
| 6'-0" | 7" | 8" | 0.18 SQ. IN./LIN. FT. | | |
| 8'-0" | 9" | 8" | REFER TO MANUFACTURER | | |

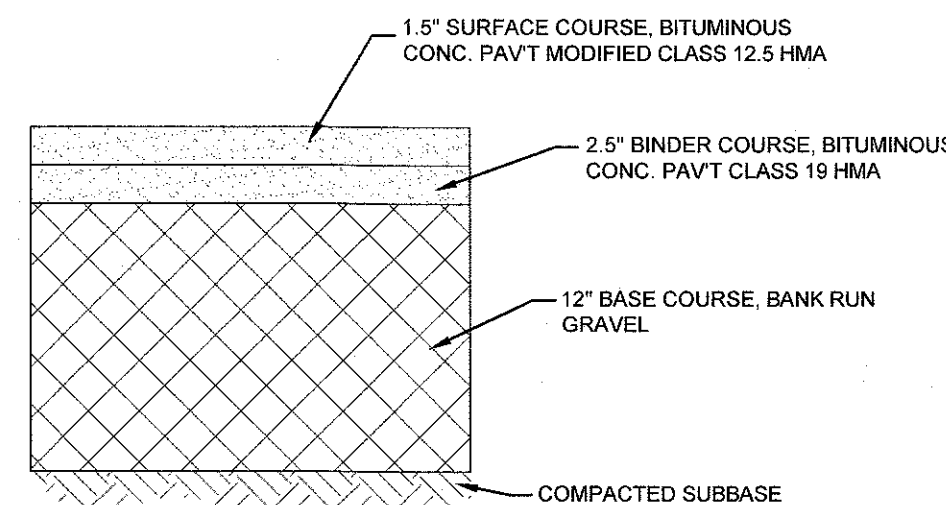
*FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2

NOTES:

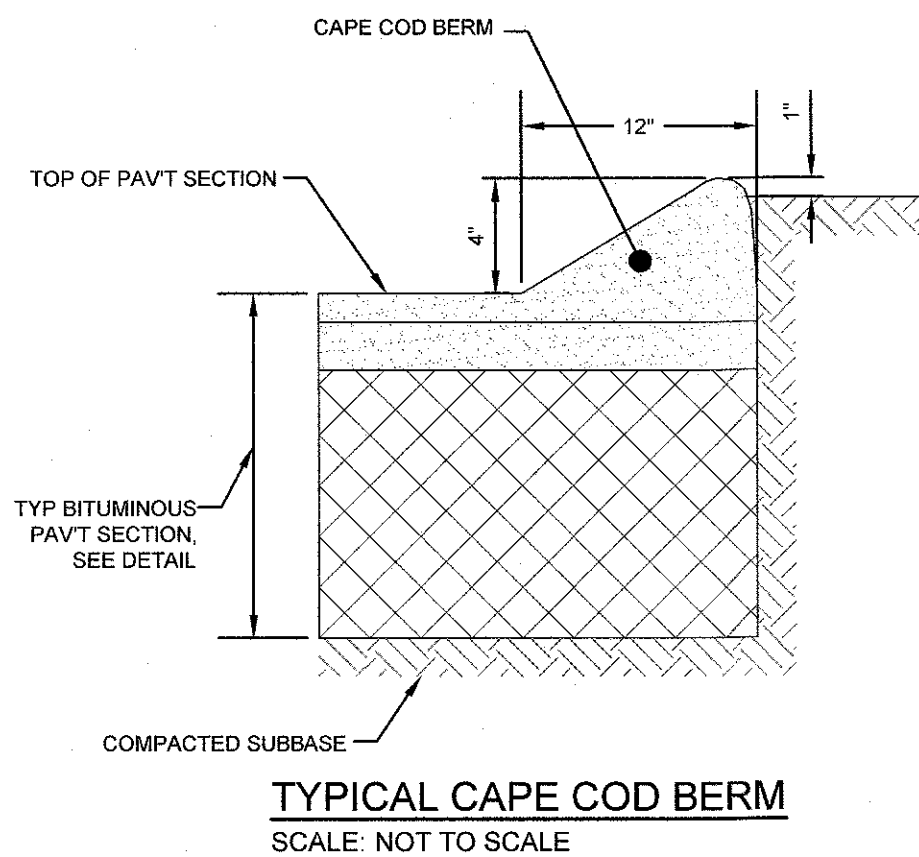
1. SHALL BE ACCORDANCE WITH MASSDOT STANDARD SPECIFICATION.
2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
4. ONE FOUR MONOLITHIC BASE SECTION.
5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
6. CORBEL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
7. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
8. ALTERNATIVE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
9. ALL CATCH BASIN OUTLETS TO BE FITTED WITH "THE ELIMINATOR" OIL AND DEBRIS TRAP BY GROUND WATER RESCUE, INC. OR APPROVED EQUAL.



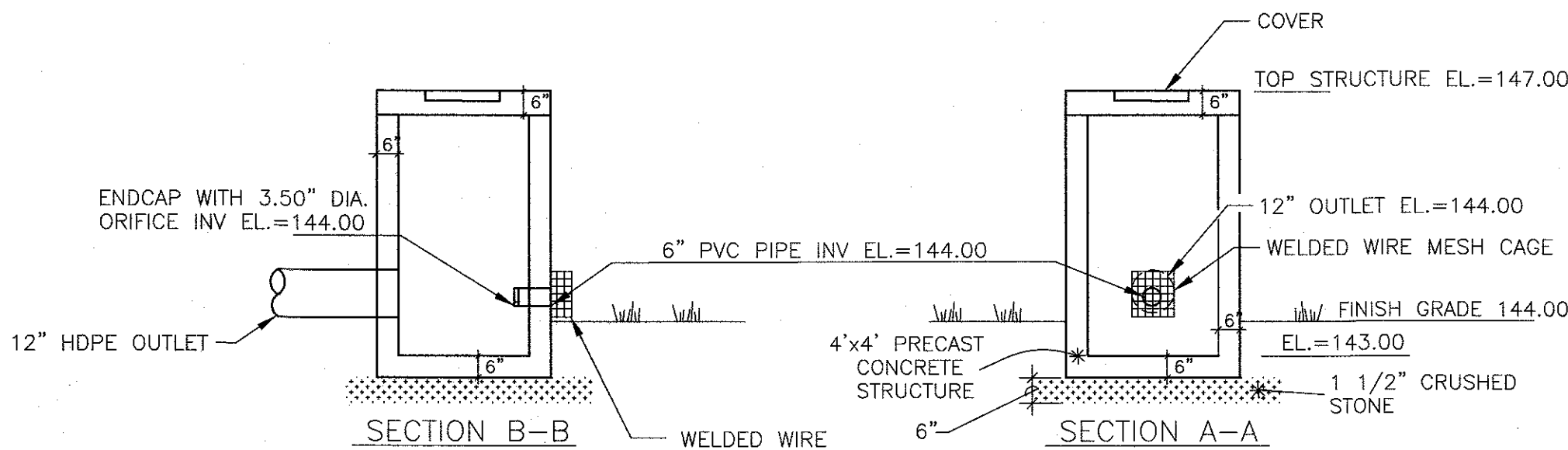
UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE



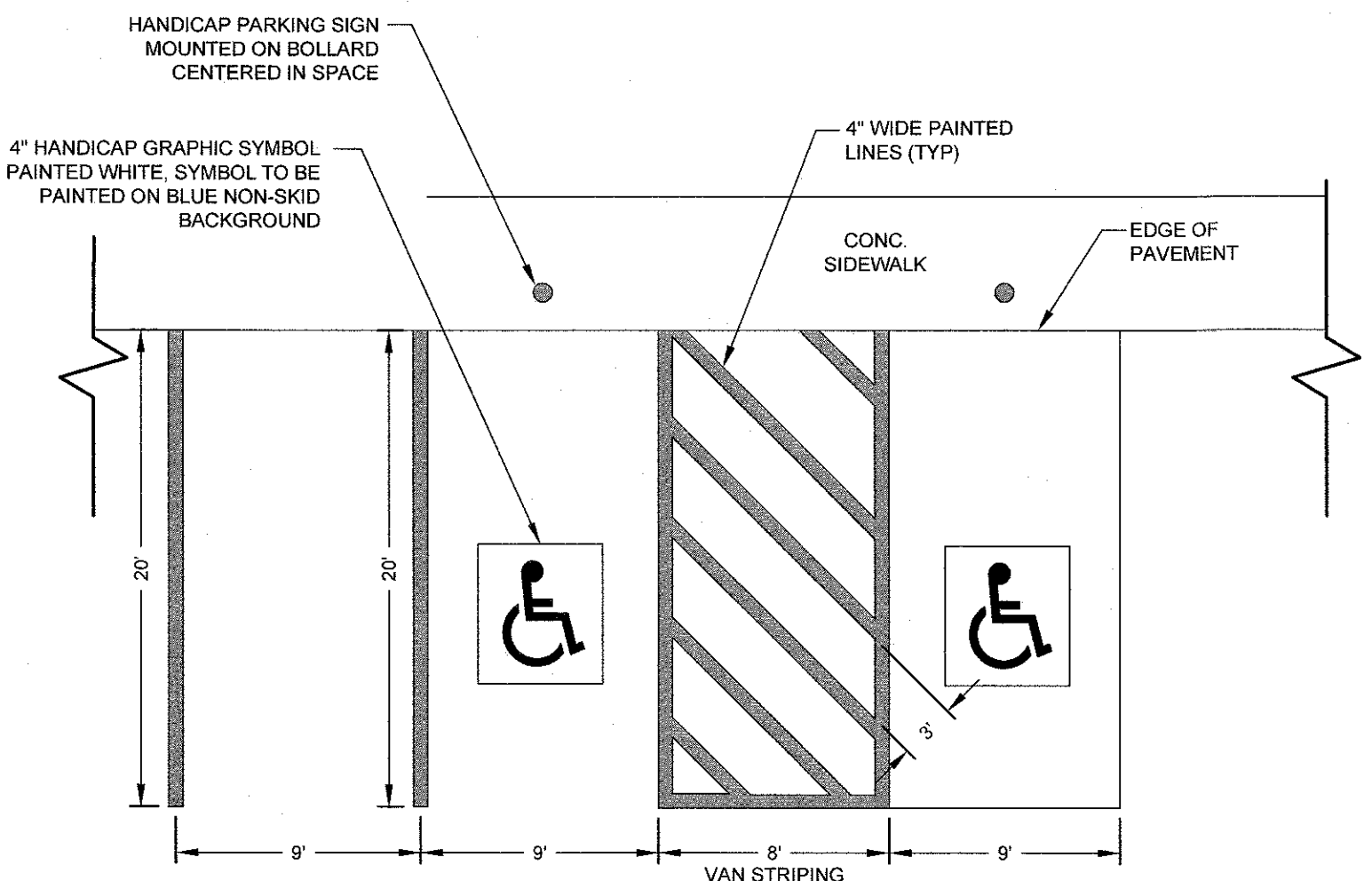
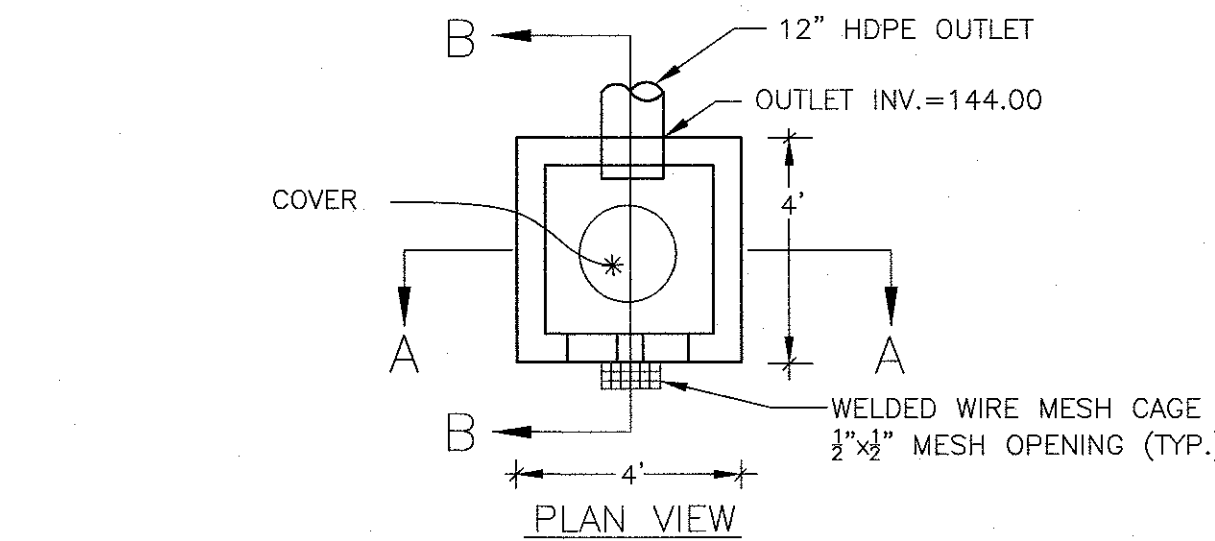
TYPICAL BITUMINOUS PAVEMENT SECTION
SCALE: NOT TO SCALE



TYPICAL CAPE COD BERM
SCALE: NOT TO SCALE

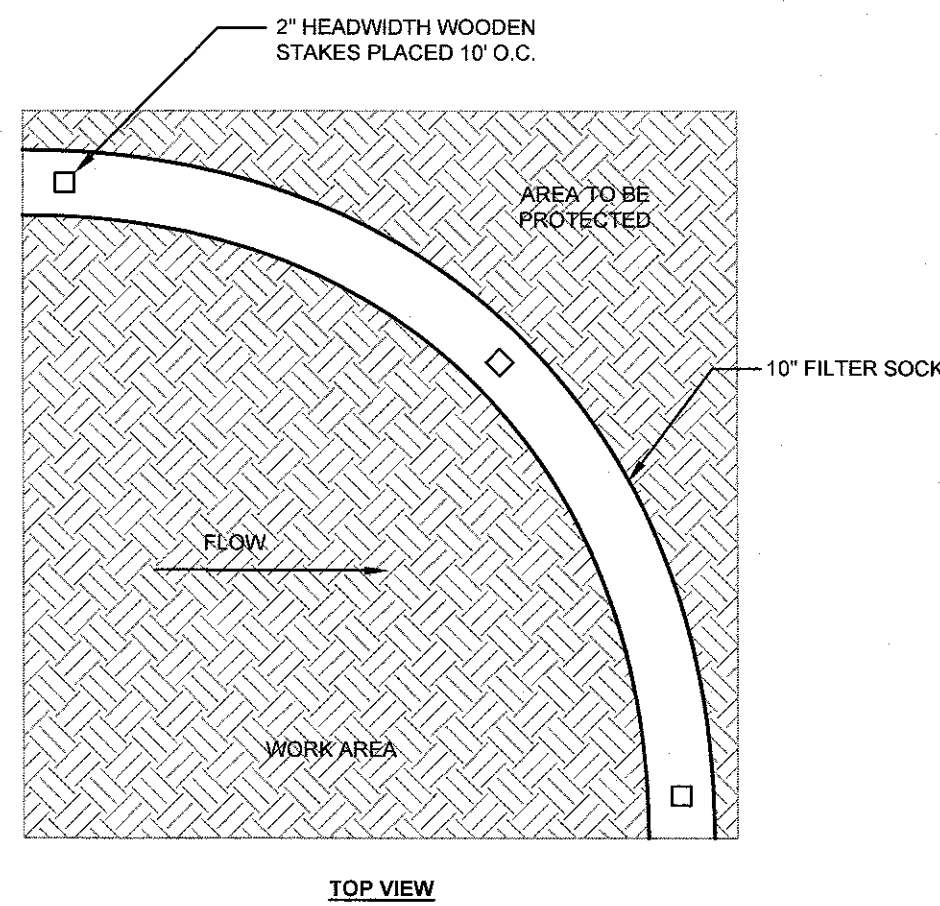
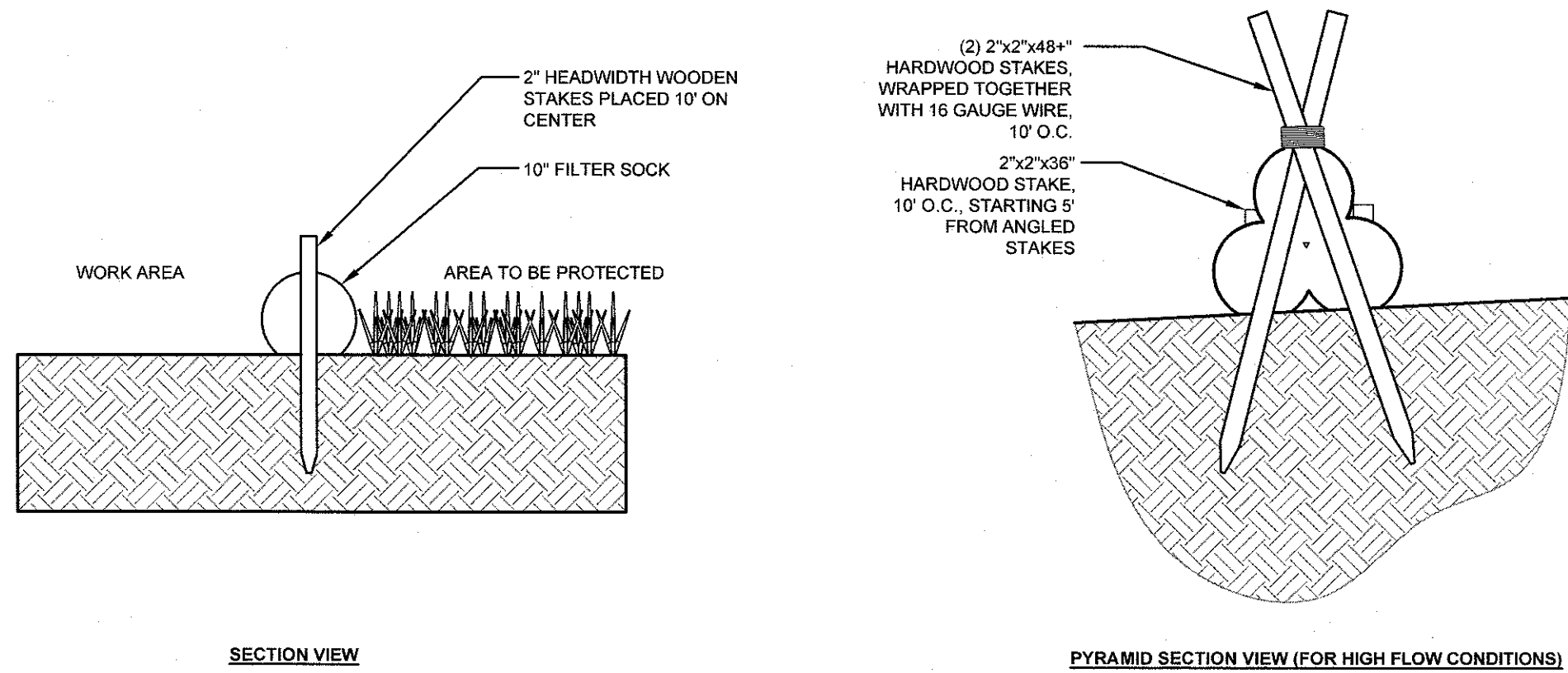


OUTLET CONTROL STRUCTURE DETAIL
SCALE: NOT TO SCALE

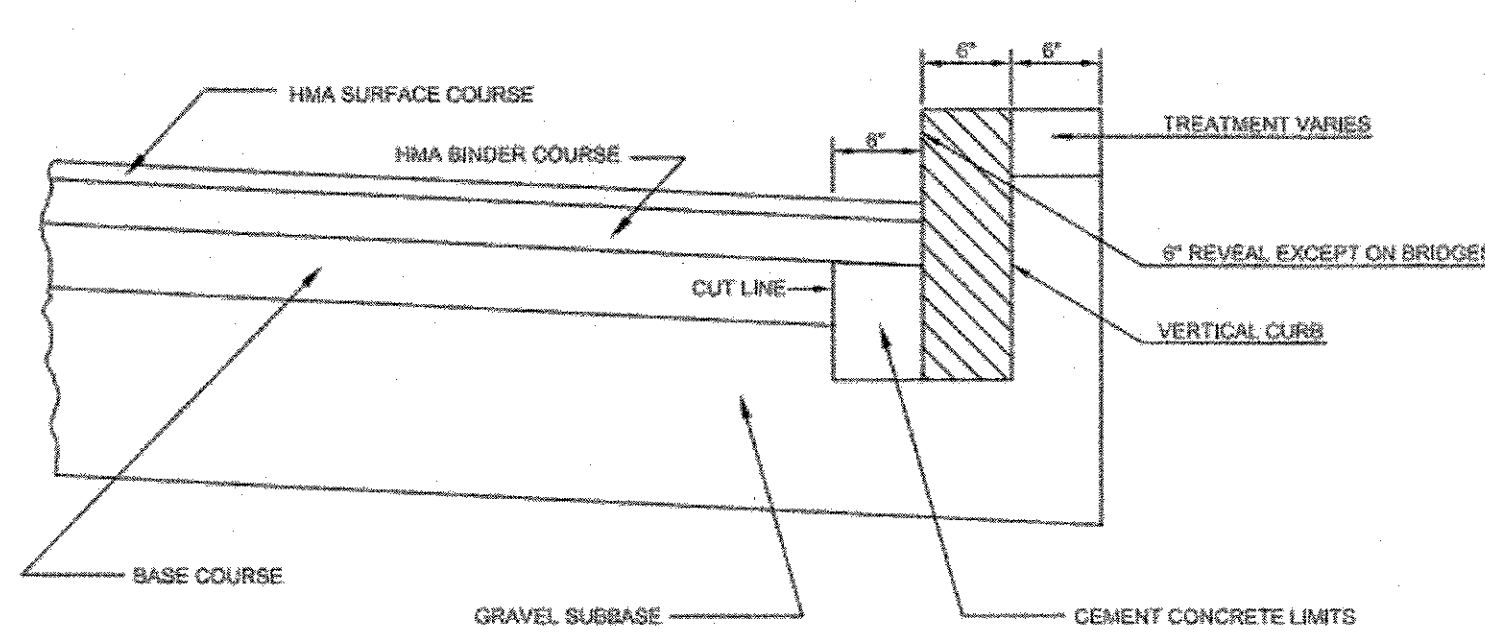


PARKING STALL STRIPING
SCALE: NOT TO SCALE

| | | | |
|---|--|-------------|------|
| No. | Revision | Date | App. |
| Designed By: | JCC | Drawn by: | JCC |
| Scale: | NTS | Checked by: | GES |
| Date: | AUGUST 21, 2023 | | |
| Project Title: | A.P. 3, LOT 144 260 STATE ROAD WESTPORT, MASSACHUSETTS | | |
| Client/Owner: | SALTY BREEZE, INC. 174 STATE RD. WESTPORT, MA 02790 | | |
| Issued for: | PERMITTING | | |
| Drawing Title: | DETAILS 1 | | |
| Drawing Number: | D-1 | | |
| Sheet | 7 | of | 8 |
| Project Number: | 23008.0 | | |
| Survey Index: | - | | |
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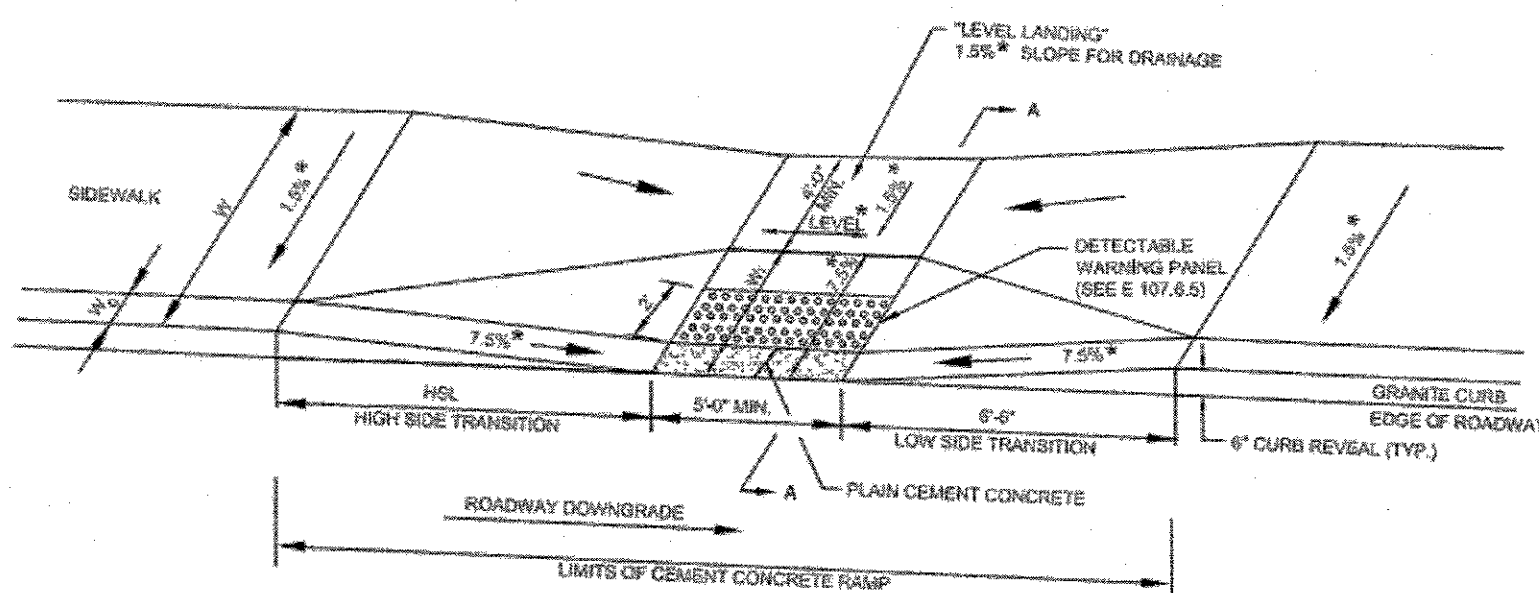
10" FILTER SOCK DETAIL
SCALE: NOT TO SCALE



NOTES:

1. THIS PROCEDURE IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE COURSE IS IN PLACE PRIOR TO BINDER AND TOP PLACEMENT.
2. CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BASE AND GRAVEL. REPLACE WITH CEMENT CONCRETE.
3. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION 107.05 OF THE STANDARD SPECIFICATIONS MAY BE USED; ALL TEST REQUIREMENTS ARE WAIVED. HOT MIX ASPHALT SHALL NOT BE USED AS A SUBSTITUTE.

VERTICAL CURBING DETAIL
SCALE: NOT TO SCALE

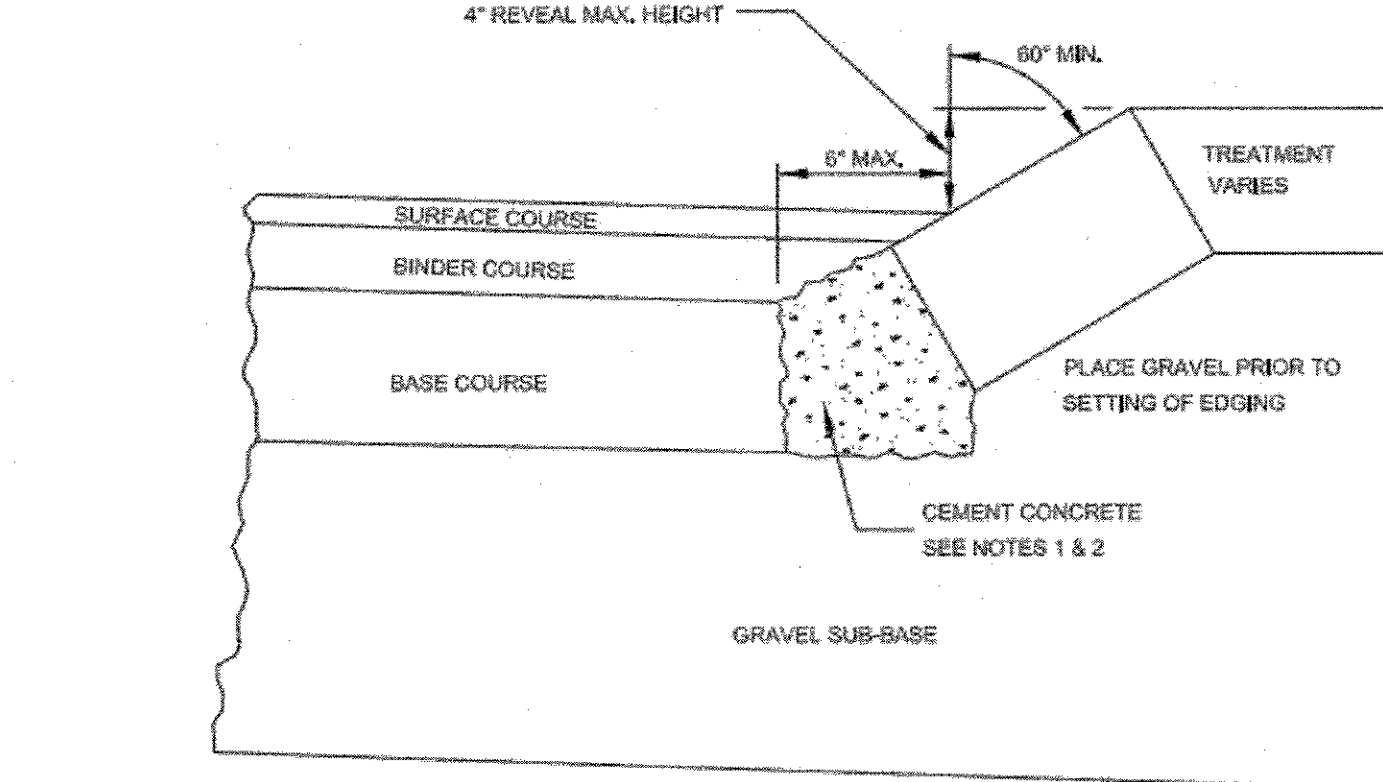


LEGEND

- HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)
- W = SIDEWALK WIDTH
- W₀ = CURB WIDTH
- W₀ = PERPENDICULAR RAMP LENGTH
- CC = CEMENT CONCRETE
- * = TOLERANCE FOR CONSTRUCTION ±0.5%
- USABLE SIDEWALK WIDTH PER AAS = W-W₀
- RAMP LENGTH, W₁ = W-4'-0" MIN

SECTION A-A

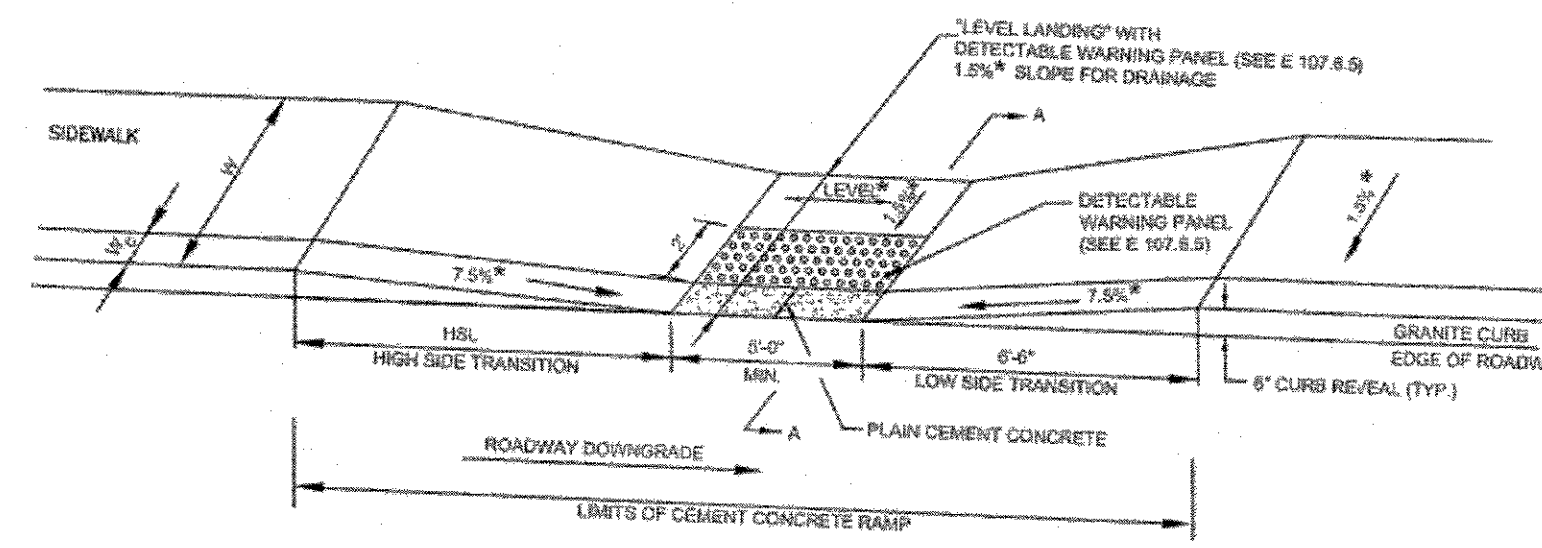
WHEELCHAIR RAMP DETAIL
SCALE: NOT TO SCALE



NOTES:

1. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE TO THE DEPARTMENT UNDER SECTION 107.05 OF THE STANDARD SPECIFICATIONS; ALL TEST REQUIREMENTS ARE WAIVED. HOT MIX ASPHALT SHALL NOT BE USED AS A SUBSTITUTE.
2. THE REVEAL IS TO BE A MAXIMUM OF 4" UNDER ALL CONDITIONS. THE ANGLE IS TO BE A MINIMUM OF 60° FROM VERTICAL UNDER ALL CONDITIONS.

SLOPED EDGING DETAIL
SCALE: NOT TO SCALE

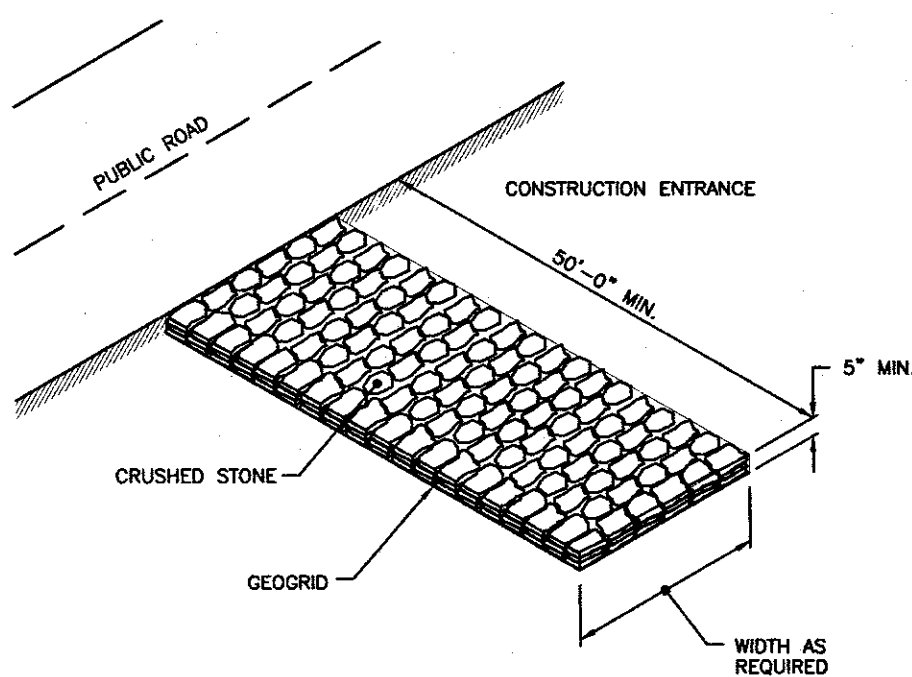


LEGEND

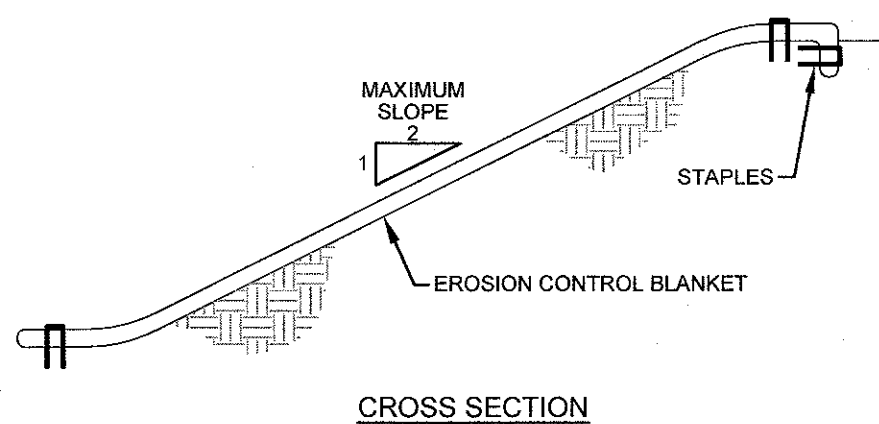
- HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)
- W = SIDEWALK WIDTH
- W₀ = CURB WIDTH
- CC = CEMENT CONCRETE
- * = TOLERANCE FOR CONSTRUCTION ±0.5%
- USABLE SIDEWALK WIDTH PER AAS = W-W₀
- USABLE SIDEWALK WIDTH PER AAS IS NOT TO BE LESS THAN 4'-0"
- SEE E 107.6.5 FOR DETAILS OF DETECTABLE WARNING PANEL

SECTION A-A

WHEELCHAIR RAMP DETAIL (SIDEWALK ≤ 5')
SCALE: NOT TO SCALE



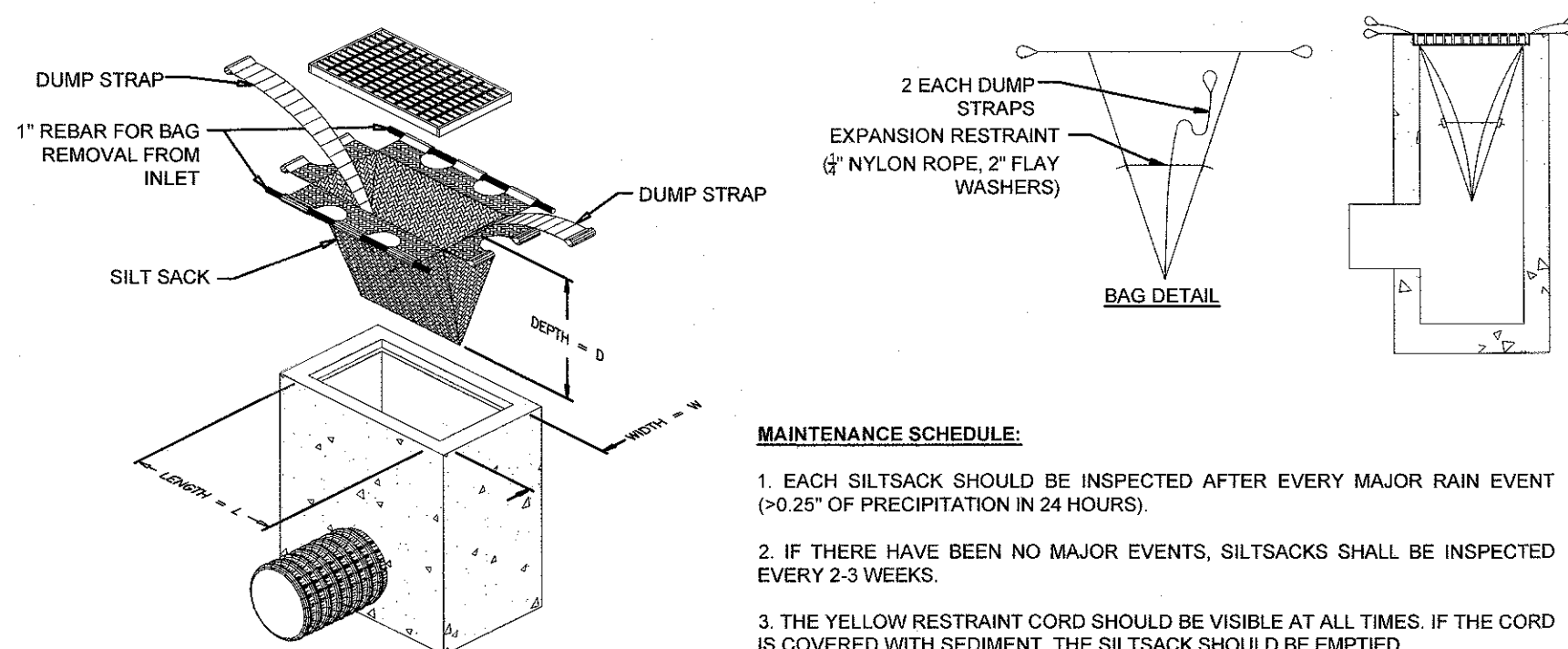
CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
SCALE: NOT TO SCALE

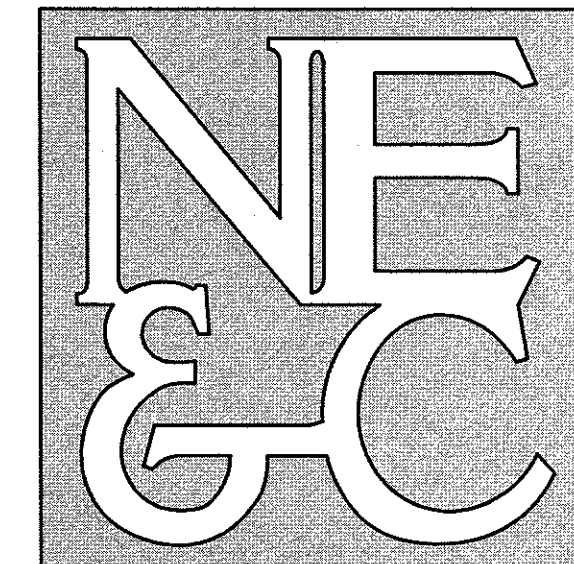


MAINTENANCE SCHEDULE:

1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

SILT SACK DETAIL
SCALE: NOT TO SCALE

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GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

| No. | Revision | Date | App. |
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| Designed By: JCC | Drawn by: JCC | Checked by: GES | |
| Scale: NTS | Date: AUGUST 21, 2023 | | |
| Project Title: | | | |
| A.P. 3, LOT 144 260 STATE ROAD WESTPORT, MASSACHUSETTS | | | |
| Client/Owner: | | | |
| SALTY BREEZE, INC. 174 STATE RD. WESTPORT, MA 02790 | | | |
| Issued for: | | | |
| PERMITTING | | | |
| Drawing Title: | | | |
| DETAILS 2 | | | |
| Drawing Number: | | | |
| D-2 | | | |
| Sheet 8 of 8 | | | |
| Project Number: | | | |
| 23008.0 | | | |
| Survey Index: | | | |
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LEGEND

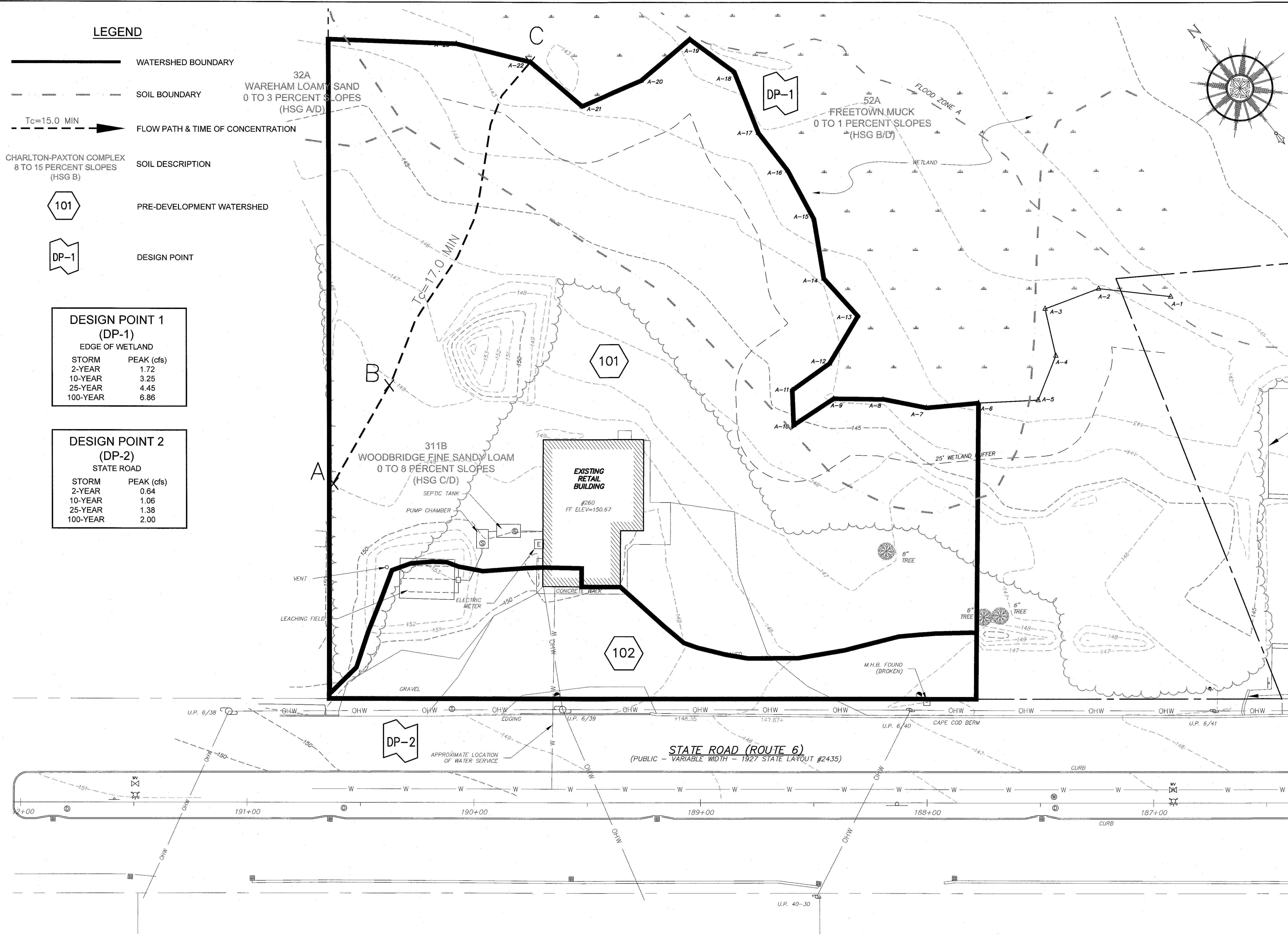
- WATERSHED BOUNDARY
- SOIL BOUNDARY
- Flow Path & Time of Concentration
Tc=15.0 MIN
- SOIL DESCRIPTION
- PRE-DEVELOPMENT WATERSHED
- DESIGN POINT

DESIGN POINT 1 (DP-1)

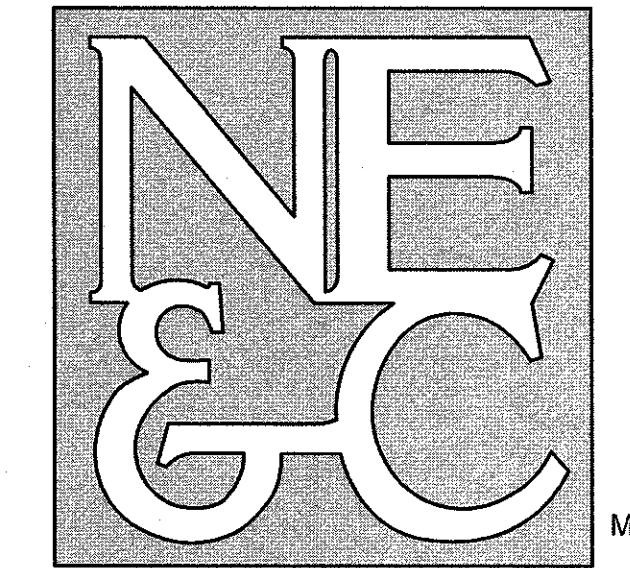
| STORM | PEAK (cfs) |
|----------|------------|
| 2-YEAR | 1.72 |
| 10-YEAR | 3.25 |
| 25-YEAR | 4.45 |
| 100-YEAR | 6.86 |

DESIGN POINT 2 (DP-2)

| STORM | PEAK (cfs) |
|----------|------------|
| 2-YEAR | 0.64 |
| 10-YEAR | 1.06 |
| 25-YEAR | 1.38 |
| 100-YEAR | 2.00 |

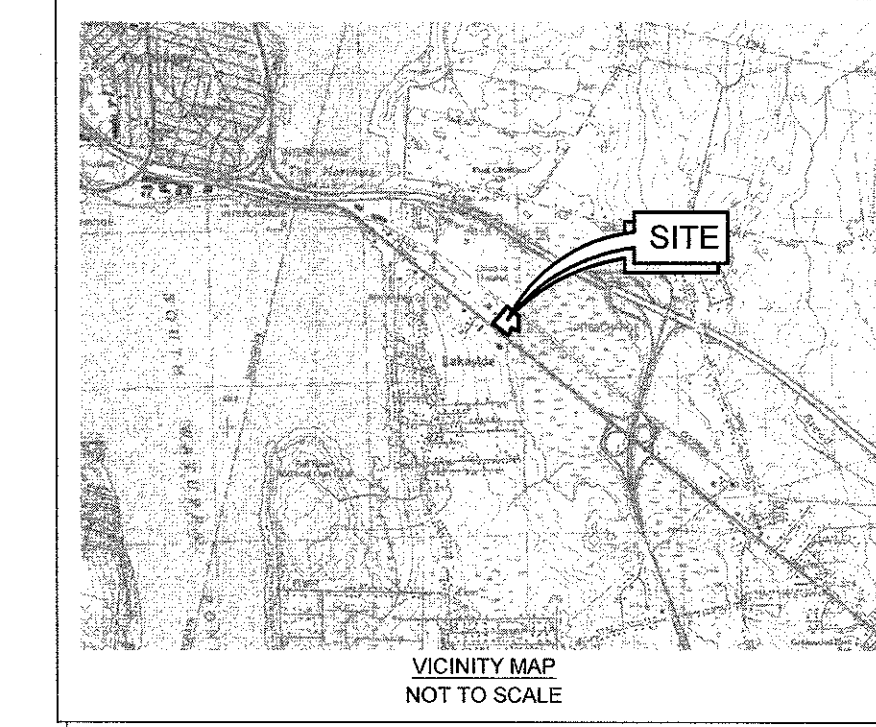


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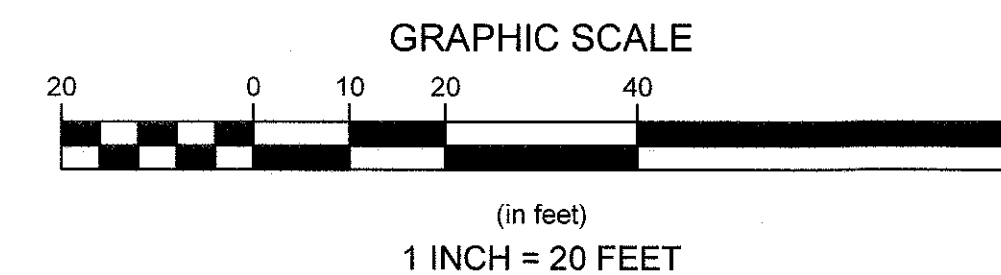
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| Project Title: | | | |
| A.P. 3, LOT 144 260 STATE ROAD WESTPORT, MASSACHUSETTS | | | |
| Client/Owner: | | | |
| SALTY BREEZE, INC. 174 STATE RD. WESTPORT, MA 02790 | | | |
| Issued for: | | | |
| PERMITTING | | | |
| Drawing Title: | | | |
| EXISTING WATERSHEDS | | | |
| Drawing Number: | | | |
| W-1 | | | |
| Sheet 1 of 1 | | | |
| Project Number: | | | |
| 23008.0 | | | |
| Survey Index: | | | |
| WSP- 3 - 144 | | | |
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ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)



LEGEND

- WATERSHED BOUNDARY
- SOIL BOUNDARY
- Flow Path & Time of Concentration

CHARLTON-PAXTON COMPLEX
8 TO 15 PERCENT SLOPES
(HSG B)

SOIL DESCRIPTION

201 POST-DEVELOPMENT WATERSHED

DP-1 DESIGN POINT

DESIGN POINT 1 (DP-1)

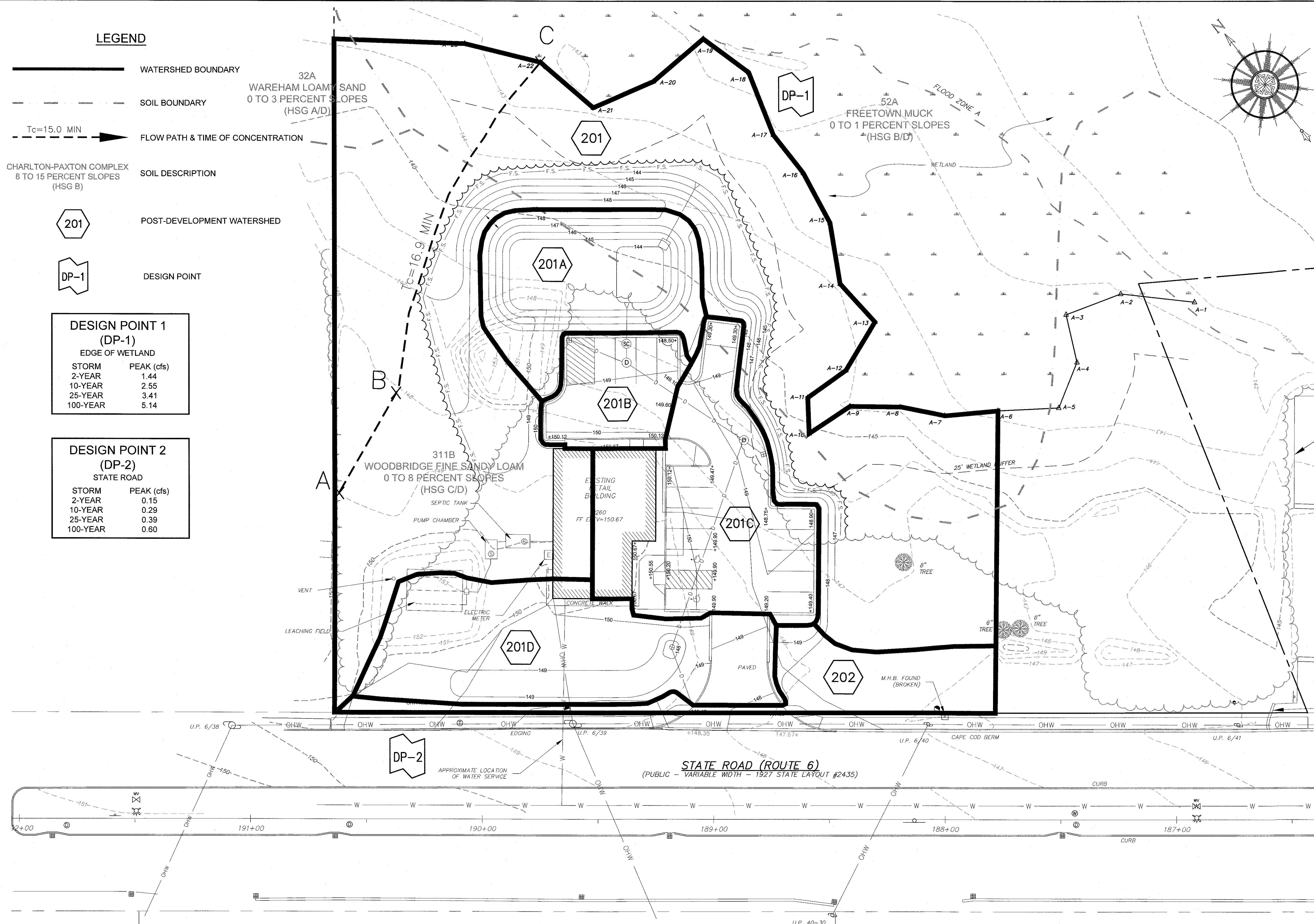
EDGE OF WETLAND

| STORM | PEAK (cfs) |
|----------|------------|
| 2-YEAR | 1.44 |
| 10-YEAR | 2.55 |
| 25-YEAR | 3.41 |
| 100-YEAR | 5.14 |

DESIGN POINT 2 (DP-2)

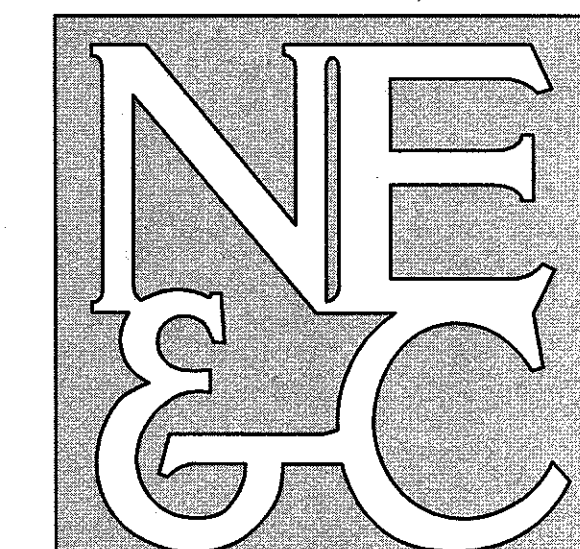
STATE ROAD

| STORM | PEAK (cfs) |
|----------|------------|
| 2-YEAR | 0.15 |
| 10-YEAR | 0.29 |
| 25-YEAR | 0.39 |
| 100-YEAR | 0.60 |



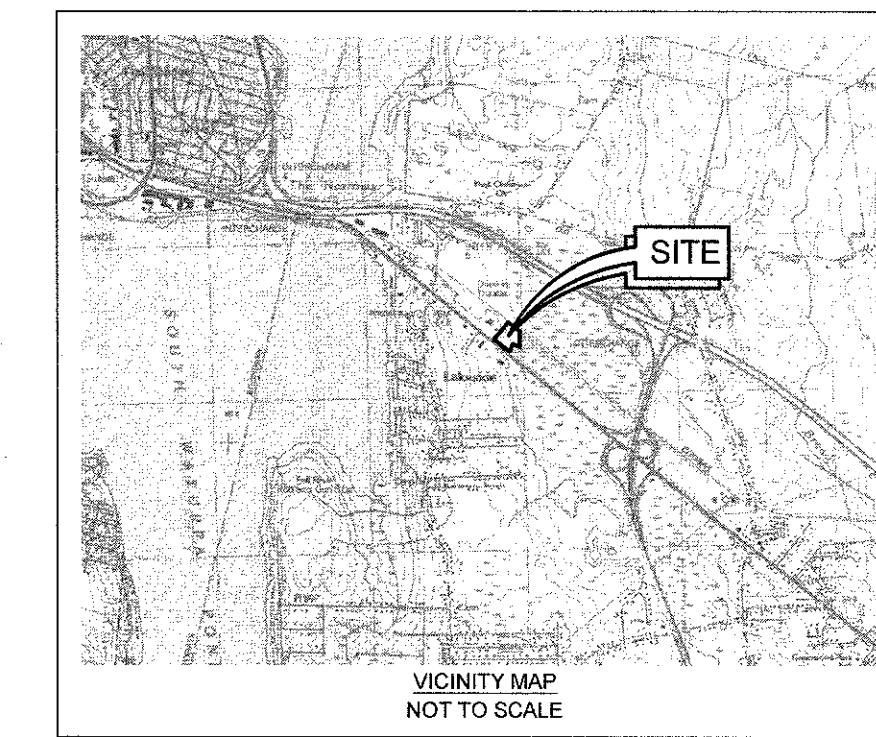
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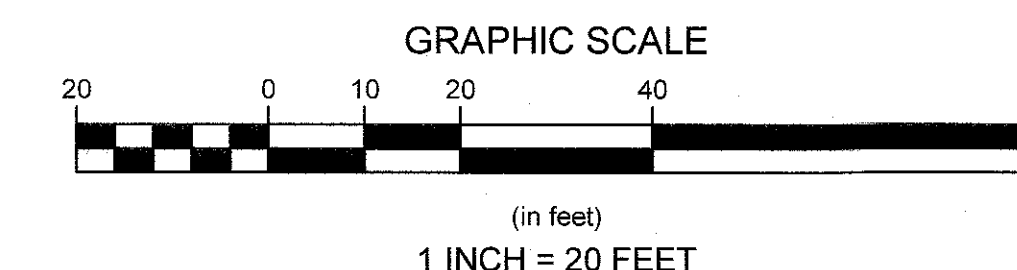
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- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING

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| Drawing Number: | | | |
| W-2 | | | |
| Sheet 1 of 1 | | | |
| Project Number: | | | |
| 23008.0 | | | |
| Survey Index: | | | |
| WSP- 3 - 144 | | | |
| OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER. | | | |



| | | |
|---|---|--|
|  | <p>TOWN OF WESTPORT 856 Main Road Westport, Massachusetts 02790</p> <p>PLANNING BOARD</p> <p>Pre-Application Consultation</p> | <p>Tel. (508) 636-1037 Fax (508) 636-1031</p> |
|---|---|--|

| | |
|-------------|--|
| Case #: | 23-032SPA-SP-RM |
| Applicant: | Salty Breeze Inc. c/o Brian Carney |
| Owner: | Eileen McCook Szymanski, Trustee of the John Szymanski Family Trust |
| Parcel ID#: | 3_144_0 |
| Address: | 260 State Road |
| Acreage: | 4.5 |
| Upland: | |
| Wetland: | |
| Zoning: | Business / Adult Entertainment Overlay District |
| Proposal: | The applicant is proposing to convert the vacant retail-use property into a marijuana dispensary. Site improvements include new parking area, sidewalk, dumpster pad, and stormwater management. |

SECTION 8.7. SITE PLAN REVIEW

8.7.1 PURPOSE

The purpose of Site Plan Review is to protect the health, safety, convenience, property values, and general welfare of the inhabitants of the Town of Westport by providing for review of plans for uses and structures which may have significant impacts on traffic; municipal and public services and utilities; environmental and design quality; and community character.

8.7.3 APPLICABILITY

For specific uses requiring Site Plan Approval, see the Table of Use Regulations. The following types of activities and uses require Site Plan Review by the Planning Board:

1. Construction with a gross floor area (GFA) of over 1,000 square feet of a municipal, institutional, commercial, or industrial building, or a multifamily building with three or more dwelling units;

- **There is no construction with a GFA or over 1,000 s.f., the existing building footprint is to remain intact.**

2. Exterior expansion by more than 1,000 square feet GFA of a municipal, institutional, commercial, or industrial building, or a multi-family building with three or more dwelling units;

- **There is no exterior expansions to the existing footprint on the site.**

3. *Change of use within a municipal, institutional, commercial, or industrial building, or a multi-family building with three or more dwelling units that requires either:*

- *More than 5 additional parking spaces; or*
- *Increased impervious surfaces other than building footprint (for example, additional loading areas, access driveways, paved parking spaces, sidewalks) totaling more than 1000 square feet;*
- **The property is located in the business district/ adult entertainment overlay district and is currently vacant, the use of a marijuana dispensary requires thirteen parking spaces, and 15 are proposed per Section 8.3.1 of the Zoning Bylaws – retail use minimum requirement of 1 parking space per 200 s.f. of floor space (2,600 s.f. of floor space = 13 parking spaces).**
- **The parking improvements will require paved surface through the use of barriers (i.e. concrete curbing and asphalt berm) as well as site grading just beyond the paved surface which will discourage a driver to leave the paved surface.**

4. *Construction or expansion of a parking lot proposing more than 5 new parking spaces for a municipal, institutional, commercial, or industrial building, or a multi-family building with three or more dwelling units. For the purposes of computing the total gross floor area and total external changes and increases in parking spaces of a site plan, the Planning Board shall aggregate all such applications for building/special permits and/or site plan approval made within the five (5) previous calendar years.*

- **Parking lot will be comprised of 15 parking spaces for a commercial business**

5. *Applicable activities as described in Section 8.2 (Low Impact Development) of this By-law.*

- **Low impact development is not necessary for this proposal.**

Where provisions for site plan review of specific uses and buildings exist elsewhere in the Westport Zoning By-Laws, the provisions of the pertinent section shall supersede the provisions of this section. Site Plan Review shall not be construed to supersede the exemptions granted by Section 3 of Mass. Gen. Laws Ch. 40A.

8.7.5 PERFORMANCE STANDARDS

All Site Plans presented for approval shall be prepared in compliance with applicable Westport Zoning Bylaws; the Rules and Regulations Governing the Subdivision of Land, to the extent applicable; and the explicit standards of the Rules and Regulations for Site Plan Review. In evaluating and rendering a decision on a Site Plan Review application the Planning Board shall consider whether the proposal will achieve the objectives listed below and may require conditions and safeguards deemed necessary to realize, within reason, these performance standards:

1. *Provide convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, properties, buildings, structures, and other improvements.*

- **Wall pack lighting is to be located at strategic locations on the building for safe vehicular and pedestrian movement during hours of low sunlight and darkness. Model details of lighting should be provided to the Planning Office.**
- **Sidewalks are also present along State Road that further allows safe pedestrian movement onto and off the site. Sidewalk should be connected from the business to the sidewalk network.**
- **A bus stop is located a few hundred feet down State Road from the site, which will also allow for the safe movement of people wishing to enter or exit the bus from that location.**

2. *Buffer and protect adjoining premises against detrimental or offensive uses.*

- **All activities will take place inside of the building. It is also noted that another marijuana dispensary is located directly on the abutting property of this site, therefore the businesses are similar in nature and would not be a detrimental/ offensive use.**

3. *Provide adequate and functional off-street loading and unloading of vehicles, goods, products, materials and equipment incidental to the normal operation of the establishment.*

- **Adequate and functional off-street parking has been proposed**
- **A dumpster pad will be placed on site for waste products and materials to be safely disposed of and unloaded offsite.**
- **All deliveries will be via the main entrance or rear access doors.**

4. *Provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations to the extent applicable, and all applicable local, state and federal codes, statutes, By-Laws, policies, standards and regulations.*

- **Fire control for the building via fire hydrants on State Rd. (approximately 200' to the west and 260' to the east). Access to the building shall be via a new access drive and aisle to east and north of the building as well as State Road. **The applicant still needs to provide the Fire Department and Building Department with a code synopsis before the Fire Dept. will sign off on the project design.****
- **Utilities will be above ground**
- **Stormwater drainage calcs are included in the submission to address runoff associated with the site and impervious surface areas.**

5. *Minimize negative impacts to the environment by limiting or eliminating: volumes of cut and fill; removal of trees 6" caliper or larger and other vegetation; removal of stone walls; impact on wetland resources, wildlife habitat and other areas of environmental sensitivity; flooding and other impacts of stormwater flow both on- and off-site; soil erosion; and air, water, noise and light pollution.*

- **No removal of stone walls is proposed as there are no stone walls located on site.**
- **Stormwater flow and drainage calcs have been provided to account for flooding, and other impacts of stormwater and soil erosion. **A temporary erosion control plan for construction should be provided, especially in the areas closest to the BVW.****
- **The site is located on State Road and all business will be conducted within the building, therefore noise and light pollution will not be factors for this proposal.**
- **The Conservation Commission noted that the proposed design is closer than the 25' to the BVW than is recommended and stated that the site has a history 21E site clean-up as the former "Beanos Garage".**

6. *Prevent contamination of groundwater and surface water from onsite wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances by utilizing Best Management Practices in accordance with all statutes, ByLaws, regulations and policies governing these activities;*

- All water and sewer discharge rates have been calculated and provided. **The applicant still needs to meet with the Board of Health to discuss and file for all necessary upgrades to systems.**
- No handling of hazardous substances is proposed by the applicant.
- Applicant should confirm with the Conservation Commission if any further analysis or measures should be taken due to the site being a prior 21E Cleanup from a previous business.

7. Promote compatibility among uses by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or from premises residentially used or zoned;

- This site is located within the business district / adult entertainment overlay district and there are no proposed areas for outside storage or service.
- All work and storage will be contained within the building
- The majority of parking (excluding parking to the rear) is currently visible from the public way (State Road) and will remain visible.

8. Divide large expanses of parking with landscaping and shade trees and minimize lighting intrusion and the glare from headlights.

- This site is located along State Road (Rte. 6) which is located in the business district and has an extensive amount of automobiles traveling along the corridor already.
- The proposed parking is to the side and rear of the building which will help minimize light intrusion and the glare from headlights facing the State Road.
- The applicant has provided a landscaping plan depicting shrubs and greenery along the front of the building and parking lot to provide screening from the roadway. **The trees on the existing landscaping plan are 2.5" caliper, the trees should be 3" caliper.**
- **The landscaped buffer of the parking lot should be 20' deep, the current plan depicts a 10' depth.**
- **The landscaping plan should include tree plantings along the roadway.**

9. Screen service facilities located near the perimeter of the site, including but not limited to: garbage collection, recycling containers, refrigeration units, and utility areas.

- The location of the dumpster pad/ enclosure on the plan is located to the rear of the site and adequately away from the entrance of the building and view from the roadway. **Enclosure materials for the dumpster area should be provided to the Planning Office and listed on the plan.**

10. Relate buildings and structures to the natural and built environment by attention to appropriate scale, massing, height and other factors necessary to achieve harmony with the surrounding natural environment, neighborhood, and Town as a whole.

- The site is located within the Business District/ Adult Entertainment Overlay District and the building will be one story in height. The front setback is 49.5' with a rear setback of 371.6', a right setback of 220.5' and a left setback of 94.0'. The abutting property hosts a 2-story marijuana dispensary and growing facility with a similar front setback.
- Other surrounding properties along State Road are 1-2 stories in height with similar setbacks. The buildings are also metal in nature, with large areas of parking and signage

along the highway. Therefore, the proposal is within an acceptable scale in order to achieve harmony with the surrounding natural environment, neighborhood and Town as a whole.

11. Minimize obstruction of scenic views from publicly accessible locations.

- **This property is located along State Rd. (Rte. 6), and therefore there are no scenic views that currently exist.**

12. Ensure compliance with the provisions of the Board of Health Regulations for Stormwater Quality and Quantity Control Regulations and this Zoning Ordinance including but limited to, Low Impact Development Regulations, stormwater management, parking, loading and signage.

- **Stormwater quality/ control/ management has been addressed in the stormwater drainage calcs. And mitigated with the proposed detention basin.**
- **The project meets the parking requirements in the Zoning Bylaws Section 8.3**
- **The proposed signage will be a building façade mounted sign, which is in harmony with the surrounding properties along State Road and is in character with the business district.**

Staff Recommendation: Staff recommends that the project be continued to a date and time certain in order receive the consultant review from S.W. Cole and address outstanding items as mentioned in this report and any items mentioned in S.W. Cole's review. The applicant will need to revise plans and provide further information.



Amy L. Messier, Assistant Town Planner



Brook

Main Hwy

Kerby Brook

Charlotte White Rd Ext

Kerby Dr

Sandpiper Dr

Fallon Dr

Drift Rd

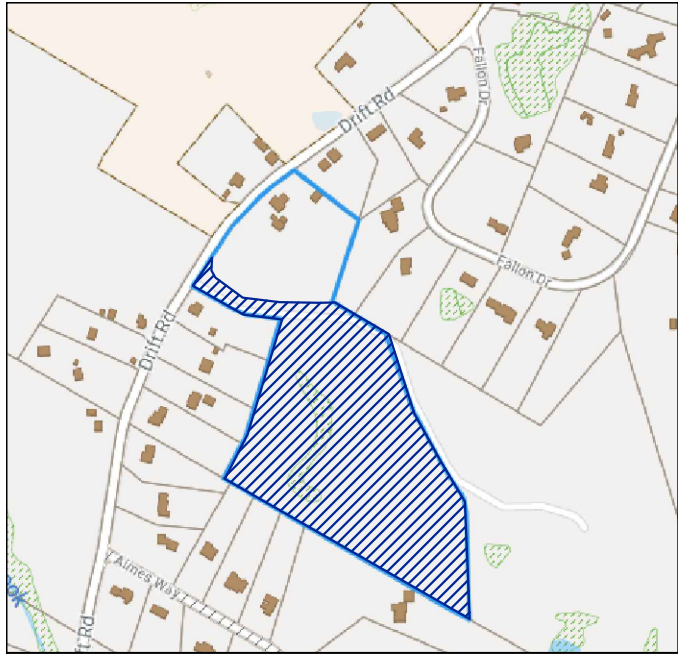
Drift Rd

Aimes Way

Henry Arrudas Ln

Widows Point

Town of Westport Land



**LOCUS
(NOT TO SCALE)**

LEGEND

- STONE WALL
- EXISTING CONTOUR
- UTILITY POLE
- PROPOSED BOUND
- TEST PIT LOCATION
- EDGE OF EXIST. GRAVEL ROAD
- EDGE OF PROP. IMPROVED GRAVEL WIDENING

CONTRACTOR NOTES:

- CONTRACTOR SHALL NOTIFY DIGSAFE AT EAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ABUTTING AREA AND UTILITIES DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

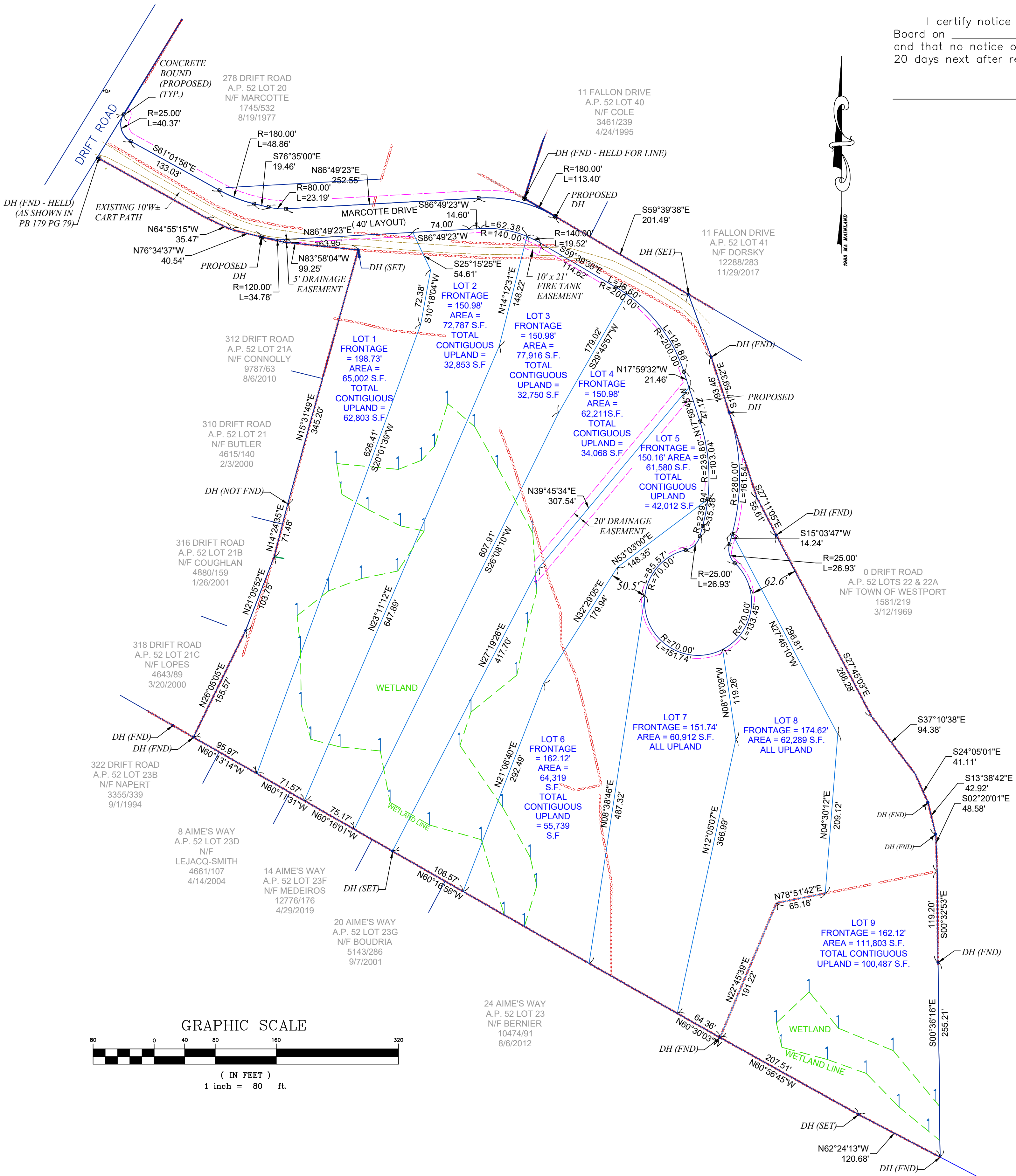
NOTES:

- UNLESS OTHERWISE NOTED, ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF WESTPORT HIGHWAY DEPARTMENT AND PLANNING BOARD CONSTRUCTION DETAILS.
- ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- ALL LOTS TO BE SERVICED BY PRIVATE WELLS AND ON-SITE SEPTIC SYSTEMS.
- AN AS-BUILT SET OF PLANS SHALL BE PROVIDED TO THE WESTPORT HIGHWAY DEPARTMENT AND PLANNING BOARD. THE PLAN SHALL SHOW ALL AS-BUILT ROAD WORK, UTILITIES, AND BOUNDS. A LETTER FROM A REGISTERED LAND SURVEYOR SHALL ACCOMPANY THE PLAN STATING THE BOUNDS HAVE BEEN SET ACCURATELY AND IN CONFORMANCE WITH THE PLANS.
- DEED REFERENCE: BRISTOL COUNTY SOUTH DEED BOOK 14581 PAGE 284

ENDORSEMENT BY THE PLANNING BOARD DOES NOT CONSTITUTE CONFORMANCE TO WESTPORT ZONING BYLAWS NOR ASSURE THAT ANY LOT CREATED HEREIN IS BUILDABLE.

SUBJECT TO A RESTRICTIVE COVENANT (FORM F-RRL) DATED _____, TO BE RECORDED HERewith IN THE BRISTOL COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT BOOK _____ PAGE _____.

SUBJECT TO A RESTRICTIVE COVENANT (FORM F) DATED _____, TO BE RECORDED HERewith IN THE BRISTOL COUNTY REGISTRY OF DEEDS SOUTHERN DISTRICT BOOK _____ PAGE _____.



I CERTIFY THAT THIS SURVEY AND PLAN CONFORM TO ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE MASSACHUSETTS REGISTERS AND ASSISTANT REGISTERS OF DEEDS ASSOCIATION DEED INDEXING STANDARDS DATED JANUARY 1, 2008.

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

I certify notice of approval of this plan by the Planning Board on _____ was received by me on _____ and that no notice of appeal was received by me during the 20 days next after receipt of said notice.

Town Clerk
Westport, Massachusetts

PLAN REFERENCES:
PLAN BOOK 151 PAGE 79
PLAN BOOK 124 PAGE 61
PLAN BOOK 86 PAGE 114
PLAN BOOK 95 PAGE 12
PLAN BOOK 140 PAGE 10
STATE HIGHWAY LAYOUT #5098

REQUESTED WAIVERS:

- SECTION III-B.3.n. :WAIVER OF ELEVATIONS REFERRING TO MEAN SEA LEVEL IN LIEU OF NAVD 1988 DATUM.
- SECTION IV.A.1.i - WAIVER FROM 25 FOOT RADIUS AT STREET LINE INTERSECTION WITH DRIFT ROAD.
- SECTION IV.A.3 - WAIVER FROM LEVELING AREA. REDUCE -1% SLOPE AT 25 FEET TO POINT OF VERTICAL CURVATURE TO -1% SLOPE AT 10.71 FEET TO POINT OF VERTICAL CURVATURE.
- SECTION V-B.6. :WAIVER OF PROVISION 6" X 6" CONCRETE BOUNDS 4" ABOVE GRADE IN LIEU OF 5" X 5" CONCRETE BOUNDS WITH A MINIMUM LENGTH OF 3' SET TO GRADE.
- SECTION V-G.2. :WAIVER OF PROVISION REGARDING LOCATION OF SUBSURFACE WATER STORAGE TANKS. SEE PLAN FOR PROPOSED LOCATION.
- WAIVER OF TYPICAL CROSS SECTION. NO BERMS OR SIDEWALKS ARE PROPOSED.

CONDITIONS OF APPROVAL:

- THE APPLICANT SHALL CREATE AND PROPERLY FUND A HOMEOWNERS ASSOCIATION. PURCHASERS OF LOT 1 OR LOT 2 SHALL BE REQUIRED TO BELONG TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND PLOWING OF THE PROPOSED IMPROVED GRAVEL ROAD. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN PERMANENT OWNERSHIP AND BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF ALL DRAINAGE SYSTEM COMPONENTS LOCATED WITHIN THE LAYOUT OF THE PROPOSED IMPROVED GRAVEL ROAD. THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE PLANNING BOARD AT THE EXPENSE OF THE APPLICANT.
- THE APPLICANT SHALL BE RESPONSIBLE FOR ALL ROAD AND DRAINAGE SYSTEM MAINTENANCE UNTIL A HOMEOWNERS ASSOCIATION IS FUNDED, APPROVED, AND PROPERLY FUNCTIONING.
- CONSTRUCTION WORK ON THE ROAD AND ASSOCIATED DRAINAGE AND UTILITIES SHALL ONLY BE PERFORMED BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH SATURDAY.
- ALL ROOF RUNOFF SHALL BE MANAGED BY UNDERGROUND INFILTRATORS.

APPROVED UNDER SUBDIVISION CONTROL LAW

CHM: DEF. PLAN FILED: _____
PUBLIC HEARING _____
DEF. PLAN APPROVED: _____
DEF. PLAN ENDORSED: _____
WESTPORT PLANNING BOARD

PLAN OF LAND

AT: **ASSESSORS' PLAT 52 LOT 20A**

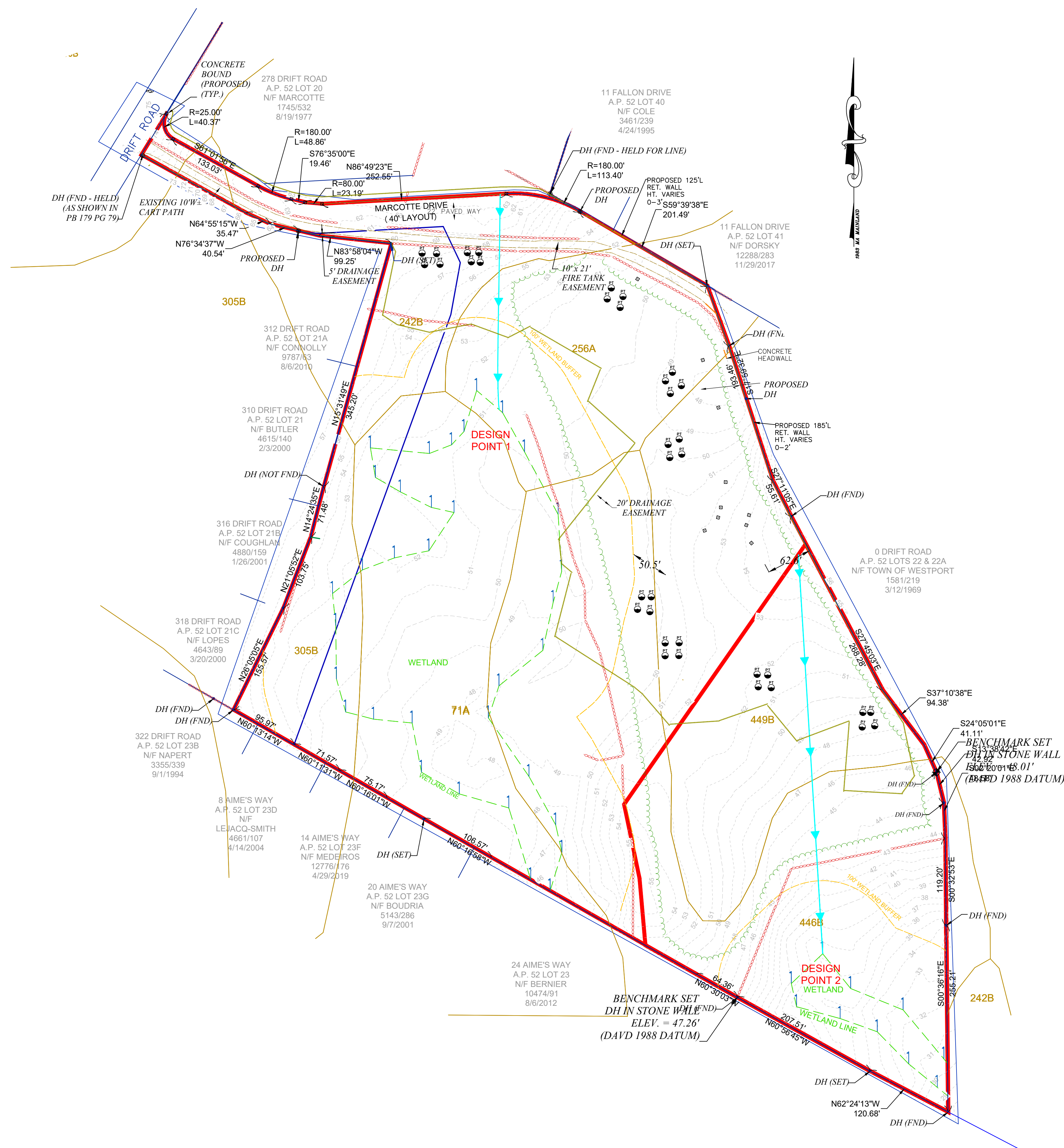
WESTPORT, MA

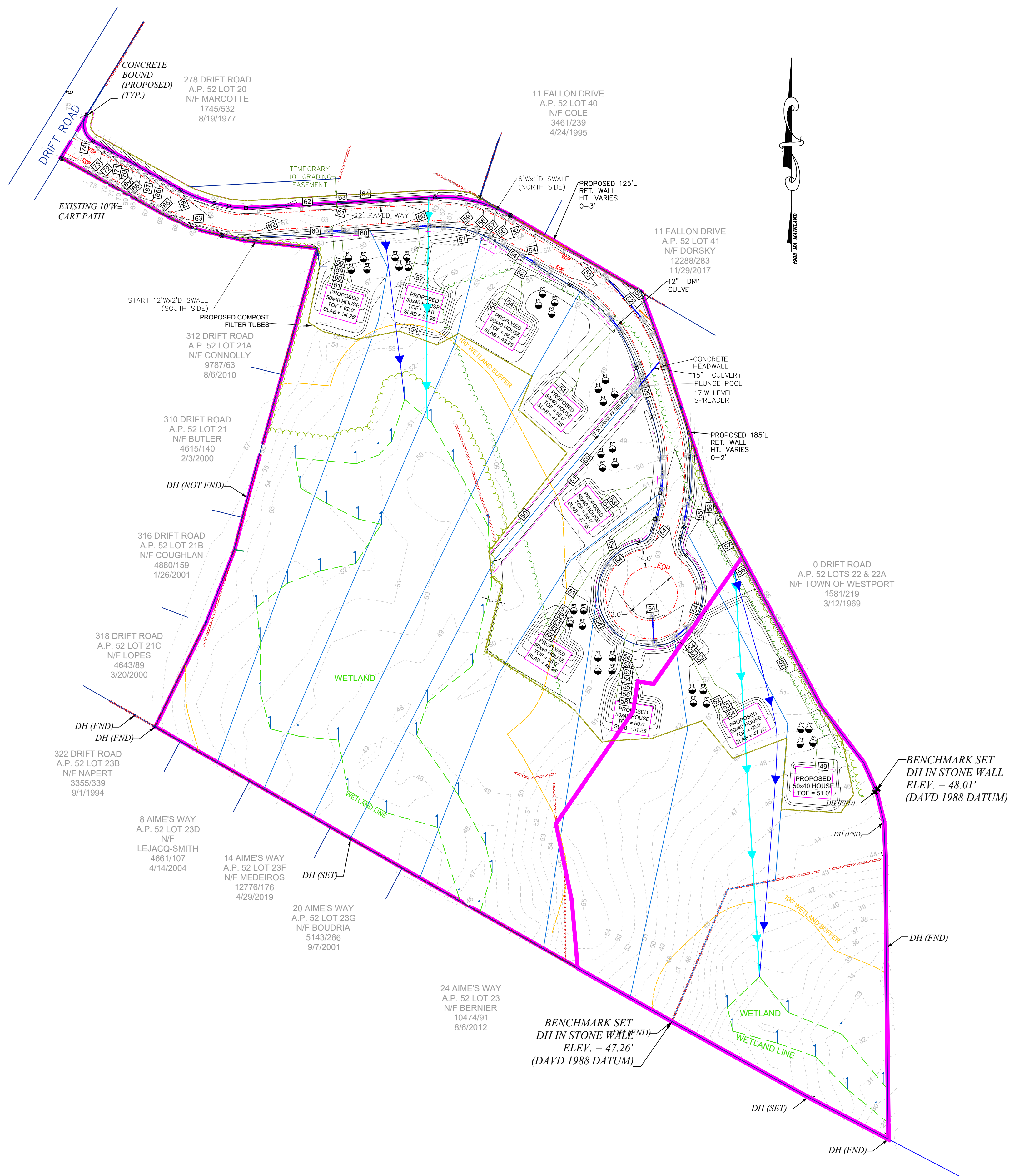
FOR: **KEVIN DAPONTE & GREGORY NICHOLAS**

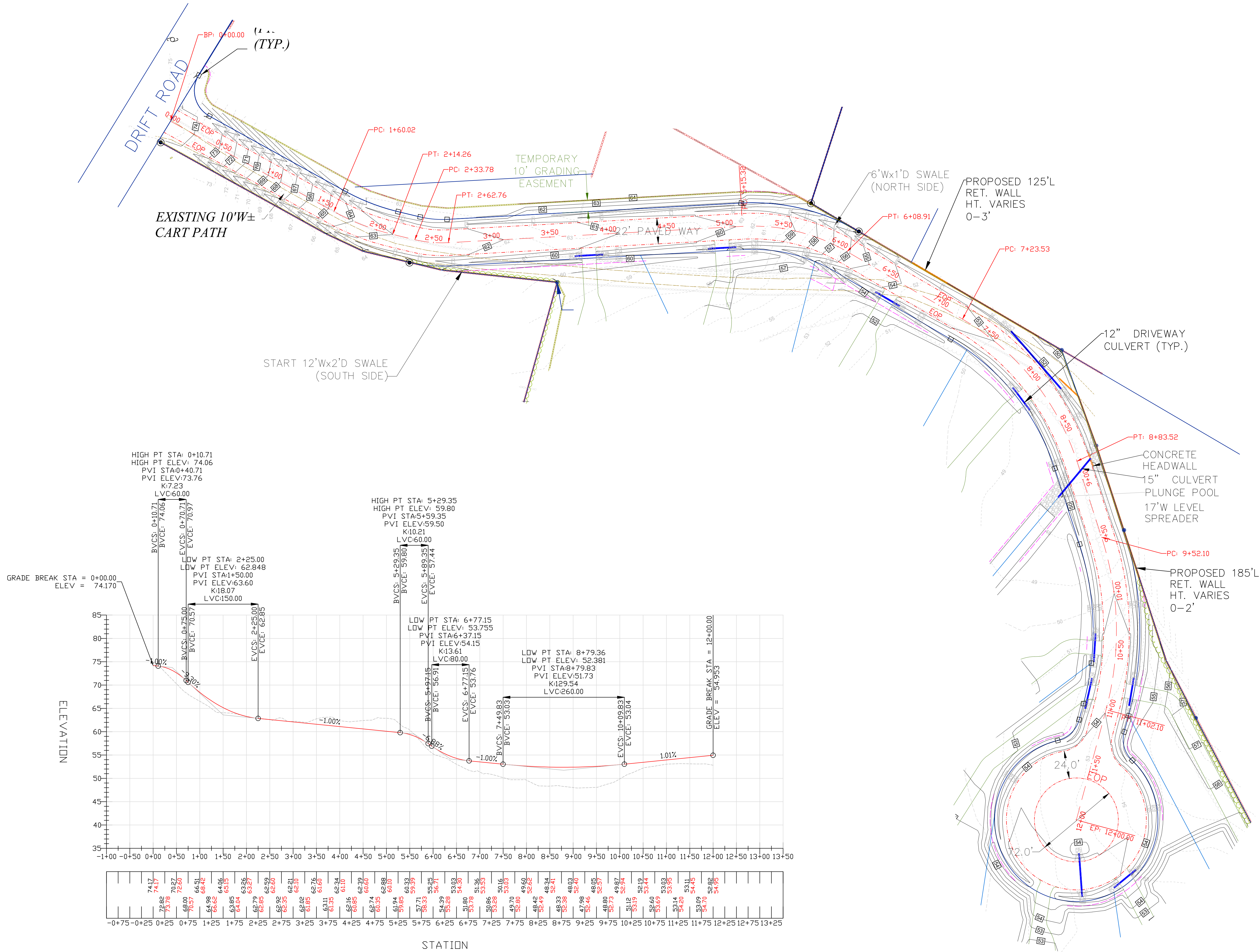
SOUTHCOAST ENGINEERING

182 DRIFT ROAD WESTPORT, MA

| | | |
|-----------------|-------------------|---------------|
| SCALE: AS NOTED | (508) 636-8815 | DATE: 8/14/23 |
| DESIGN: MP | DRAWN BY: MP | REV. |
| REV. | FIELD: GN, WW, TC | |





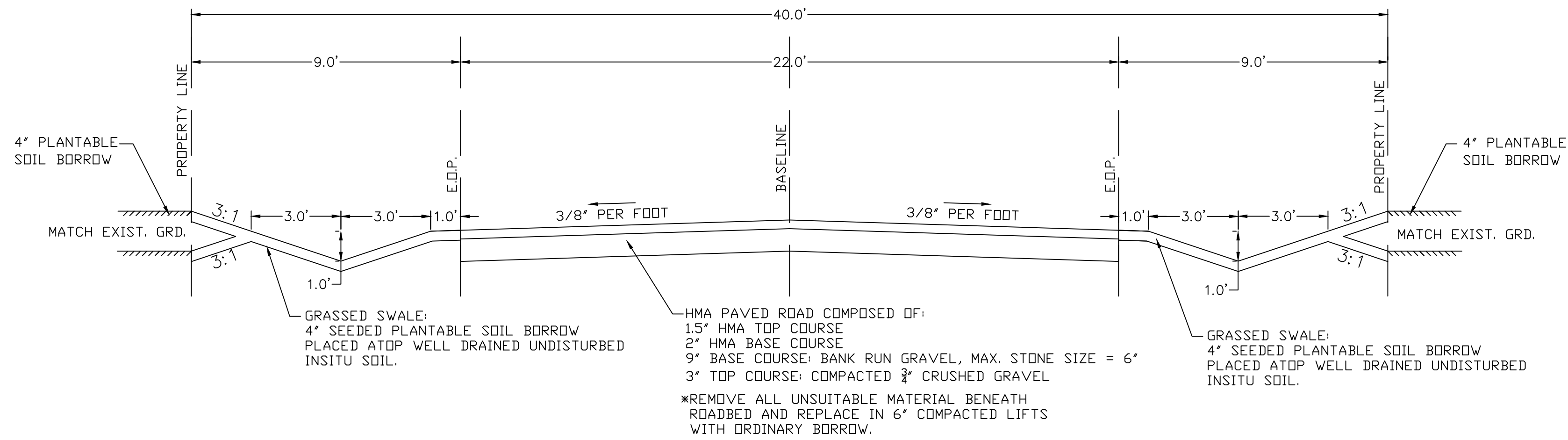


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|-----------------------------|--|-------------------|
| PLAN OF LAND | | |
| AT: | ASSESSORS' PLAT 52 LOT 20A | |
| | WESTPORT, MA | |
| FOR: | KEVIN DAPONTE, GREG NICHOLAS AND SHANE SOUSA | |
| SOUTHCOST ENGINEERING | | |
| 182 DRIFT ROAD WESTPORT, MA | | |
| SCALE: | AS NOTED | (508) 636-8815 |
| | | DATE: 8/14/23 |
| DESIGN: | MP | DRAWN BY: MP |
| | | REV. |
| SHEET 2 OF 6 | | FIELD: GN, WW, TC |



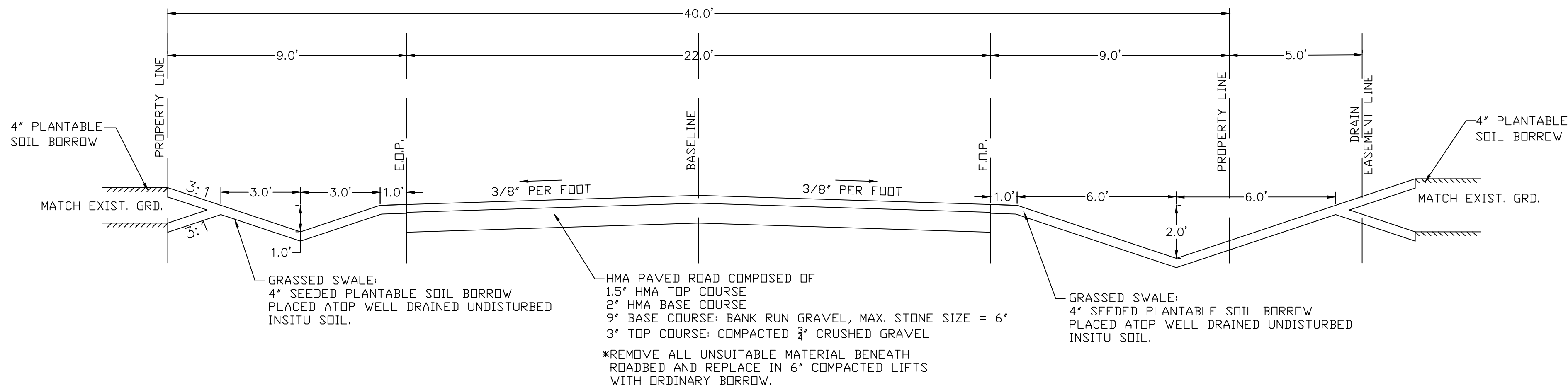
| CULVERTS | | | | |
|-------------|----------|--------|-----------|------------|
| LOCATION | DIAMETER | LENGTH | INVERT IN | INVERT OUT |
| LOT 1 DRIVE | 12" | 24' | 59.04 | 58.80 |
| LOT 2 DRIVE | 12" | 24' | 57.86 | 57.53 |
| LOT 3 DRIVE | 12" | 24' | 52.08 | 51.7 |
| LOT 4 DRIVE | 12" | 24' | 50.25 | 50.00 |
| LOT 5 DRIVE | 12" | 24' | 50.72 | 50.96 |
| LOT 6 DRIVE | 12" | 24' | 51.15 | 50.52 |
| LOT 8 DRIVE | 12" | 24' | 53.21 | 52.9 |
| LOT 9 DRIVE | 12" | 24' | 51.35 | 51.00 |
| CULDESAC | 12" | 36' | 53.69 | 53.33 |
| 8+00± LT | 12" | 65' | 51.65 | 51.00 |
| 8+90± LT/RT | 15" | 40' | 50.00 | 49.60 |

| | | | |
|--|----------------|-------------------|--|
| <i>PLAN OF LAND</i> | | | |
| AT: <i>ASSESSORS' PLAT 52 LOT 20A</i> | | | |
| <i>WESTPORT, MA</i> | | | |
| FOR: <i>KEVIN DAPONTE, GREG NICHOLAS AND SHANE SOUSA</i> | | | |
| SOUTHCOST ENGINEERING | | | |
| 182 DRIFT ROAD WESTPORT, MA | | | |
| SCALE: AS NOTED | (508) 636-8815 | DATE: 8/14/23 | |
| DESIGN: MP | DRAWN BY: MP | REV. | |
| SHEET 3 OF 6 | | FIELD: GN, WW, TC | |



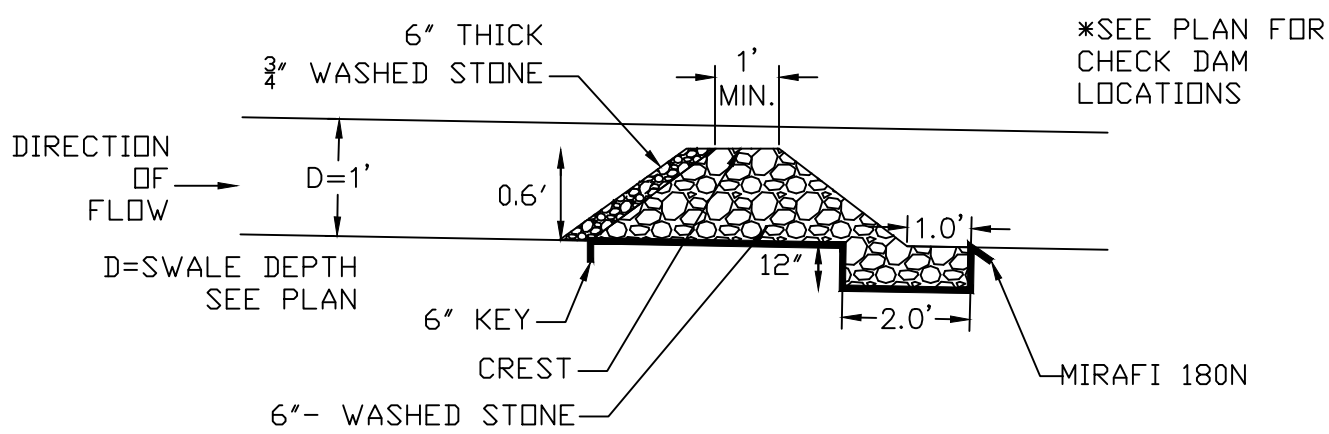
ROADWAY CROSS SECTION

STA. 0+00 TO STA. 2+67
DOWNSTATION VIEW
NOT TO SCALE



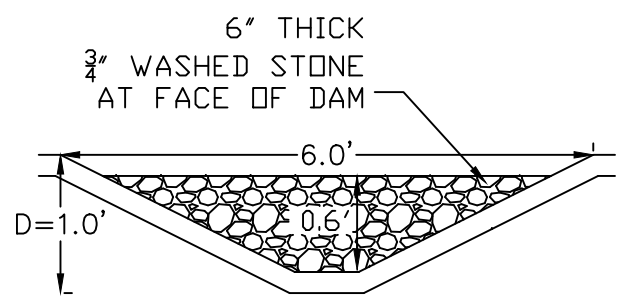
ROADWAY CROSS SECTION

STA. 2+67 TO STA. 12+00
DOWNSTATION VIEW
NOT TO SCALE



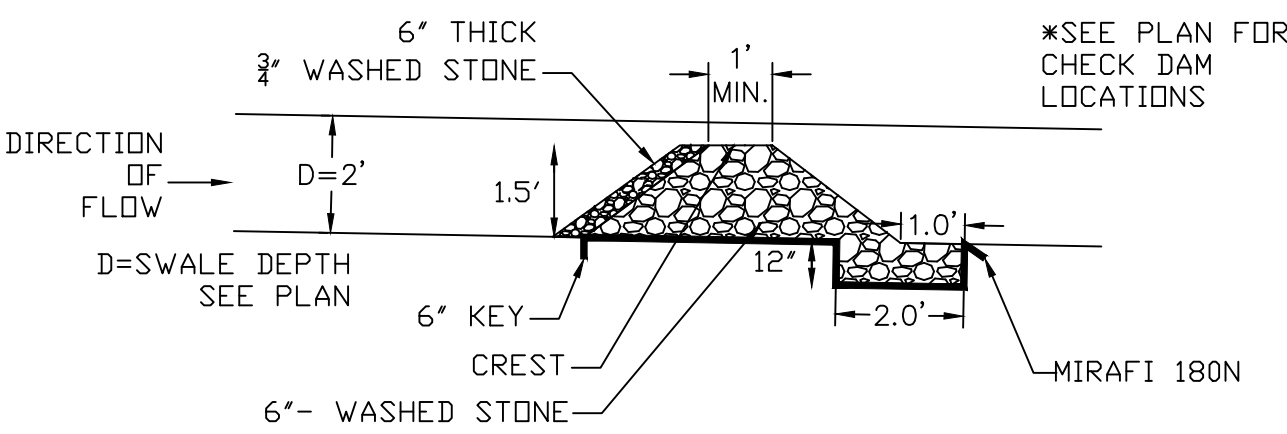
6' WIDE SWALE PROFILE

NOT TO SCALE



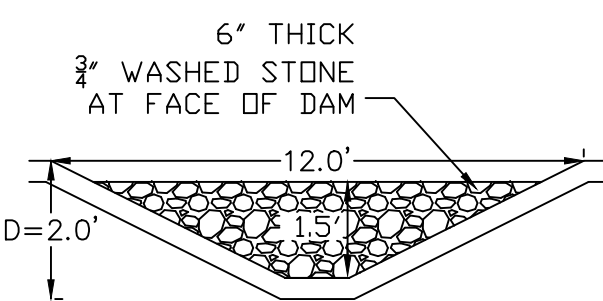
5' WIDE CHECK DAM
CROSS SECTION

NOT TO SCALE



12' WIDE SWALE PROFILE

NOT TO SCALE



12' WIDE CHECK DAM
CROSS SECTION

NOT TO SCALE

PLAN OF LAND

AT: ASSESSORS' PLAT 52 LOT 20A

WESTPORT, MA

FOR: KEVIN DAPONTE, GREG NICHOLAS AND SHANE SOUSA

SOUTHCOAST ENGINEERING

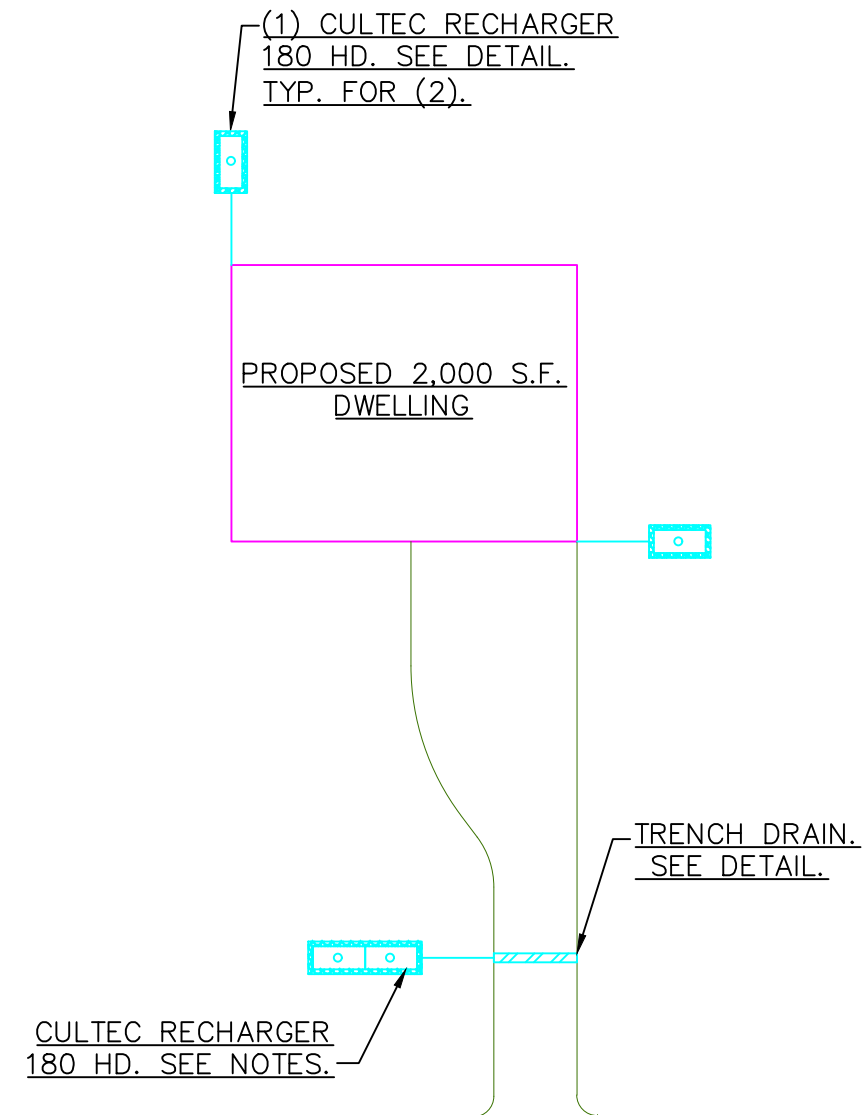
182 DRIFT ROAD WESTPORT, MA

SCALE: AS NOTED (508) 636-8815 DATE: 8/14/23

DESIGN: MP DRAWN BY: MP REV.

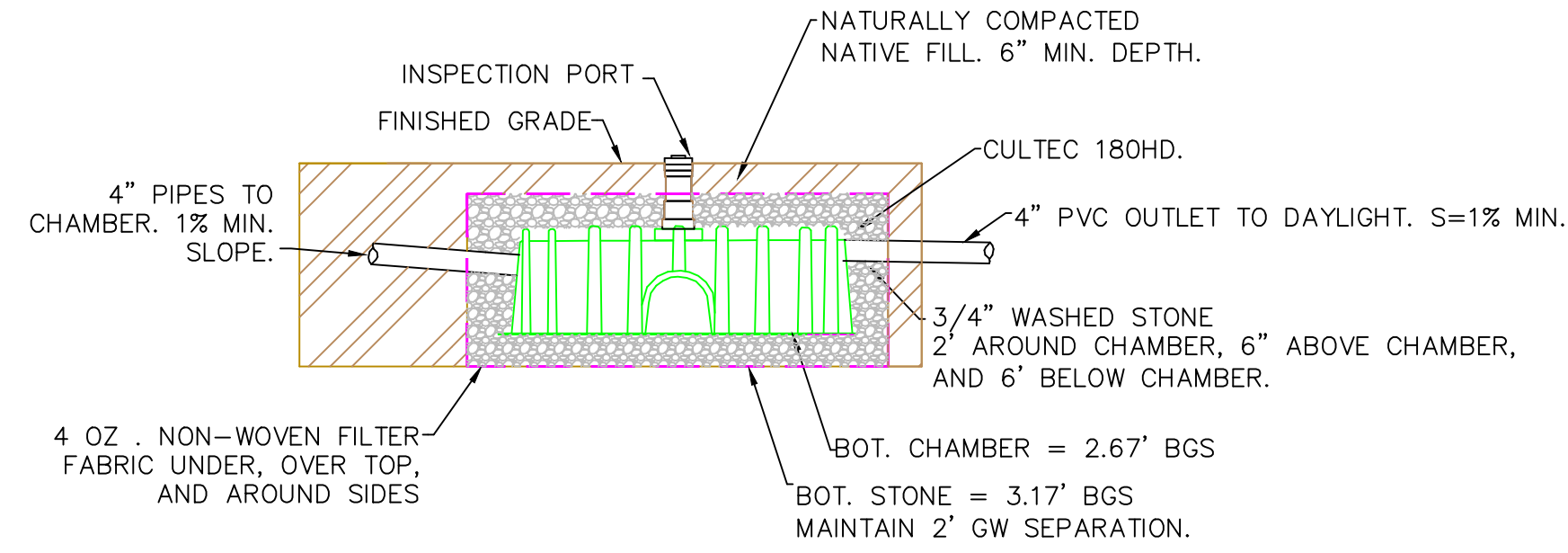
SHEET 4 OF 6

FIELD: GN, WW, TC

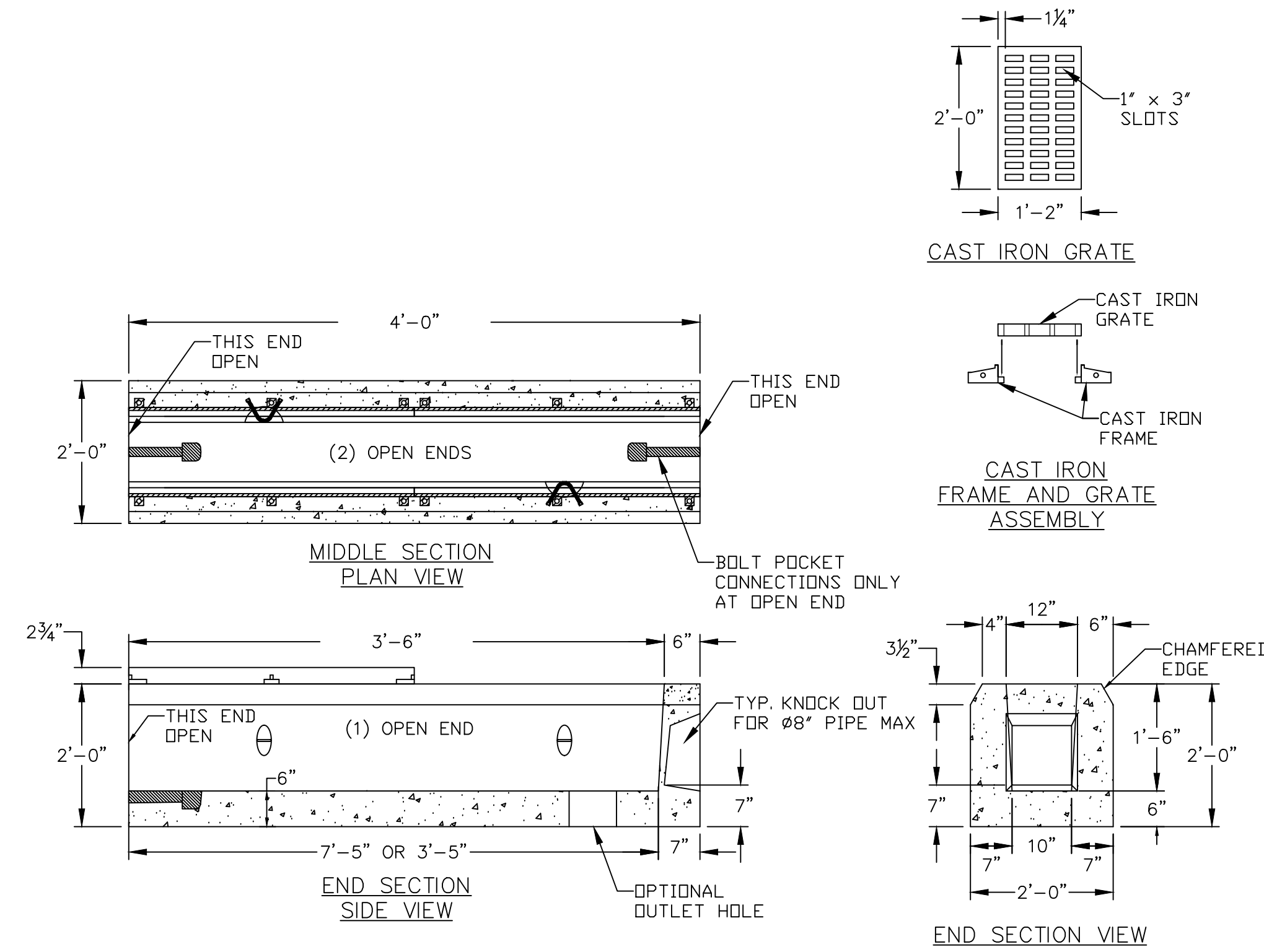


- NOTES:
1. LOTS 1-8 INSTALL 2 CULTEC UNITS PER DWELLING AND 2 CULTEC UNITS PER DRIVEWAY.
 2. LOT 9 INSTALL 2 CULTEC UNITS AT THE DWELLING AND 4 CULTEC UNITS AT THE DRIVEWAY.

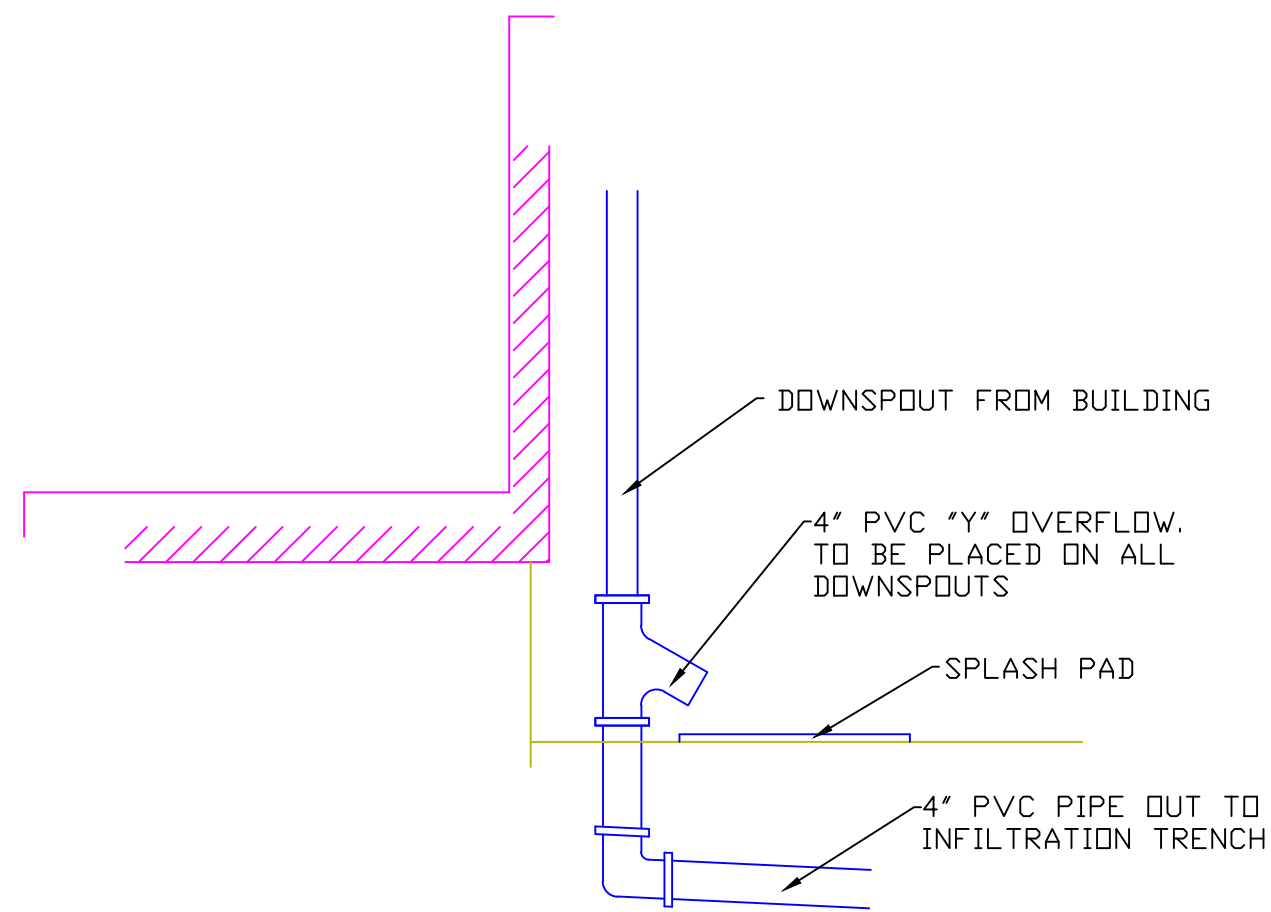
INFILTRATION CHAMBER PLAN
N.T.S.



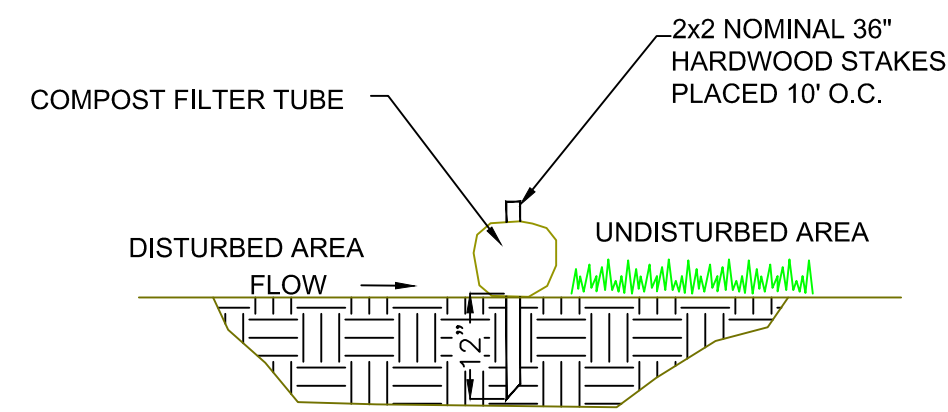
CULTEC INFILTRATION CHAMBER
VOL. = 61 CF/UNIT
PROFILE
N.T.S.



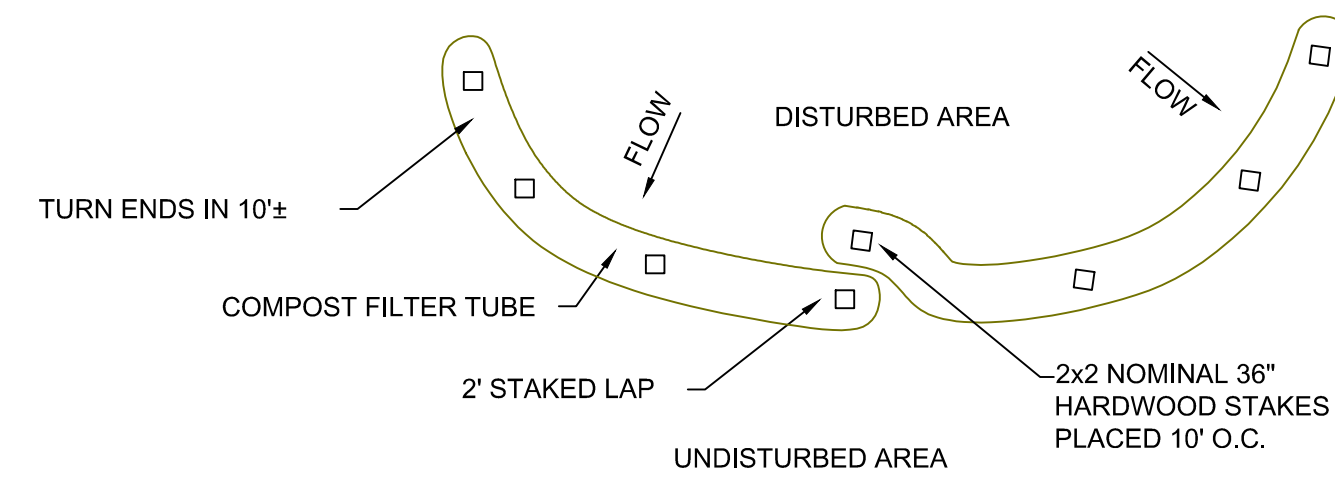
TRENCH DRAIN
NTS



ROOF DOWNSPOUT
NTS

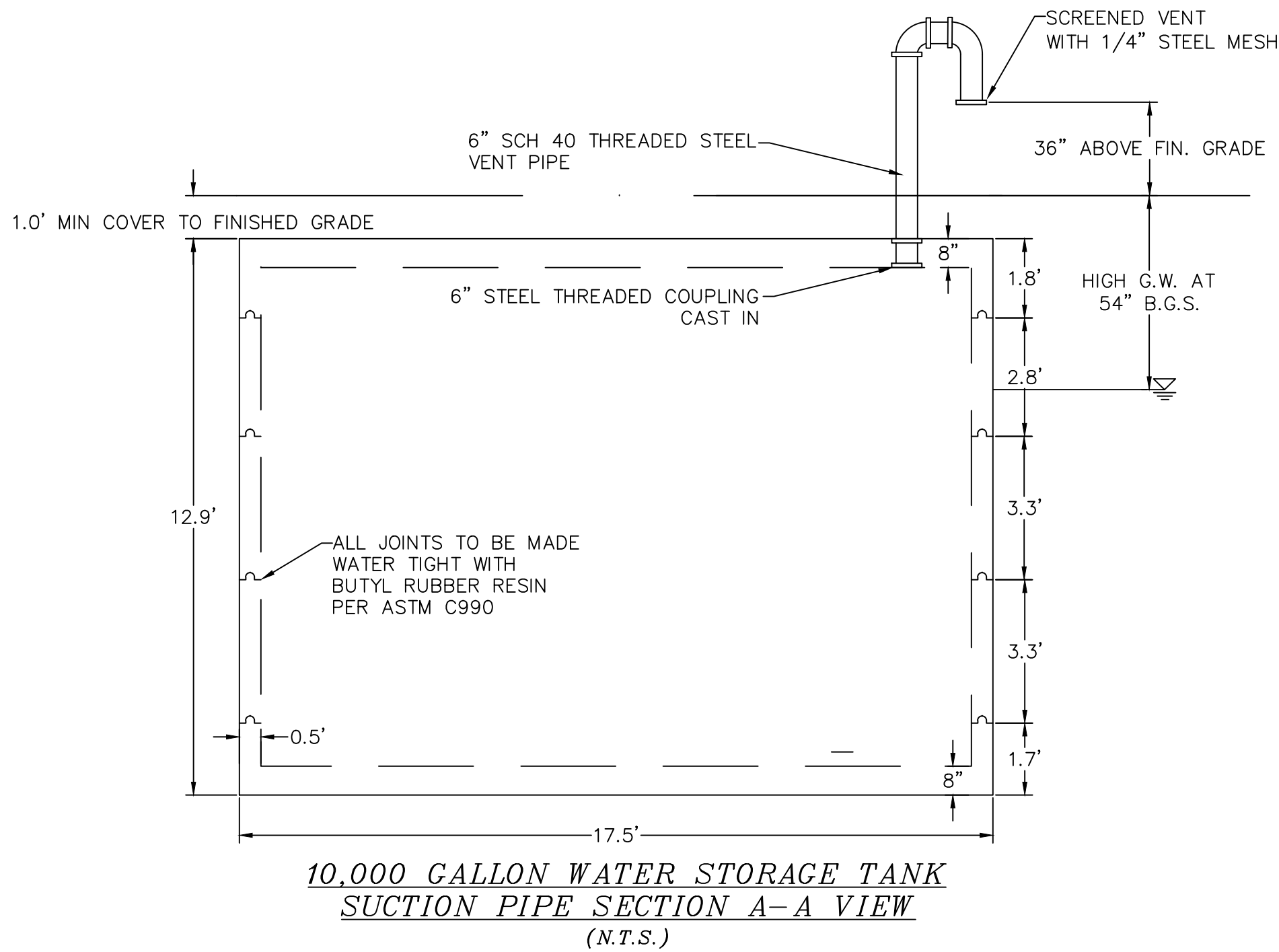
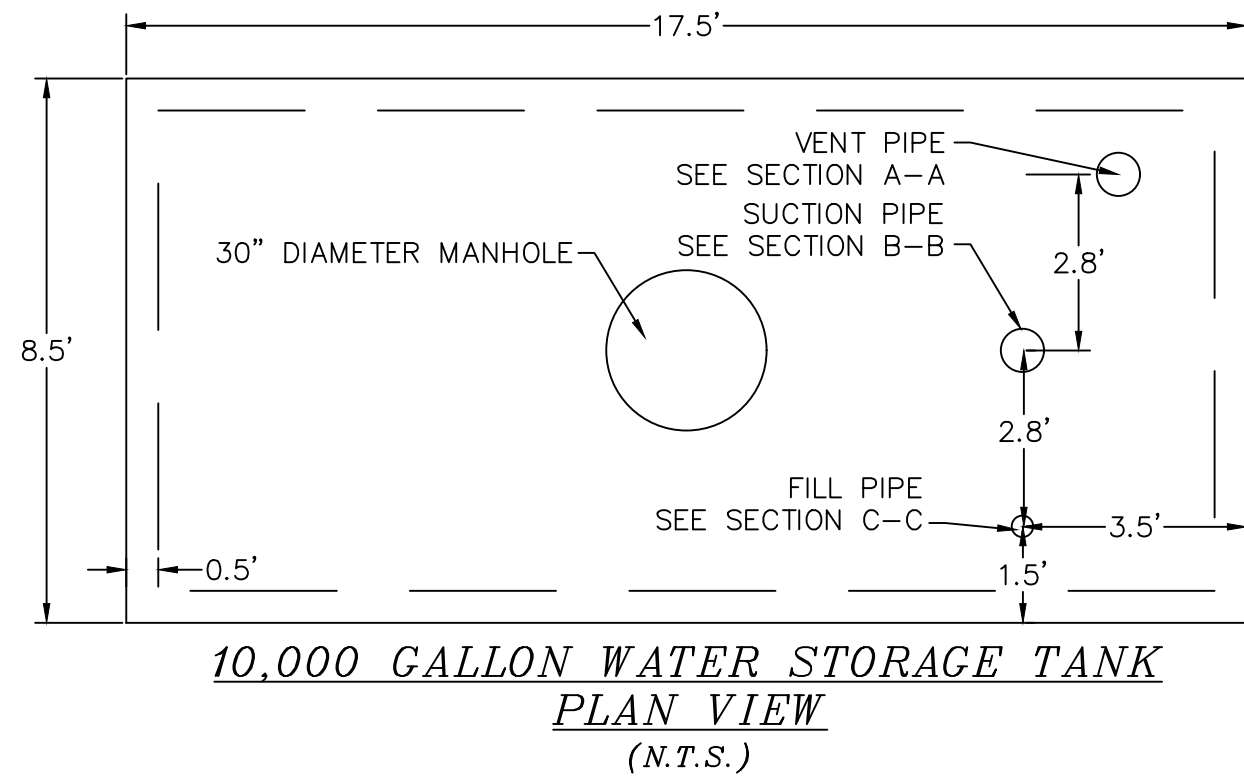


COMPOST FILTER TUBE
SECTION
NTS



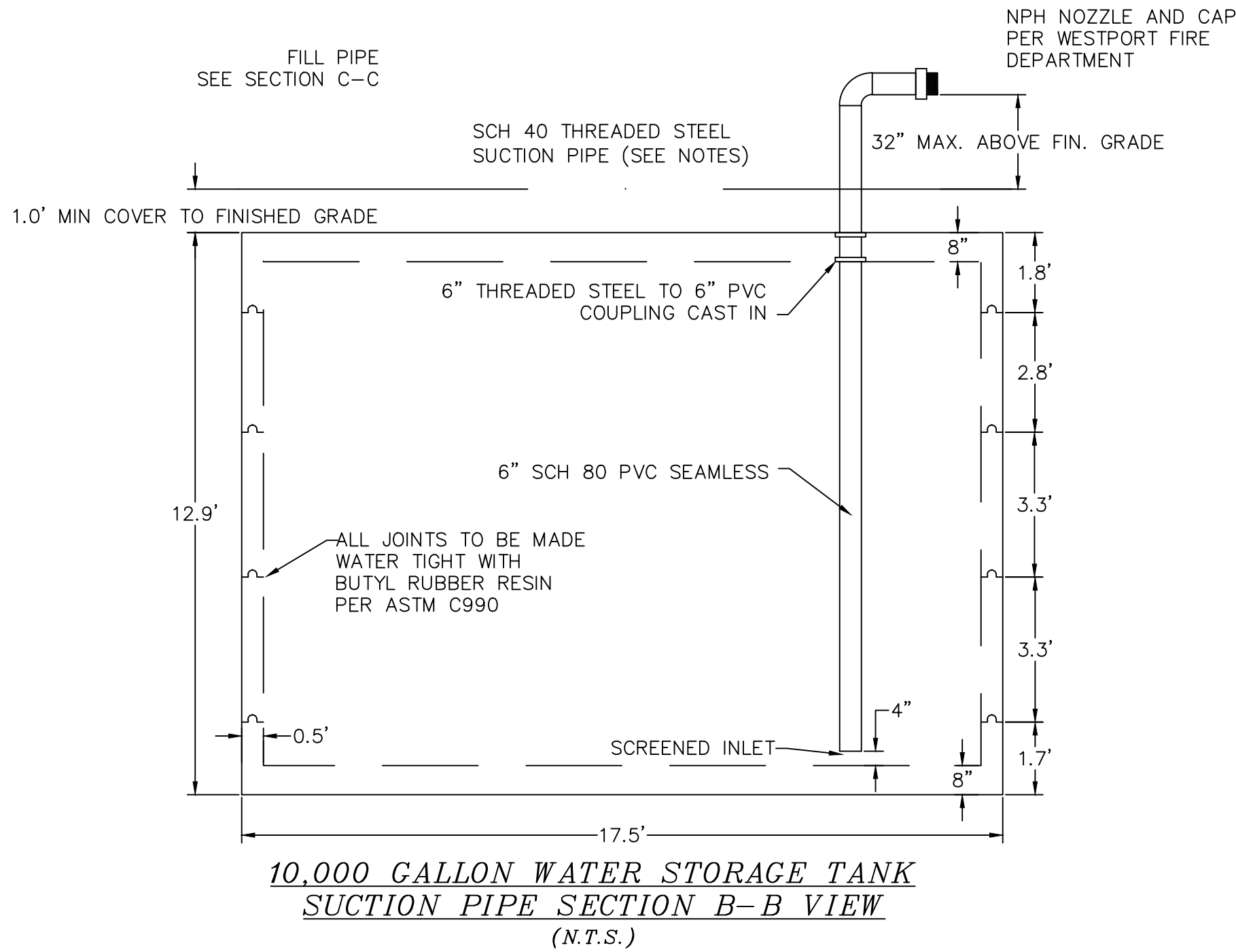
COMPOST FILTER TUBE
PLAN
NTS

| | | |
|-----------------------------|---|-------------------|
| <i>PLAN OF LAND</i> | | |
| AT: | <i>ASSESSORS' PLAT 52 LOT 20A</i> | |
| | <i>WESTPORT, MA</i> | |
| FOR: | <i>KEVIN DAPONTE, GREG NICHOLAS AND SHANE SOUSA</i> | |
| SOUTHCOST ENGINEERING | | |
| 182 DRIFT ROAD WESTPORT, MA | | |
| SCALE: AS NOTED | (508) 636-8815 | DATE: 8/14/23 |
| DESIGN: MP | DRAWN BY: MP | REV. |
| SHEET 5 OF 6 | | FIELD: GN, WW, TC |

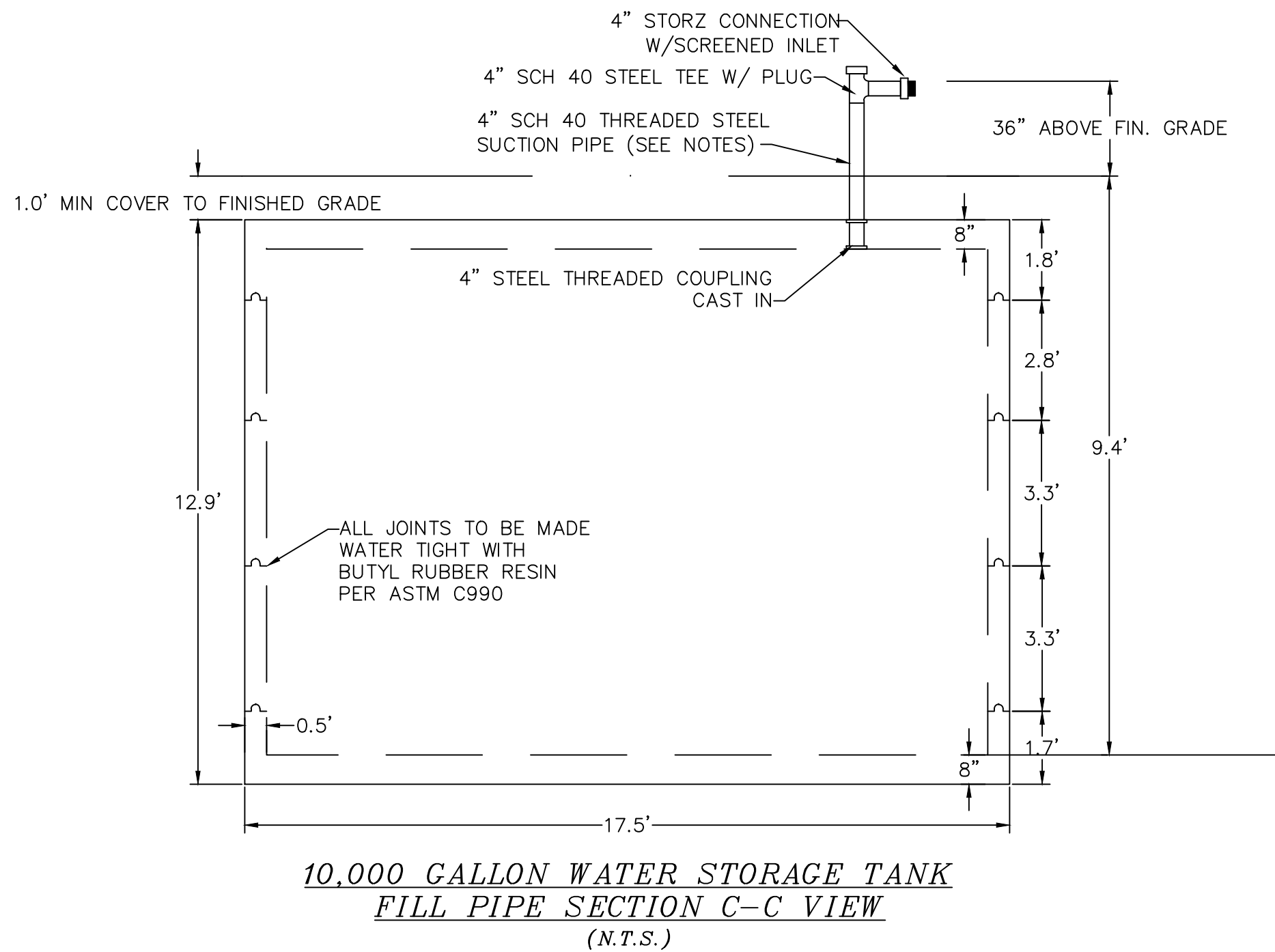


- NOTES:
- 1) VENT PIPE TO BE SCH 40 STEEL 1/8" MIN. WALL THICKNESS
 - 2) SCREEN VENT WITH 1/4" STEEL MESH
 - 3) EXTEND PIPE 36" ABOVE FIN. GRADE

- NOTES:
- 1) PLACE TANK ON COMPACTED FOUNDATION OF 12" THICK 3/4" CRUSHED STONE
 - 2) BACKFILL TANK IN MAX. 12' LIFTS WITH MAX. SIZE 1.5" GRAVEL COMPACTED TO 95% PROCTOR
 - 3) DESIGN ENGINEER TO BE NOTIFIED PRIOR TO BACK FILLING. TANK IS NOT TO BE BACK FILLED WITHOUT FIRST OBTAINING APPROVAL FROM DESIGN ENGINEER.
 - 4) REINFORCED CONCRETE WATER TANK SHALL BE MIN. H40 LOADING AND MIN. 10,000 GALLON AS SUPPLIED BY BRISTOL COUNTY PRECAST OR APPROVED EQUAL
 - 5) CONCRETE SHALL BE 5000 PSI MIN AT 28 DAYS
 - 6) CONCRETE SHALL BE REINFORCED PER ASTM-615, MIN. STEEL GRADE 60, MIN. CLEAR COVER 1"
 - 7) TANK TO BE WATER TIGHT.
 - 8) UPON COMPLETION, PROVIDE LOCAL FIRE DEPARTMENT WITH DOCUMENTATION CONFIRMING TANK HAS BEEN FILLED.



- NOTES:
- 1) EXPOSED SUCTION PIPE TO BE SCH 40 STEEL 1/8" MIN. WALL THICKNESS. INTERIOR SECTION OF PIPE TO BE A SEAMLESS SECTION OF 6" SCH 80 PVC
 - 2) ALL SECTIONS OF PIPE TO BE MADE WATER TIGHT
 - 4) TERMINATE PIPE WITH NPH FITTING APPROVED BY WESTPORT FIRE DEPARTMENT
 - 5) EXTEND PIPE 4" OFF BOTTOM OF TANK AND SCREEN
 - 6) EXTEND PIPE 32" MAX ABOVE FIN. GRADE
 - 7) CAP AND CHAIN NPH FITTING PER WESTPORT FIRE DEPARTMENT REGULATION



- NOTES:
- 1) FILL PIPE TO BE SCH 40 STEEL 1/8" MIN. WALL THICKNESS
 - 2) FILL PIPE INLET TO HAVE 4" STORZ CONNECTION APPROVED BY WESTPORT FIRE DEPARTMENT
 - 3) SCREEN INLET
 - 4) EXTEND PIPE 36" MAX ABOVE FIN. GRADE
 - 5) CAP AND CHAIN INLET PER WESTPORT FIRE DEPARTMENT REGULATION
 - 6) INSTALL PLUGGED TEE TO ALLOW MEASUREMENT OF WATER LEVEL

| | | |
|-----------------------------|--|-------------------|
| PLAN OF LAND | | |
| AT: | ASSESSORS' PLAT 52 LOT 20A | |
| | WESTPORT, MA | |
| FOR: | KEVIN DAPONTE, GREG NICHOLAS AND SHANE SOUSA | |
| SOUTHCOST ENGINEERING | | |
| 182 DRIFT ROAD WESTPORT, MA | | |
| SCALE: AS NOTED | (508) 636-8815 | DATE: 8/14/23 |
| DESIGN: MP | DRAWN BY: MP | REV. |
| SHEET 6 OF 6 | | FIELD: GN, WW, TC |

| | | |
|---|---|--|
|  | <p style="text-align: center;">TOWN OF WESTPORT 856 Main Road Westport, Massachusetts 02790</p> <p style="text-align: center;">PLANNING BOARD</p> <p style="text-align: center;">Pre-Application Consultation</p> | <p>Tel. (508) 636-1037 Fax (508) 636-1031</p> |
|---|---|--|

ASSISTANT PLANNER REPORT

| | |
|-------------|---|
| Case #: | 23-031C (definitive Subdivision) |
| Applicant: | Shane Sousa, Kevin DaPonte , Gregory Nicholas |
| Owner: | Barbara Marcotte |
| Parcel ID#: | Assessors Plat 52, Lot 20A |
| Address: | 0 Drift Road (located between 278 and 312 Drift Road) |
| Acreage: | 17.62ac |
| Upland: | |
| Wetland: | N/A |
| Zoning: | Residential/ Agricultural |
| Proposal: | The applicant is proposing to divide the property into nine (9) lots and construct a 1200' long roadway that is 24' in width, with a paved 22' surface and 1' berms on each side. |

RULES & REGULATIONS GOVERNING THE SUBDIVISION OF LAND

8.7.1 PURPOSE

The Massachusetts Subdivision Control Law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the cities and towns in which it is, or may hereafter be, put in effect by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas. The powers of the planning board and a board of appeal under the subdivision control law shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for ensuring compliance with applicable zoning ordinances or by-laws; for securing adequate provision for water, sewerage, drainage, over-ground and underground utility services, fire, police, and other similar municipal equipment, and street ways in a subdivision with each other and with the public ways in the city or town in which it is located and with the ways in neighboring subdivisions. It is the intent of the subdivision control law that any subdivision plan filed with the planning board shall receive the approval of such board if said plan conforms to the recommendations of the board of health and highway department and to the reasonable rules and regulations of the planning pertaining to subdivisions of land; provided however, that such a board may, when appropriate, waive, as provided for in section eighty-one R, such portions of the rules and regulations deemed advisable.

FORM & CONTENTS:

The definitive plan shall be prepared and certified by registered professional engineer and registered land surveyor, as required by law, and shall be clearly and legibly drawn in black India ink upon tracing cloth on sheets of such size as will conform to the then current maximum size requirements of the Registry of Deeds. The plan shall be at a horizontal scale of one inch to each forty feet unless the Board approves another scale as more convenient. Where necessary, the plan may be on several sheets, but in

such case, continuity and ease of reading shall be provided by matching lines and consecutive numbering and an overall Key Plan. The definitive plan shall contain the following information:

- a. Subdivision name, boundaries, north point, date, scale, legend, a locus identifying the location of the plan in Westport, and the title "Definitive Plan". (See Form J in Appendix).
 - **Subdivision name and title "Definitive Plan" are missing from plan set. Plan sheets are not named, only numbered (ex. Existing conditions, proposed conditions, street layout, grading plan)**
- b. Name of record owner and subdivider, and registered professional engineer and land surveyor, as required by law, with registration number and stamp (See Form J in Appendix).
 - **Plans are not stamped and signed by a P.L.S. however, a Designer's Certificate was submitted with the application. The Designer's Certificate is for Gregory Nicholas, and the Plans were drawn by Matthew Pike.**
- c. Names of all abutters, as determined from the most recent local tax list. - **included**
- d. Existing and proposed lines of streets, ways, easements, and public or common areas within the subdivision. (The names of proposed streets shall be shown in pencil until they have been approved by the Board).
 - **existing easement within the subdivision to the abutting land to the back owned by the Town of Westport is not included on the plan set.**
- e. Location, names, and present widths of adjacent streets.
 - **Width of Drift Road is not marked on plan set.**
- f. Width and location of existing and proposed roadways and sidewalks within and adjacent to the subdivision.
 - **Width of Drift Road not marked on plan, no sidewalks are proposed or existing in proposed development or along Drift Road.**
 - **Proposed roadway mentions a 1' berm in the narrative, however it is not shown on the plan.**
- g. The top and toe of proposed slopes adjacent to the roadways.
 - **Item should be reviewed and addressed by the consultant engineer.**
- h. Boundary lines, areas, and dimensions of all proposed lots, with all lots designated numerically and in sequence. Lots not conforming to the Zoning By-Laws shall bear the following notation: "Lot # _____ shall not be used as a separate building lot".

- a. **All 9 lots are numbered and in sequence and meet the minimum frontage requirements with over 150 ft. of frontage; have adequate area (>60,000 s.f.) and uplands (> 30,000 s.f.)**
- i. Sufficient data to determine readily the location, bearing, and length of every street and way line, lot line, easement, and boundary line and to reproduce same on the ground, the perimeter survey to have a closure of 1 – 10,000 or better. All bearings shall be true, magnetic, or grid, and the north arrow as shown on the plan shall indicate this clearly.
- **This item should be addressed by the consultant engineer in their review.**
- j. Location and type of all permanent monuments properly identified as to whether existing or proposed.
- **This Item should be addressed by the consultant engineer in their review.**
- k. All buildings and physical features of abutting property that are within 50 feet of the boundary must be shown.
- **There are no buildings on the abutting properties within 50 ft. of the boundary.**
- l. Existing and proposed topography with two (2) foot contour intervals proposed systems of storm drainage, including adjacent natural waterways. Size and location of existing and proposed stormwater management system components, water mains, sewage mains, and their appurtenances, as well as other underground utilities within and adjacent to the subdivision. Profiles and typical sections of existing and proposed waterways within and adjacent to the proposed subdivision shall be shown. Elevations of high water marks shall be shown where applicable.
- **Existing and proposed topography with 2 foot contour intervals proposed and systems of storm drainage included.**
 - **This item should be reviewed by the consultant engineer.**
- m. Plan of each street: A plan showing sidelines, centerline, points of tangency, length of tangents, length of curves, intersection angles, and radii of curves, for each street in Subdivision, together with all buildings, walks, drives and other existing fixtures. For acceptance of layouts, traverse computations shall be shown on the plan or separate sheets a table form as required by the Board. Directly above or below the plan of each street, a profile showing existing and proposed grades along the center line of the street together with figures of elevation at all fifty (50) foot stations and at twenty-five (25) foot intervals along all vertical curves. Stations and elevations for all high and low points shall be shown. The horizontal scale of the profiles shall be forty feet to one inch the vertical scale shall be four feet to one inch. All elevations shall refer to Mean Sea Level or NAVD 1988. The location and elevation of the starting benchmark shall be indicated on the plan and each profile sheet.
- **Applicant is requesting a waiver from elevations referring to Mean Sea Level in lieu of NAVD 1988 datum.**
- n. Suitable space in the lower right hand corner of the plan to record the action of the Board and the signatures of the members of the Board. (see Form P in Appendix). When the applicants elect to request conditional approval, there shall also be a notation below such space to the effect that the approval of the

subdivision is subject to a conditional approval contract. There shall also be suitable space for the Town Clerk's certificate that no appeal has been filed after approval by the Board. (For wording – see Form P in Appendix). – **Included**

o. In areas considered in the opinion of the Board to be wetlands, or areas wherein the natural ground water table is known to be high, or in areas subject to intermittent flooding, the cellar floor elevations or existing and proposed structures shall be established and shown on the plans. The elevation shall conform to the current Flood-Plain regulations.

- **All wetlands have been approved by the Westport Conservation Commission by an ANRAD, and approval is current.**
- **Wetlands are existing and have been located on lots 1-6 and lot 9, proposed dwellings will have concrete slab with no cellar.**

p. When municipal sewers are not available to the site, Test Pits are required as directed by the Board of Health. Two copies of a report by the Board of Health showing the location and results of the tests are to be submitted to the Board before approval of the definitive plan. Tests are to be conducted as outlined in Regulation 14 (Percolation Test). Article XI Minimum Westport Planning Board Rules & Regulations Governing the Subdivision of Land 13 Requirements for the Disposal of Sanitary Sewage in Unsewered Areas) the State Sanitary Code. These tests will be supervised by a representative of the Board of Health. Any area which is unsuitable for septic systems will not be subdivided.

- **Plans depict areas where percolation tests were performed. All lots have successful percolation test and soil logs completed. Records are on file with the Westport Board of Health.**
- **Municipal sewers are not available on site, each lot will have a septic tank.**

q. When, in the opinion of the Board, existing soil conditions are unsuitable for the construction of roadways, punchings, borings, or other means suitable to the Board to determine the depth of unsuitable material shall be taken and the location and the location of hard bottom shall be shown on the profiles.

- **This item should be addressed in the consultant review.**

r. The attention of the applicant is directed to Section IV-E of these Regulations and Rules and to the provisions of the Jones Act for Coastal Waters Chap. 426 – Acts of 1963, Chap. 375 – Acts of 1965 (Section 27A Of Ch. 130 G. L.) and to the Coastal Wetlands Act Chap. 768 – Acts of 1965 (Section 105 of Ch. 130 G. L.) and to the Hatch Act for Inland Waters Chap. 220 – Acts of 1965 (Section 117C of Ch. 131 G. L.). Any area which affected by these requirements shall be designated on the plan.

- **Not applicable**

s. The attention of the applicant is directed to the requirement of the Massachusetts Department of Public Works that a permit be obtained before any work is performed within a State Highway Layout. Their permit will require a specific Geometric design for street connections.

- **No activity within a state highway layout is proposed.**

SECTION IV. DESIGN STANDARDS OF DEFINITIVE PLAN

- **DEAD-END STREETS:**

- a. *Dead-end Residential Streets shall not be permitted unless the applicant can demonstrate to the satisfaction of the Board that there is no practicable way to connect to existing streets. If the Board determines that a dead-end street is the only practicable design a dead-end street may be permitted provided that it shall not be longer than 1200 ft. measured along the street centerline from the layout line of the nearest intersecting through-street to the most distant centerline station point of any street.*
 - **The proposed dead-end residential street connects to Drift Road and has a closed cul de sac end. The proposed street is 1200 ft. in length and there is no practicable way for Marcotte drive to connect to any other street as the parcel is surrounded on both sides with residential properties and a town owned property towards the back.**
- b. *Dead-end streets over 150 ft. long, shall be provided at the closed end with a circular or tear dropped shaped turnaround. The Planning Board may approve the use of alternative turnarounds, such as hammerhead or y-shaped designs for rural residential lanes provided that each leg of such turnaround be not less than 50 ft. in length.*
 - **A circular cul-de-sac turnaround is proposed.**

TABLE A STANDARDS & SPECIFICATIONS FOR RESIDENTIAL STREETS:

| | REQUIREMENT | PROPOSED |
|--------------------------|-------------|--------------------|
| MINIMUM GRADE | 1.00% | req. met |
| MAXIMUM GRADE | 10.00% | Req. met |
| MIN. C/L RADUIS | 100 FT. | not stated on plan |
| MIN. TRAVELLED WAY WIDTH | 22 FT. | 22 FT. |
| MIN. R.O.W. WIDTH | 40 FT. | 40 FT. |
| MINIMUM S.S.D. (CREST) | N/A | |
| MINIMUM S.S.D. (SAGS) | N/A | |

Staff recommendation: Staff recommends that the public hearing be continued to a date and time certain in order to receive the consultant review from Field Engineering and also to allow time for the applicant to address the missing content as mentioned above. Applicant has been informed of the missing information on the plan set.



Amy L. Messier, Assistant Town Planner