

Planning Board

Town of Somerset

140 WOOD STREET
SOMERSET, MA 02726

October 14, 2020

Steven Cadorette, Chairman, Zoning Board of Appeals
Somerset Town Hall
Somerset, MA

RE: Planned Development
Brayton Point LLC

Please be advised that the Planning Board met with representatives from Brayton Point LLC on October 20, 2020, regarding a Planned Development at 1 Brayton Point and 407 Brayton Point Road in Somerset. Based on the plans and the materials submitted and representations made at its hearings by the Petitioner, the Planning Board voted to send the following recommendations to the Zoning Board on the proposed Planned Development application for Brayton Point, LLC.

- 1) Recommend that the scrap metal pile be moved from Area 2 to Area 7
- 2) Recommend that a schedule be agreed to for the removal of any scrap metal that falls into the water while the ship is loading.
- 3) Recommend that water trucks are used as often as needed to mitigate dust from the roads on CDC property.
- 4) The scrap metal in the bed of the arriving trucks should be watered down to mitigate any dust before the dumping of the scrap metal.
- 5) Recommend that any proposed uses should comply with the applicable zoning by-laws.
- 6) Recommend that under 4.2.6 b, any proposed uses are subject to performance standards and conditions
- 7) Recommend that under section 6.10.2,a,b, a landscaping plan be provided.
- 8) Recommend that the Somerset Fire Department review and approve access roads and routes to proposed buildings for emergency response.
- 9) Recommend that the Somerset Fire Department is notified of and approves of what is

being stored in a particular area and if there are going to be any changes of any storage location,

10) Recommend the following to achieve 80% design removal efficiency of the CDS* water quality units:

CDS: Continuous Deflection Separator is designed to capture trash, grit of a certain size, sediments, oils, etc.

-All CDS units shall be installed in an offline configuration.

-Exposed material stockpiles within subwatersheds that discharge to CDS units shall have particle size distributions of D50 equal to or greater 125 microns or additional treatment measures shall be required.

-Individual outfalls with the CDS units shall be monitored as part of the NPDES MSGP and shall not be classified as "substantially identical" unless the materials are stored within the contributing watersheds to the CDS units are the same.

11) Recommend a condition of approval that the facilities SWPPP for the proposed land uses, be modified in the future as specific uses are implemented or conditions change (relocation of stockpiled materials). This is also a requirement of the NPDES MSGP.

-Complete evaluation of possible stormwater management measures, including environmentally for the impervious surfaces, structural stormwater best management practices, pollution prevention, erosion and sedimentation control and proper operation and maintenance of stormwater best management practices.

-If full compliance with the standards cannot be met, the highest practicable level of stormwater management is being implemented.

12) Recommend that the town implement a phased development impact assessment fee for improvements to the roadway, signage, pavement markings and pedestrian facilities.

13) Recommend that, based on the Town's imposed truck turning restrictions at the intersection of Brayton Pt. Rd. and Rt. 103, be evaluated to determine the effect of the additional vehicle trip traffic on intersection operations.

14) Recommend that prior to any future changes of traffic patterns at the intersection of Brayton Pt. Rd. and Rt. 103 require an intersection analysis/study.

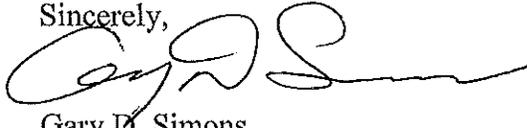
15) Recommend that no trucks to be queued off site (Map A-2, Lot 2) at any time as referenced in the Zoning Board Decision #29 of 2019.

16) Recommend that measures be proposed to increase pedestrian and bicycle safety.

17) Recommend that a current list of contacts from CDC be updated and available at all times.

Please feel free to call me, should you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary D. Simons', written in a cursive style.

Gary D. Simons
Chairman, Somerset Planning Board