

Tempest Inc., RMRE Site Plan: Development Impact Statement

This document is responsive to the following provisions of the **Town of Phillipston Zoning Bylaw: Twentieth Revision, May 8, 2019: (Sec.19)(III)(2)...**

a. Use Description:

1. The property located at 420 State Route 2A is currently a 20 acre partially cleared parcel zoned commercial. The proposed facility is to be a 4,000 sq. ft. Recreational Marijuana Retail Establishment (RMRE). The facility will have 40 parking spaces (10' X 20') including 2 ADA/AAB parking spaces. The building will be accessed via concrete sidewalks. The building will not be generating, storing, using or disposing of any hazardous materials or waste.

b. Abutters List:

1. The list included in this Site Plan Review application reflects the most current information available at the Towns Assessors regarding the abutters.

c. Other Permits and Variances:

1. This project as currently proposed is not asking for any variances to the site plan requirements set forth by the Town of Phillipston zoning by-laws. Additionally, Tempest Inc. is applying for a Recreational Marijuana Retailer license from the Massachusetts Cannabis Control Commission.

d. Recorded Plans:

1. The requirement that a copy of the most recently recorded plan for the lot on which the work will take place is not applicable to this application because there is no current plan recorded for this lot.

e. Supporting Documentation:

- i.-iv. Vehicular and pedestrian movement-
 - A traffic impact study has been completed and has been attached as part of this submission.
Please note that §19(III)(2)(e)(iv) is repeated on pages 44 and 45 of the Zoning Bylaws
- iv. Waste Disposal Facilities-
 - An 8' X 14' Dumpster pad has been proposed, this pad will be surrounded by an 8' tall stockade fence outfitted with a double swing gate and secured with a padlock.
 - An onsite sewage disposal system is proposed. The onsite sewage disposal system will be designed and approved prior to any building permits that will be requested.
- v. Methods of Drainage for Surface Water-
 - The proposed site plan has a combination of surface run off and closed drainage, utilizing a series of catch basins, trench drains, manholes, and 12" HDPE drain pipe. The runoff from the site will be directed to a sediment forebay and an infiltration basin. All the stormwater from the developed portion of the site will be directed to the stormwater BMP. The stormwater system has been designed to reduce the post-development runoff rate to a lower rate than that of the pre-development runoff rate.

- A stormwater report has been provided with this submission that provides all the calculations for stormwater compliance with the Massachusetts Stormwater Handbook.
- vii. Off-Street Loading and Unloading-
 - The proposed use of the building will result in 5-10 deliveries to and from the site on a daily basis. The paved parking lot area that will be in front/around the building is where deliveries (and any loading) are to take place. The types of deliveries include UPS, FedEx, wholesale product deliveries, Amazon, and USPS.
- viii. Parking Provisions-
 - The proposed project will include 40 parking spaces for both staff and patrons. Per Section 4 of the Zoning Bylaw, a 4,000 sq. ft. retail establishment will require 1 space for every 200 sq. ft., which results in 20 spaces. Section 4 of the Zoning Bylaw also requires 1 space for every 1.2 employees on largest shift, which would result in 9.6 (or 10) parking spaces required for the largest number of employees expected to work a given shift. It is estimated that there will be 5-8 employees working during one shift. The proposed 40 parking spaces will be more than adequate for the facility.
- ix. Lighting-
 - Lighting information can be found on the attached floor plan document.
- x. Landscaping-
 - The site mainly consists of trees and underbrush. The proposed project would maintain the current tree cover and underbrush on all areas not disturbed during construction operations. The areas that are to be disturbed will be landscaped with loam and seed. The proposed facility is going to be a retail establishment and as such, the applicant does not want to limit the visibility from State Route 2A to the establishment.
- xi. Screening-
 - The proposed project is being sited more than 350 feet from the nearest abutter. The mature forest in this area is not proposed to be removed. There is no additional screening being proposed.
- xii. Roadway Construction-
 - No public roadway changes/alterations/construction are being proposed with this project.
- xiii. Signage-
 - The outline of the proposed sign has been shown on the plan set. The sign is proposed to be located on the property on the south side of the driveway entrance. The sign will be located outside the State Right-Of-Way, this will allow for proper site distance and safe navigation of the facility.
 - The sign will conform to all Phillipston zoning By-Laws. The final design of the sign has not been finalized yet, however a separate attachment is included with as much information that is currently available regarding signage.

xiv. Utilities-

- a. No existing underground storage tanks are located on the property. No underground fuel storage is proposed with this project.
- b. The facility will be served by a new domestic water well to be drilled and approved.
- c. The facility is located less than 1,000 feet from the old Phillipston Reservoir that can be used for fire suppression water supply. There are also hydrants located approximately 3,000 feet away at the new Market Basket Plaza, which could provide adequate water for firefighting needs.
- d. The site plan shows the electrical/communication connection to an existing utility pole located north of the proposed facility on the same side of State Route 2A. No other utilities are available at the proposed site.

xv.-xxv. General Site Characteristics Etc.-

- Information responsive to provisions xv – xxv can be found on the other documents included in this application.