

2016 Annual Town Meeting
April 2, 2016

ARTICLE 15:

To see if the Town will vote to raise and appropriate, or transfer from available funds, or borrow a sum of money for the purchase and acquisition of land, and to design, construct, and equip a new Fire Station; or take any other action relative thereto.

BOARD OF SELECTMEN

Subject: Plymouth Fire Station

Chief Bradley,

As you discussed with my colleague Robert Weidknecht, attached is a conceptual site plan for the proposed north Plymouth Fire Station, for your review. Some items to note:

1. Lot. The lot is comprised of Map 1, Lot 22B-2 of approximately 1.3 acres, and a portion of Map 1, Lot 22B-4 of approximately 0.7 acres
 - a. The 0.7 acre parcel reduces some of the parking for the former Tedeschi retail site. The lot line is shown as a direct line from two corners of the wing of the property leading toward North Spooner Street. The division of the property will need to consider the zoning setbacks for parking. Additional parking may need to be lost on the retail lot if parking setbacks cannot be relieved.
 - b. We had discussed the potential to gain an easement rather than purchase of land for the 0.7 acres. The building inspector would need to review such a consideration, since the building and parking setbacks would need to be considered.
2. Building. The building configuration is modified from the Cedarville Fire Station. It does not include the garage addition that Cedarville has, as we discussed. The design is modified to use drive-through bays, avoiding the need for backing into the bays.
3. Use. The building inspector should review whether a Town buildings and uses are allowed by Special Permit within the Neighborhood Commercial (NC) District.
4. Buffer. A 50-foot buffer is required adjacent to residence districts (Zoning Section 205-21). In this case, a buffer would be needed along the west property line. The existing access driveway leading to North Spooner Street occupies some of this buffer area. We may need to provide further buffering on the east side of the existing driveway to meet this requirement.
5. Abutting Driveways. There are existing driveways that access the parcels on the east side of the proposed station. We kept these driveways intact in this design.

Let us know if you have any questions.

Sincerely,

Andrew M. Louw
Landscape Designer



BEALS + THOMAS

144 Turnpike Road, Southborough, MA 01772
508.366.0560 ext. 4807 f: 508.366.4391
alouw@bealsandthomas.com | www.bealsandthomas.com

