



December 14, 2022

Robert Rosa
Chair, Zoning Board of Appeals
Town of Rockland
242 Union Street
Rockland, MA 02370

RE: Application for Special Permit, Rockland Fire Department HQ

The project is seeking a hearing for ZBA Special Permit I for use of the property at 99 Church Street as a new Fire Department Headquarters building.

Responses per the Rules of Procedure as stated in Article VI – Chapter 774 – Section 1 are below.

1. The name of the applicant.

Douglas Lapp, Town Administrator, on behalf of the Town of Rockland.

2. The names of all parties having a legal or beneficial interest in the application.

Scott Duffey, Fire Chief, on behalf of the Rockland Fire Department.

3. Documents sufficient to provide the applicant's status as a non-profit, limited dividend, or public agency.

The applicant is the Town of Rockland, a municipal corporation, organized and existing under the laws of the Commonwealth of Massachusetts with a usual address of 242 Union Street, Rockland, Plymouth County, Commonwealth of Massachusetts.

4. Documents sufficient to prove applicant's interest in the locus.

See attached Assessing Department property record card.

5. Documentation showing a funding agency's interest.

The Town of Rockland will need voter approval at a town wide-ballot on April 8, 2023 and at a Town Meeting on May 1, 2023 to approve a debt exclusion to fund the project.

6. Requested exceptions to local codes, ordinances, by-laws, and regulations.

Per Zoning Bylaws section 415-11, C-9, the project is seeking a special permit for use of the site located in an R-4 zone for a Municipal Facility (Fire Station Headquarters).

The project is also seeking dimensional variances per 415-53 on three items: (a) the 10' parking setback from property lines, (b) 23' back-up area, and (c) 20' parking space length. The provided dimensions are listed below:

a) Parking Setbacks:

- East (Howard Street frontage) = 4'
- South (112 East Water Street) = 8.2'
- West (29, 35, 41, 47, & 53 Franklin Avenue) = 2'

b) Back-Up Aisles = **22'** wide with one-directional circulation

c) Total number of spaces in the parking lot is 28, all have compliant widths. Space length breakdown below:

- **14** non-compliant spaces (10'x19' - variance needed for space length)
- **2** (7%) ADA spaces dimensioned 10'x18' - can be included as compact spaces to remain under the 25% threshold. (meets ADA standards)
- **5** (18%) compliant compact spaces dimensioned 9'x18'.
- **7** compliant personnel spaces dimensioned 10'x20'
- In addition to the spaces in the lot, there are also **4** dedicated parallel spaces at 10'x21' at the west side of the building for personnel (chief, deputy, administrator, & mechanic).
- There is also fire department vehicle parking inside the building within the apparatus bay which includes **6** bays that are 16' on-center and 81' long, one of which is double-sided with doors on both ends.
- There is also **1** interior mechanic's bay for vehicle maintenance that is 49'-9" long and 20' wide.

7. A statement of local need for such a development.

The Town of Rockland seeks to build a modern station for its fire department. The current fire station (built in 1939 with an addition built in 1978) has become outdated and inadequate for fire department operations. The current fire station has become too small for the Rockland Fire Department. The larger fire trucks are becoming harder to fit into the station, and trucks are now being stored out-of-doors. There is also a lack of proper storage of firefighting gear and equipment. In addition, firefighters have little to no areas for training at the current station. Living quarters for department personnel is cramped, insufficient, and does not account for gender needs.

A new fire station will resolve the issues listed above. The new facility will be designed to house modern fire apparatus, ambulances, and equipment. Open space around the building will allow for increased parking and training opportunities. Most importantly, the building will be designed with the safety and health of fire department staff in mind, something the current station does not afford. This project will provide a safe, efficient, and spacious fire station for decades to come.

8. A description of the proposed development, including but not limited to the following information:

a) Acreage of the locus.

1.65 acres

b) Number of buildings to be built.

The project includes construction of one new 34,968 gsf fire station headquarters building. The building usage includes 6 emergency vehicle bays, 1 mechanic's bay, firematic support spaces, offices, assembly, and personnel living quarters. Gross square footage by level:

Level 1 = 22,572 sf

Mezzanine = 1,512 sf

Level 2 = 10,884 sf

c) Type of building & method of construction.

Type II construction - steel framed with a concrete slab on composite steel deck/composite steel beam Level 2 floor, a steel deck/steel beam roof, and a ground supported concrete slab on grade Level 1 floor. Foundations will be conventional spread footings.

d) Owner of Record.

The Town of Rockland

e) Designer, engineer, architect, surveyor, & any other professional services.

Architect	Jonathan Traficonte	Schwartz/Silver Architects
Survey	Dan Fleming	Samiotes Consultants
Civil Eng.	Stephen Garvin	Samiotes Consultants
Landscape Arch.	Kyle Zick	Kyle Zick Landscape Arch.
Structural	Jonathan Buhl	Foley Buhl Roberts & Assoc.
Plumbing Eng.	Christopher Garcia	GGD Consulting Engineers
Electrical Eng.	David Pereira	GGD Consulting Engineers
Mechanical Eng.	Dominick Puniello	GGD Consulting Engineers
Cost Estimating	Peter Bradley	PM&C

f) General description of proposed system of drainage and sewerage, including adjacent existing natural waterways.

The proposed drainage system will consist of a series of roof drains, catch basins and drain manholes to capture runoff in the proposed driveway and parking areas. These structures will convey runoff into the proposed subsurface plastic-chamber infiltration system in the lower parking area at the south end of the site. The infiltration system will provide water quality treatment and retention to mitigate the increase in impervious area. The system will overflow to a drywell structure at the southwest corner of the site, which will have another emergency overflow at the surface grate.

The proposed sewer system will consist of two (2) 4" garage waste lines and two (2) 6" sanitary lines from the east face of the building. The garage waste lines from the internal garage bays will both be routed through oil & water separators before connecting with the sanitary lines. These lines are all routed to a single sewer manhole which will route flow via a single 6" pipe to the same location as the existing 6" sanitary connection in Howard Street.

There are no adjacent natural waterways or wetlands in the vicinity of the site.

g) Names, locations, and widths of adjacent streets.

See site survey drawing EX-1. The site is bounded to the north by Church Street (42' in width) and to the east by Howard Street (30' in width)

h) Description of the topography of the site.

The existing site consists of a rocky hill on which the existing school is located roughly centered on the lot, with grades sloping down to the north, east, and south from the hilltop. The existing site has a peak elevation of approximately 140.5', with low points of approximately 134.5' along Church Street to the north, 130.0' along

Howard Street to the southeast, and and 127.5' along the neighboring property to the southwest. The western property features grades relatively consistent with the neighbors along that boundary.

The proposed site will lower the peak elevation to approximately 135.0 surrounding the building, reducing the steepness of the slopes to the surrounding property edges but maintaining the general runoff and topography patterns as the existing condition. Retaining walls will be used along the western property boundary to maintain the grades of the neighbors where the site is proposed to be lowered.

i) Locations & widths of proposed streets, drive-ways, or other means of vehicular traffic.

See civil site layout plan on drawing C-1.0 The site is bounded to the north by Church Street (42' in width) and to the east by Howard Street (30' in width). These existing streets are not to be altered by this project. The proposed egress for the fire and emergency vehicles will be on to Church Street to the north. The proposed driveway entrance to the public parking and fire truck circulation will be from Howard Street to the east.

j) Floor plan, elevations & section.

See attached architectural drawings A1.00, A1.01, A1.02, A2.00, A3.00, and A3.01.

k) Statement of the environmental impact in terms of traffic, public safety, schools, recreation, energy, and the effect of the development on open space and the natural environment.

There is no impact on the Rockland School District. The project does include removing the existing basketball courts. However, the Town has recently constructed a new basketball court at Hartsuff Park and is in the process of conducting a feasibility study at Hartsuff Park to construct a new community and recreation center at that location which will include a gymnasium with additional indoor basketball court(s) as well.

This project will significantly improve public safety resources for the town of Rockland. The new fire station will improve living and working conditions for Rockland Firefighters, providing a healthier and safer working environment. In addition, there will be enhanced areas for department members to train and drill. The new station will also incorporate a new emergency operations center (EOC) that can be used during natural disasters or large-scale emergencies. This EOC will also double as a training room and public meeting space. The project scope includes demolishing the existing Lincoln School. This building has been vacant for several years and has become a blight on the neighborhood. Removing this building reduces the public safety concern for fire, vandalism, and injury associated with vacant properties.

Constructing a new fire station at 99 Church Street will increase traffic in the area. Currently, the property is vacant, which results in little to no associated traffic. Each morning, department employees will enter and leave the property as they report for duty. Throughout the weekdays, visitors will be utilizing area roads to the property for

department business. It is anticipated that there will be 5 to 10 visitors per weekday to the fire station. The most significant traffic impact will be an increase in emergency apparatus in the area. Fire Department apparatus and vehicles will be employing Church Street and Howard Street each day. The FD will institute a "No-Siren Zone" in the immediate vicinity of the parcel to reduce noise impacts to neighbors.

MEP systems will be designed using high performance energy efficient equipment. The MEP System designs will meet or exceed the latest energy codes and standards. The existing 6" sewer connection will be either retained or replaced in kind, and is sufficient to service the new building. There will be an oil generator on site to maintain emergency services at the building in the event of power outages.

The existing building and attached garage footprint have a lot coverage of 4,750 sf. The proposed building has a footprint of 22,572 sf, which is a reduction in the open space on site but represents 31% of the total lot area and is within the 40% maximum coverage allowed per zoning. A stormwater infiltration system is proposed for underneath the parking lot which will mitigate the impact of the increased impervious surface on site, see drawing C-2.0. There are 10 existing trees on the site that will need to be removed for construction, several of which have been observed to be in poor health. New trees will be included as part of the landscape scope, see drawing L-1.0.

Attachments to this submission include:

- ZBA Application form
- Assessor's Map # 40
- Assessor's Parcel ID Data Sheet
- Set of drawings dated 12/16/2022

Should any questions or concerns with the application arise prior to the hearing, I can be reached by email at klaser@schwartzsilver.com or by phone at 857-449-0707.

Our team appreciates the Board's consideration on this project.

Sincerely,

Kelsey Laser, AIA
Associate, Schwartz/Silver Architects
LEED AP BD+C, WELL AP

CC: Douglas Lapp, Town Administrator
Scott Duffey, Fire Chief
Board of Selectmen
Debra Shettlesworth, Land Use Coordinator