

August 29, 2024

Via Electronic Mail & FedEx

Planning & Community Development
Town of Milton
525 Canton Avenue
Milton, MA 02186

Attn: Tim Czerwienski, AICP, Director of Planning & Community Development

**RE: Site Plan Review
Administrative Application Review
Proposed Early Education Facility
0 Blue Hill Avenue (Map B7, Lot 5)
Milton, MA**

Dear Mr. Czerwienski:

On behalf of the Applicant, Viking Development, LLC, please find the below enclosed items as part of the Site Plan Review Application process for your administrative review in relation to the proposed early education facility at the above referenced site:

- One (1) copy of the completed and signed Site Plan Review Application Form;
- One (1) copy of the Site Plan Review Application Filing Checklist;
- One (1) copy of the signed Owner Authorization Letter;
- One (1) full size set of the Proposed Site Plan Documents prepared by Bohler dated August 28, 2024;
- One (1) copy of the Drainage Report prepared by Bohler dated August 28, 2024;
- One (1) copy of the Traffic Impact Statement prepared by Vanasse & Associates, Inc. dated August, 2024; and
- One (1) copy of full size Architectural Plans prepared by Norr dated August 28, 2024.

The subject site is located on the west side of Blue Hill Avenue south of Barbara Lane in Milton, Massachusetts and is comprised of one (1) 6.9 acre parcel identified as Milton Assessor's Map B7, Lot 5. The parcel is located entirely within the Residential A (RA) Zoning District

The project site is currently undeveloped. The proposed project is the construction of a new 16,000± square foot early education facility with a ±4,500 square foot play area. The proposed development also includes a parking area containing 57 parking spaces with one-way circulation, an access driveway from Blue Hill Avenue, and other improvements inclusive of landscaping, fencing, utilities, stormwater management, and signage. Hours of operation will be Monday through Friday from 7 AM to 6 PM.

The Applicant notes that the project use is allowed by Section 3 of Chapter 40A of the General Laws of Massachusetts inclusive of the Dover Amendment, provided that the land and structures be subject to reasonable regulations and cannot be unreasonably restrictive concerning setbacks, open space, parking requirements, etc. Total occupancy will be 32 staff members and 195 students at 100% enrollment. The zoning bylaws require 23 parking spaces based on the proposed floor plan of fifteen (15) classrooms. As noted above, 57 parking spaces are proposed, which is similar to other Gardner School sites with similar staff and enrollment numbers. The site plan meets all applicable dimensional zoning regulations.

As required by the Site Plan Approval Checklist, the following items are described below:

Runoff and Erosion Control

The site slopes from high points to the north to low points along Blue Hill Avenue. Stormwater runoff from the hillside appears to flow to natural or man-made swales at the east and west property lines that connect

to a drainage swale at the site frontage parallel to the road. The swale discharges to an existing depression in the southwest corner of the site.

Based on the existing site topography, runoff is generally contained within the site and does not discharge to neighboring properties. The proposed erosion control plan takes advantage of this by directing runoff to a proposed temporary sediment basin and then to the existing natural depression. The proposed erosion control plan incorporates silt fence at down-gradient perimeter points, a crushed stone construction exit, catch basin inlet protection, and temporary seeding and mulching as called for on the sediment and erosion control plans. A stormwater pollution prevention plan will be developed as part of the project, and the site will be registered with the EPA's NPDES program for stormwater associated with construction activities.

Sewage

The calculated Title V flow for this use is 2,270 GPD based on 227 total occupants at 10 GPD per occupant. Sewage flow from the proposed building will discharge to the municipal sewer pipe in Blue Hill Avenue.

Sub-surface Conditions

USDA Natural Resources Conservation Service soil mapping indicates that the soil in the area of the proposed project is primarily well-drained Hinckley loamy sand. There is also an area of slowly-drained Paxton fine sandy loam within the northeast part of the proposed limit of work.

Three soil borings were conducted in the site on June 26, 2024 that showed areas of approximately six feet of silty sand fill or natural silty sand. Bedrock was found at depths of thirteen (13) to twenty (20) feet below the ground surface. Additional soil borings and test pits will be excavated to further define subsurface conditions. No utilities or other underground features are expected within the site.

Town Services

The project will connect to the Town of Milton's water service and will discharge sewer to the municipal sewer system. The calculated water usage and sewer flows of 2,270 gallons per day are not expected to cause any adverse impacts to the Town's water or sewer infrastructure.

Trash pickup will be by a private hauler. The impact on emergency services is expected to be minimal based on the proposed early education use.

Human Environment

The Traffic Impact Statement prepared by Vanasse & Associates, Inc., and included with this application calculates that 399 vehicle trips entering the site plus 399 trips leaving the site will be generated by the project. Traffic generated by the project will not result in a significant impact to the traffic on Blue Hill Avenue, as stated in the report.

Noise may be generated by vehicles within the site and children in the playground. The playground will be 100 feet from the north property line and will be surrounded by a solid six-foot high fence with a vegetative buffer behind the fence. The combination of distance, fencing and proposed and existing vegetation to remain should substantially reduce the amount of noise from the playground area.

The building will be approximately 100 feet from the Blue Hill Avenue right-of-way line and 60 feet to the closest side property line. Proposed driveway and parking areas are at least 30 feet from adjacent properties, with the exception of the driveway intersection with Blue Hill Avenue. Existing vegetation will be kept where possible at the perimeter of the property for natural screening to the abutters and additional landscaping is proposed to increase the screening. Site lighting has been designed to face inward to the site with shielding to block the visibility of the lights from outside of the site.

Grading of the site has been designed to lessen the impact of the view of the site from the road. Two tiers of retaining walls are proposed in front of the site that will allow trees and shrubs to be planted in front of the wall to screen the view of the building from the road. Site grading has been designed to balance the amount of earthwork cut and fill.



General Impact

As noted above, the impacts to the Town's utility and emergency services are expected to be minimal. The applicant acknowledges that the greatest impact is likely to be the construction and use of the proposed educational facility within a residential zone and will work with the Town and neighbors to mitigate this impact as much as possible.

Building and site signage will be submitted separately. We look forward to providing a formal application package in order to be placed on the agenda for the next available Planning Board meeting. Please do not hesitate to contact either of us at 508-480-9900 should you have any questions or require any additional information.

Sincerely,

BOHLER ENGINEERING MA, LLC

A handwritten signature in blue ink, appearing to read "Andrew Platt".

Andrew Platt

A handwritten signature in blue ink, appearing to read "Lucien DiStefano".

Lucien DiStefano

Enclosures



Town of Milton Planning Board
Town Hall Offices
525 Canton Avenue
Milton, MA 02186
617-696-5732

Reserved for the Office of the Town Clerk

FORM SPA APPLICATION FOR APPROVAL OF A PROPOSED SITE PLAN

Date: August 28, 2024

To the Planning Board of the Town of Milton:

The undersigned, being the applicant, hereby submits for approval a PROPOSED SITE PLAN in accordance with Section VIII.D of the Rules & Regulations of the Milton Planning Board entitled:
Section 11.0 of the Rules and Regulations of the Milton Planning Board - Site Plan Approval for construction of more than 800 square feet of a commercial building per Section 275-12.4 of the Milton Zoning Bylaw.

Plans prepared by: Bohler Engineering MA, LLC Dated: August 28, 2024

Parcel(s) Street Address: 0 Blue Hill Avenue

The undersigned's title to said land is derived from: Deed dated April 1, 1991

Milton Assessor's Map Number(s): B7 Parcel(s): Lot 5 Zoning District: Residential A

Deed of Property Recorded in Norfolk County Registry Book number(s): 8885 page(s): 565

Registered in Norfolk County Registry District of the Land Court, Certificate of Title number(s): _____

Number of Proposed Lots: one (1) Total Acreage: +/- 6.876 acres

Said land is current with regards to taxes and is free of encumbrances except for the following:

Owner: _____

Applicant: Chris Fazendin, VP Real Estate Development

Company: Carr Henry W & Samuel B Jr Trustees

Company: Viking Development LLC

Address: 1 Dalton Street Unit 4504

Address: 302 Innovation Drive, Suite 310

Boston, MA 02115-3190

Franklin, TN

Phone: _____

Phone: 303-928-0047

Signature of Owner: See attached authorization letter Date: _____

Signature of Applicant (or Agent): Chris Fazendin Date: 8/27/2024

Town of Milton Planning Board

Site Plan Approval Checklist

Please use this checklist to ensure that your application for Site Plan Approval (Form SPA) and accompanying plan are filed properly. Incomplete submissions may be rejected. A copy of the form and the plan may be filed with the Town Clerk. In the case that a submitted plan is determined to be incomplete, it may be denied. Pursuant to Section IX of the Zoning Bylaw, the Planning Board may take up to 65 days from the time the plan was submitted to the Town Clerk to hold the public hearing and an additional 35 days from the close of the hearing to render a decision.

The requirements established for Site Plan Approval are governed by both the Zoning Bylaw and the Planning Board's Rules and Regulations. For complete understanding of the necessary elements, applicants should review and familiarize themselves with the pertinent sections of both of these documents. The checklist below attempts to consolidate these requirements. If you have any questions regarding Site Plan Approval, please contact the Planning Director at 617-898-4847.

The Plan

A Registered Professional Engineer or Registered Landscape Surveyor shall prepare the plan and show the following items:

- ☒ Zoning district(s) noted **on cover sheet and site plan**
- ☒ Existing and proposed topography (two-foot contours) **one foot contours provided**
- ☒ All existing and proposed structures on the affected lot(s)
- ☒ Proposed elevations
- ☒ Parking, service and loading areas
- ☒ All major existing site features (e.g., large trees, stonewalls, rock ridges, water bodies, etc.)
- ☒ All landscaping features, like lighting, signs, planting areas and fencing
- ☒ Driveway openings and/or modifications
- ☒ Location of existing and proposed utilities, including sewage and drainage
- ☒ The following notation shall be included:
 - ☒ Name of owner(s) and applicant(s)
 - ☒ Date, north arrow, locus map, and scale (1 inch equals 40 feet preferred) **larger 1"=30' scale provided**
 - ☒ Deed reference(s) and/or Land Court certificate number(s) noted **see survey**
 - ☒ Signature block
 - ☒ Direct abutters noted by name and parcel number
 - ☒ Delineation and area of each lot (square feet and/or acres) **see survey & site plan**
 - ☒ Proposed use(s) and the corresponding zoning district requirements
see zoning table provided on site plan

- ☒ A narrative description of the proposed development impact shall also be included as part of the plan detailing the following areas:
 - Runoff and Erosion Control
 - Sewage
 - Sub-surface conditions
 - Town Services
 - Human environment
 - General Impact

Filing Procedure

- ☒ Complete Form SPA.
- ☒ Submit a filing fee of \$500 per plan plus \$0.10 per square foot of the gross floor area of either the proposed building (in the case of new construction) or both the existing building plus the proposed addition(s) as shown on the submitted site plan.
- ☒ Submit six (6) paper copies to the Planning Board
- ☒ Submit a copy of Form SPA and Plan with Town Clerk (date/time stamp).