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May 11, 2007

Town of Scituate Zoning Board of Appeals
Scituate Town Hall
600 Chief Justice Cushing Highway
Scituate, MA 02066

RE: Herring Brook Meadow Residential Community Chapter 40B Permit
Application – Responses to Pennoni Associates comments, ZBA Peer
Review Consultants

Dear Scituate ZBA:

This letter report is submitted on behalf of the applicant by SITEC Environmental, Inc. (SEI). It provides SEI responses to the Pennoni Associates, Inc. (Pennoni) March 9, 2007 project comment letter. Pennoni is one of two ZBA peer review consultants for this project. The second ZBA peer review consultant is Woodard & Curran (W&C). A second SEI letter report, which accompanies this letter report, responds to the W&C comments. The Pennoni comments focus on the site engineering issues while the W&C comments focus on the wetlands and environmental issues.

Some of the comments made by Pennoni have been addressed previously in SEI responses to peer review comments made by Horsley Witten Group (HWG), consultants for the Scituate Conservation Commission. SEI responses to HWG comments are set forth in the following three (3) documents which were submitted to the Commission:

- . March 29, 2007 report from Peter Rosen, Ph.D. addressing coastal flooding (LSCSF) issues (the SEI March 29 report),
- . April 2, 2007 report from Roderick Gaskell, AICP, PWS, RS addressing isolated flooding (ILSF) and isolated vegetated wetlands (IVW) issues (the SEI April 2 report), and
- . April 19, 2007 report from R. Gaskell and Raymond Quinn, PE, LSP addressing all remaining HWG comments (the SEI April 19 report).

Copies of each of these three attached reports accompany this response report. Whenever a SEI response has already been provided to a Pennoni comment in one of these three reports, this is so indicated below.

The level of detail requested by Pennoni in many of their review comments, in SEI's opinion, is beyond the scope of the preliminary engineering required under 40B. Accordingly, SEI has indicated this where deemed appropriate in our responses below by the following statement; "Beyond the scope of the preliminary engineering required under chapter 40B."

The SEI responses below track the numbered format of the March 9, 2007 Pennoni comment letter.

Pennoni SITE PLAN Comments

1.1.1

Addressed by project traffic consultant in a separate response.

1.1.2

Addressed by project traffic consultant in a separate response.

1.1.3

Addressed by project traffic consultant in a separate response.

1.1.4

Addressed by project traffic consultant in a separate response.

1.1.5

Wheelchair ramps have been provided where all sidewalks terminate at curb lines. Refer to Site Plan designation "WHEELCHAIR RAMP (TYP.)". The ramps will be constructed in accordance with the Massachusetts Architectural Access Board (AAB) Regulations 521 CMR 21.00.

1.1.6

According to the AAB Regulation 521 CMR 23.2.1 as we interpret the code, the number of handicap accessible parking spaces is determined by the actual number of spaces on the lot, not the zoning requirement. For example, if there are one hundred (100) spaces on the lot, we must provide four (4) accessible parking spaces. Pennoni also seems to imply that the required number of accessible spaces is based on the number of units per building or the number of bedrooms per unit. This is not necessarily the case and we have not interpreted the regulations to state this. The accessible parking spaces will be located, at the time of construction, the shortest distances from the entrances. Lastly, it is our opinion that 521 CMR 10.00 would be the applicable provision for which to determine the handicap parking requirements which, in part, states that the number of accessible spaces "shall be provided in sufficient numbers to meet the needs of the dwelling unit occupants" (521 CMR 10.3).

1.1.7

Refer to response 1.1.6.

1.1.8

The designated handicap units will be indicated on the construction drawings that will be prepared at the time of construction. It should be noted that all units, according to 521 CMR 9.3, are Group 1 units and have features that can be modified without structural changes to meet the specific functional needs of an occupant with a

