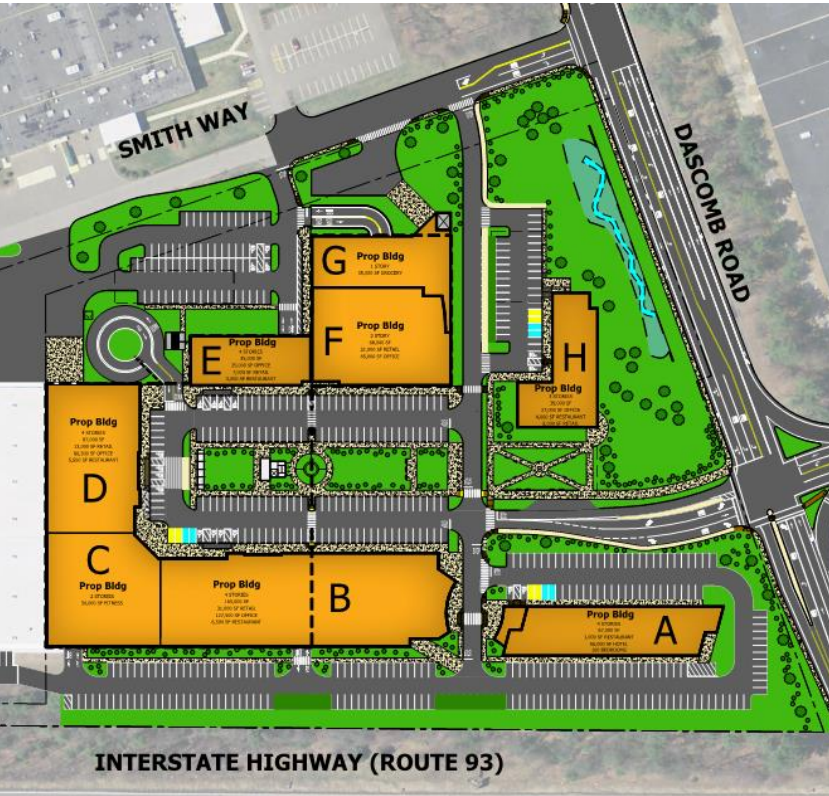


Dascomb Road

Site Layout / Details & Water & Sewer



May 28, 2019

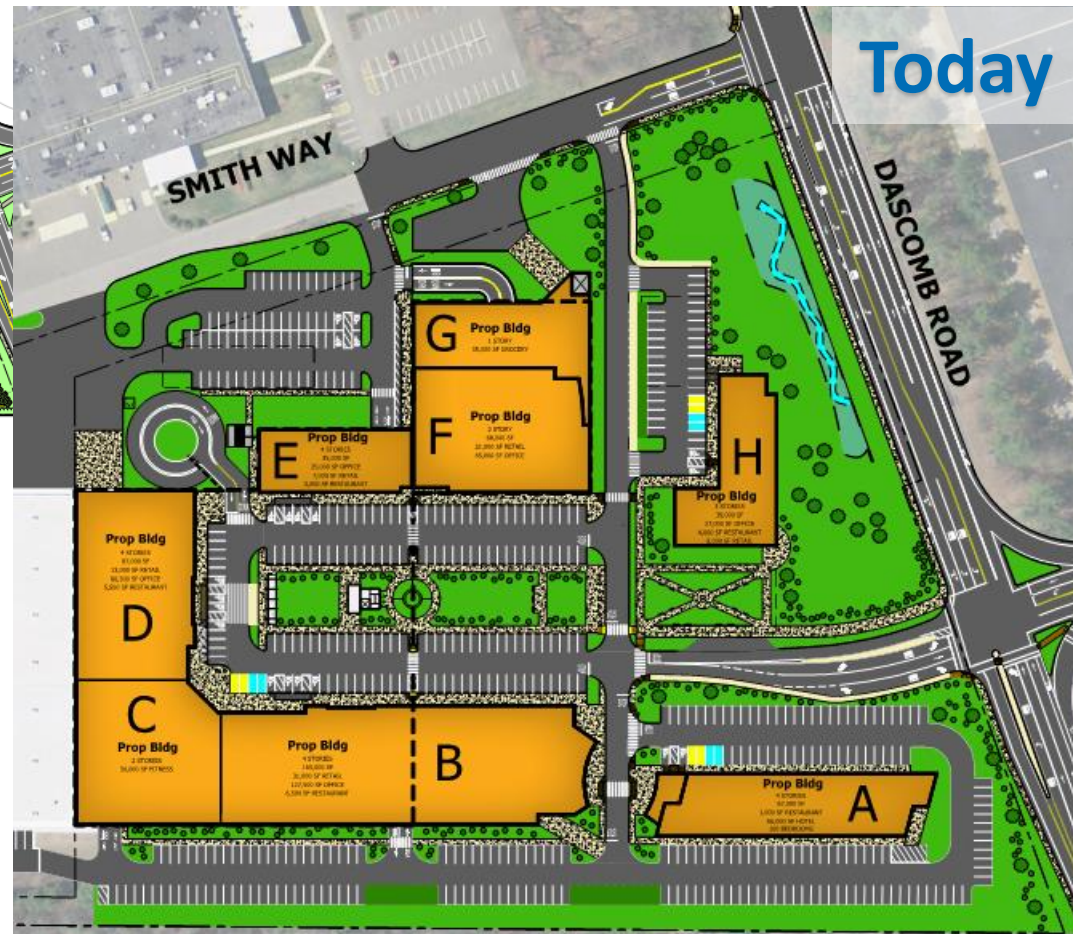
Site Layout / Details

Improvements to Site Plan / Layout from Board Feedback

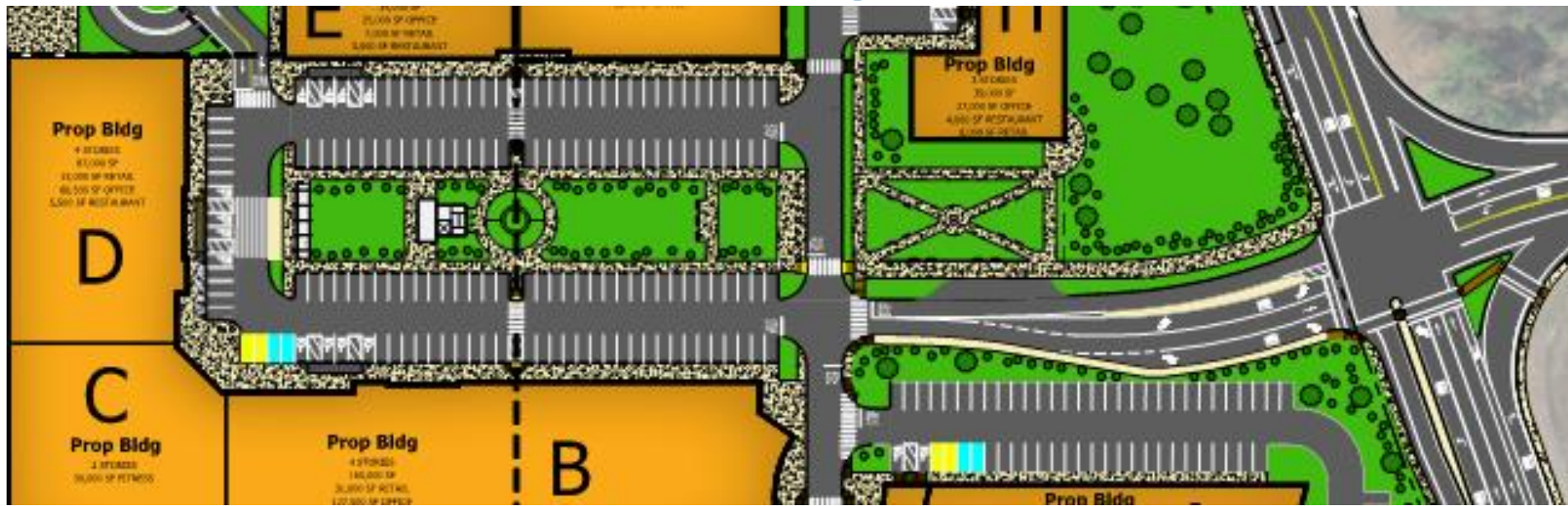


December 2017

- Sidewalks
- Crosswalks
- "The Lawn"
- Circulation
- Greenspace around perimeter
- Organization of parking
- Reduction in SF/ fluctuate building heights



Greenspace



Lighting

Section 5.3.5 – Exterior Lighting

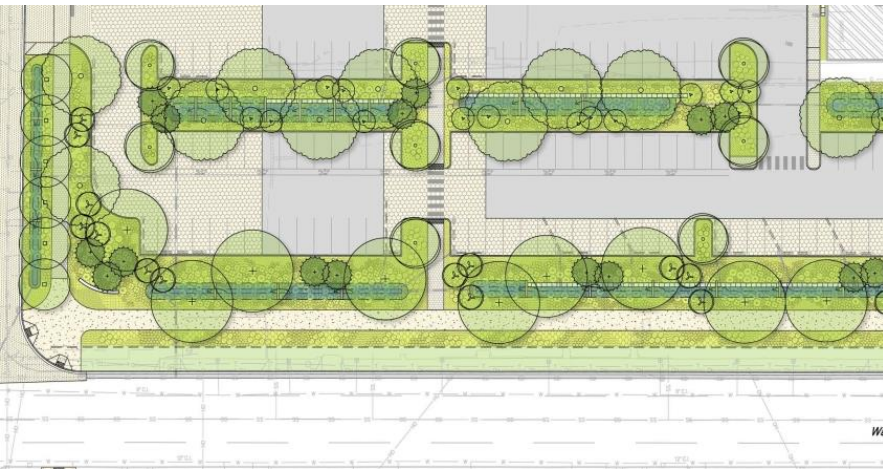
Prevent glare or overspill of lighting onto adjacent property or into any public way



Landscaping

Section 5.3.2 – Industrial Districts

Screen unshielded light sources, parking lots, tanks, loading bays, and outdoor storage areas.



Perimeter

Mix of evergreen, shade trees, shrubs, and ornamental plantings.



Interior

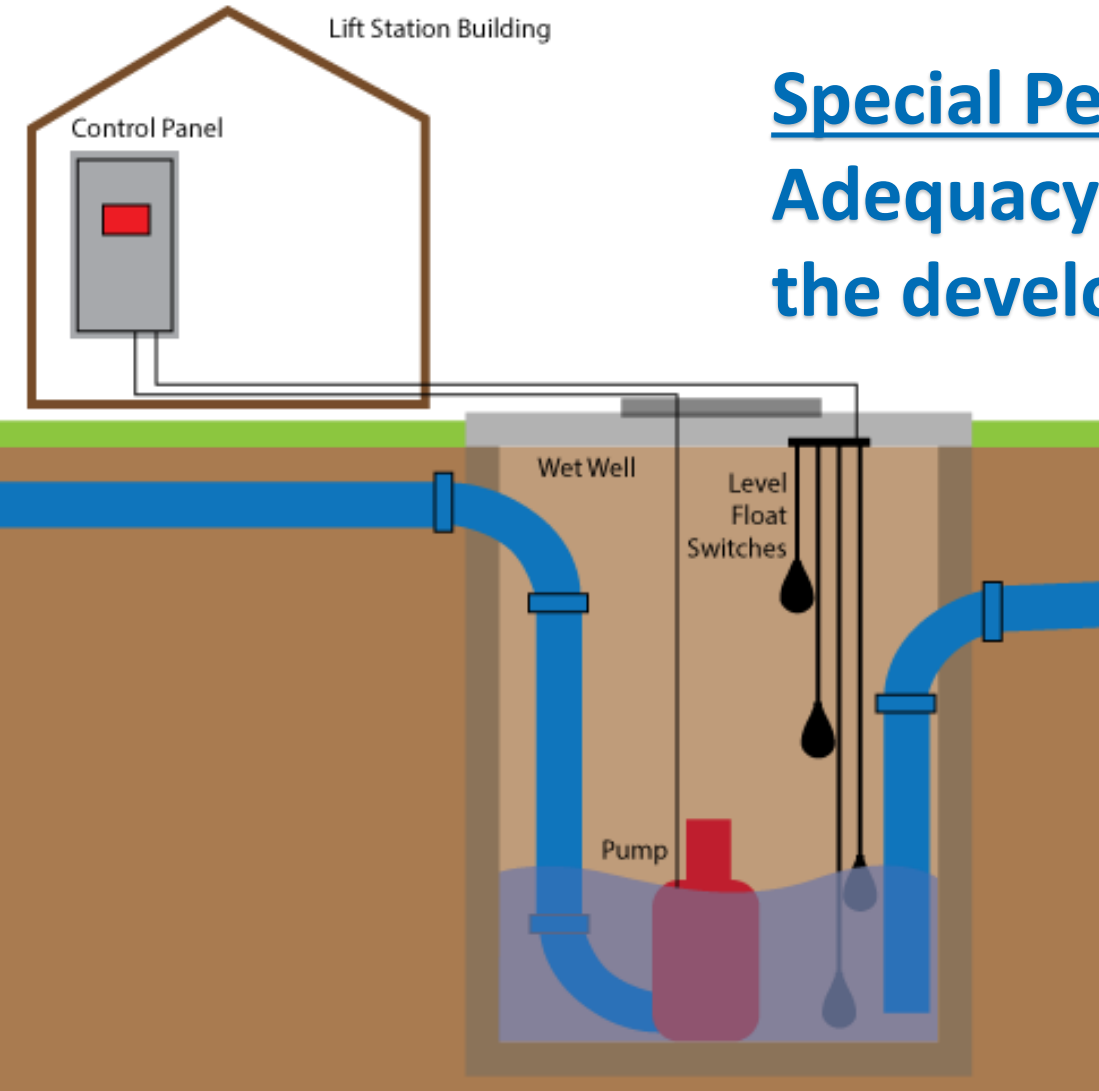
Mix shade trees and ornamental shrubs, flowers and plantings.

Site Layout / Details

Provided to the Planning Board for Site Plan Review for each phase of development including:

- **Streetscape Elements**
- **Landscaping Plans**
- **Lighting Plans**

Water & Sewer



Special Permit Criteria 9.4.2.3
**Adequacy of utilities to support
the development**

Water / Sewer Usage
51,120 gallons/day

Water

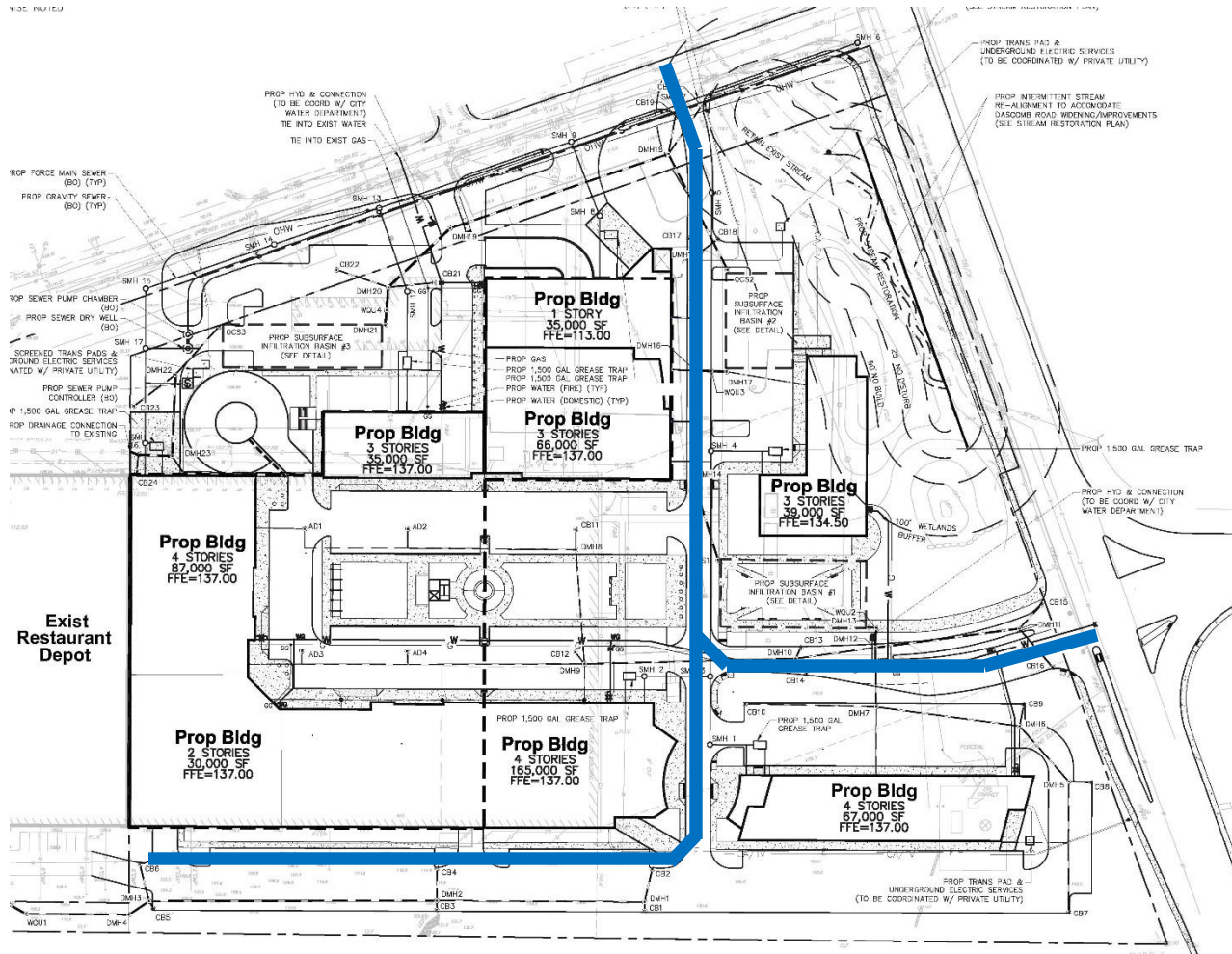
**Met w/ Town Staff on
April 16th**

**Adequate water
distribution system exists
to support development
with the following
required improvements**

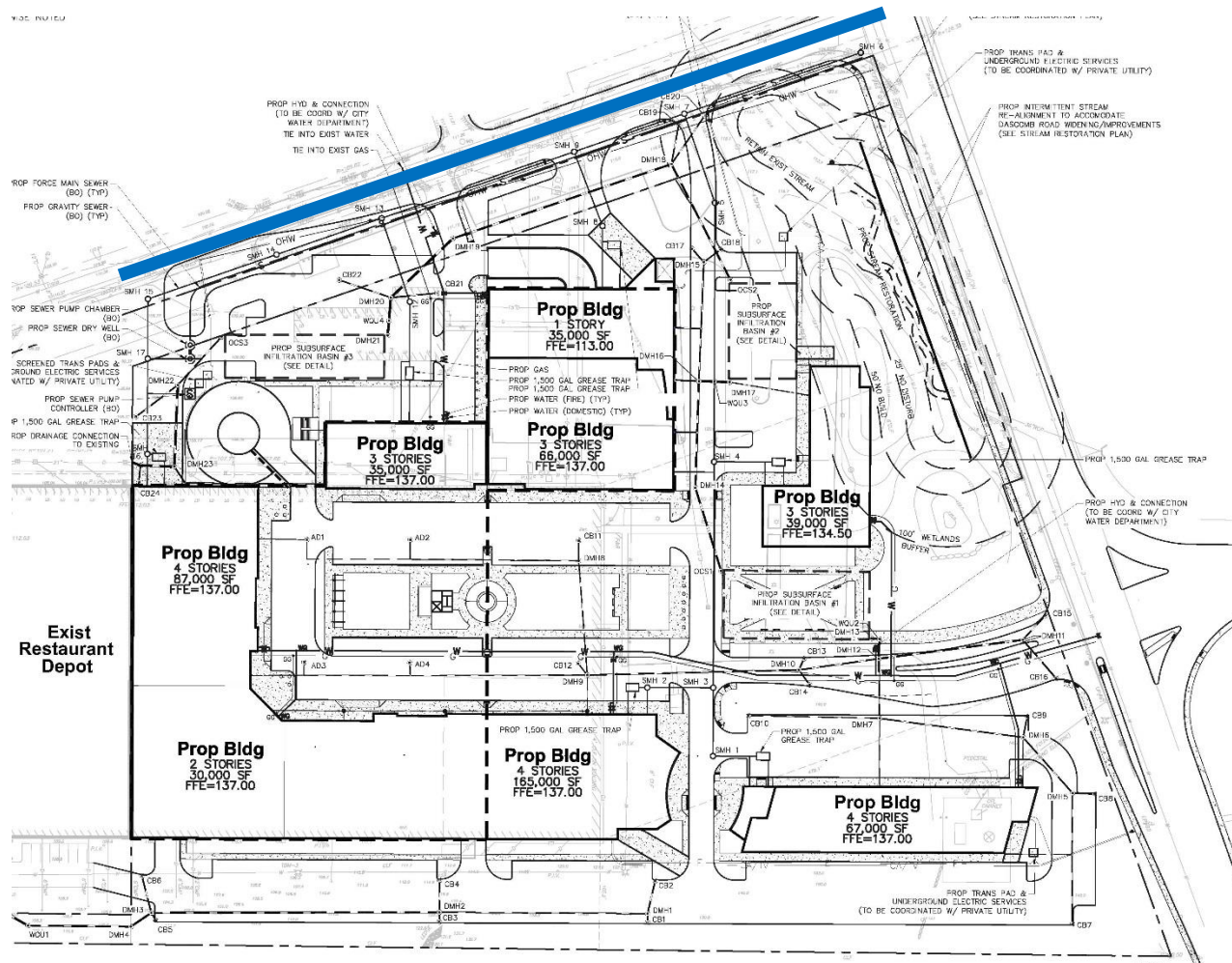


Water

Create a water loop between Smith Way & Dascomb Rd



Replace water main on Smith Way with a 12" CLDI main



Water

**Coordinate w/ Town
Staff prior to each phase
to coordinate gate valve
placement**



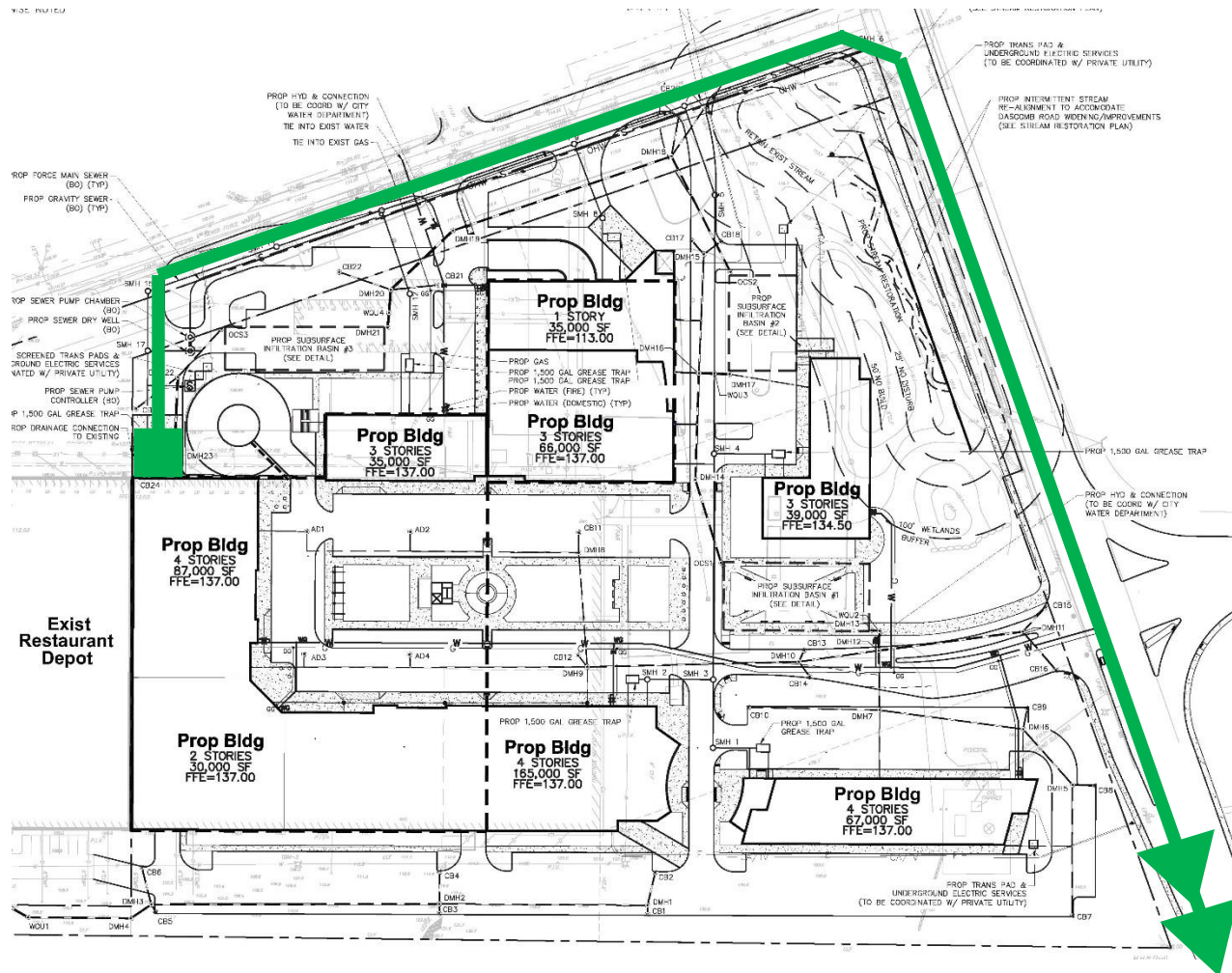
Sewer

Met w/ Town Staff on April 16th

Adequate town wastewater system exists to support development with the following required improvements



Lift/Pump Station is required to connect to existing municipal sewer system



Sewer

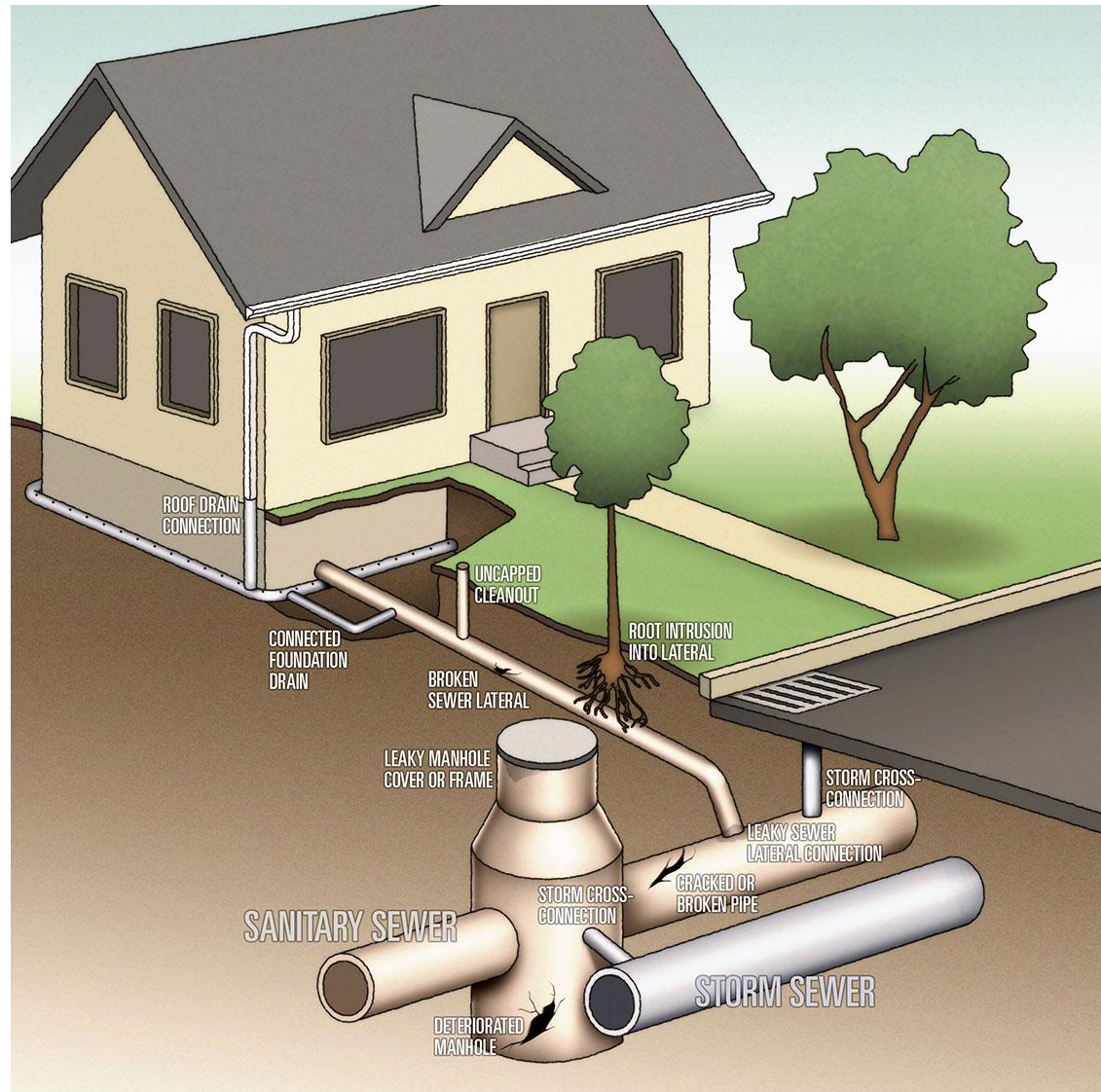
Capacity improvement projects as directed by Public Works Division to increase capacity in Central Street & Powder Mill areas

Capacity improvement projects may include:

- **Projects to remove I/I from system**
- **Upsizing of existing mains**
- **New sewer mains**
- **Pump station upgrades**
- **etc**

Sewer

Inflow & Infiltration
fees assessed by
Public Works
Division upon
application for a
sewer connection
permit for each
phase based on
gallons/day



Water & Sewer

Adequate water and sewer capacity exist to support the project provided the following mitigation measures:

- **Water loop connecting Dascomb & Smith**
- **Upsizing Smith water main to a 12" CLDI main**
- **Coordinate gate valve locations with Staff**
- **Construct sewer lift/pump station & force main**
- **Implement project(s) to increase capacity in the Central Street and Powder Mill areas**
- **Participate in I/I fees, as assessed by Public Works**