Special Permit Application – Becket Planning Board
Proposed HTR Dream Away Campground
Becket, MA

Property Location:
1342 County Road
Map 401, Lots 3 & 4
Becket, MA 01223

Property Owner:
Daniel Osman Trustee
c/o Heller & Robbins
36 Cliffwood Street
Lenox, MA 01240

Applicant:
Hit the Road RV, LLC
125 High Street, Suite 2111
Boston, MA 02110

Civil Engineer:
Foresight Land Services, Inc.
1496 West Housatonic Street
Pittsfield, MA 01201

Attorney:
Lynch Scrimo – Attorneys
68 Main Street
Lenox, MA 01240

Architect:
Bryan May Architecture + Interiors
501 Rio Grande Place, Suite 109
Aspen, CO 81611

Landscape Architect:
Connect One Design
210 N. Mill Street, Unit B
Aspen, CO 81611

February 2022

FLS Project# E2935

FORESIGHT
LAND SERVICES

ENGINEERING · SURVEYING · PLANNING · ENVIRONMENTAL PERMITTING

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The Commonwealth of Massachusetts

Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
(413) 623-8934 ext. 120 fax (413) 623-6036
planning@townofbecket.org

APPLICATION FOR SPECIAL PERMIT
UNDER THE TOWN OF BECKET ZONING BYLAWS
(Revised 11/11/2019)

CLERICAL FEE: $100.00

POSTAGE: ACTUAL MAILING COST TO NOTIFY ABUTTERS AND PARTIES OF INTEREST

ADVERTISING: ACTUAL COST TO PUBLISH 2 (TWO) NOTICES OF THE PUBLIC HEARING IN THE BERKSHIRE EAGLE

(Postage and advertising amounts will be provided when they are determined.)

MAP 401 LOT 3&4 BOOK 1578 1748 PAGE 941 133

STREET ADDRESS 1342 County Road

DATE OF APPLICATION January 31, 2022

APPLICANT NAME(S) AND ADDRESS(ES) Hit the Road RV, LLC

125 High Street Suite 2111, Boston, MA 02110

DAYTIME PHONE # c/o Lynch Scrimo 413-63701300 EVENING PHONE #

EMAIL ADDRESS lynch@lenoxattorney.com

NAME AND ADDRESS OF OWNER IF DIFFERENT FROM APPLICANT Daniel Osman Trustee

c/o Heller & Robbins 36 Cliffwood St Lenox, MA 01240

I (WE) REQUEST A SPECIAL PERMIT FOR See attached Narrative and

Municipal Impact Report with Exhibits and Plans

*

UNDER SECTION 3.1.3 Camp OF THE TOWN OF BECKET ZONING BYLAWS.

APPLICANT _____ CO-APPLICANT _____

*PLEASE USE AN ADDITIONAL SHEET OF PAPER IF NECESSARY AND ATTACH IT TO THIS FORM ALONG WITH ANY OTHER INFORMATION YOU THINKMAY BE HELPFUL IN PROCESSING YOUR APPLICATION. (MAPS, ETC.)

SPECIAL PERMIT NARATIVE

DATED:	January 31, 2022
Submitted by:	Hit the Road RV, LLC ("HTR")
Property:	1342 and 1402 County Rd. Becket, MA
Zoning District	Uniform Single District
Total Acreage	52.89 acres

BACKGROUND AND INTRODUCTION

Hit the Road RV, LLC ("HTR") is under contract to purchase the Dream Away Lodge located at 1342 County Rd, and the adjacent parcel 1402 County Rd. HTR would like to create two new parcels, one parcel will include the Dream Away Lodge and ≈ 4.34 acres ("Dream Away Parcel") and the second parcel is the remaining property of ≈ 48.55 acres ("Camping Parcel"). The Dream Away Parcel will continue to be a restaurant under the Dream Away Lodge name and with operations that mirror the historic Dream Away Lodge, featuring a relaxed atmosphere with music and entertainment, food and beverages.

The Camping Parcel will be a modern campground featuring 100 luxury camping platforms, eclectic cabins, and retrofitted Airstreams and Shastas. The Camping Parcel will be managed separately from the Dream Away Parcel, but the properties will remain cross-marketed and promoted. The Camping Parcel will include a lodge that contains administrative offices, reception area, and a small tavern/lounge(s). Two additional outbuildings will be constructed for maintenance and support services. The Camping Parcel will include accessory areas to include a pool, hot tubs and saunas, along with other recreational campground activity areas like campfire pit(s) and game courts.

Patrons will rent the tents or cabins. Recreational vehicles and personal tents are not permitted. Patron's vehicles will not be parked at each campsite.

PERMITTING

APPROVAL NOT REQUIRED FOR THE DIVISION OF 1342 AND 1402 COUNTY ROAD.

HTR requests permission to create two new parcels, the Dream Away Parcel and Camping Parcel. HTR request's endorsement of the division of land under G.L. ch. 41, Section 81P - Approval Not Required and Town of Becket Subdivision Approval Bylaw section 3.20.

The combined acreage of 1342 and 1402 are a single parcel comprising 52.89 acres. HTR would like to divide this land into two parcels, the Dream Away Parcel containing ≈ 4.34 acres of land, 780 feet of frontage, the existing Dream Away Lodge and its well and septic system. The second

lot will contain ≈ 48.55 acres with 1840 feet of frontage.

The Dimensional requirements pursuant to Section 4.2 Table B are met for each parcel.

	Required	Parcels (Existing)	Subject Parcels (Proposed)
Minimum Lot Size	2 Acre	52.89± Acres	48.55± Acres
Minimum Lot Frontage	200'	716.2'	716.2'
Minimum Lot Width	160'	1015±	705±
Minimum Front Setback	40'	111.6±	41.6±
Minimum Side Setback	20'	146.2'±	26.6'±
Minimum Rear Setback	20'	576.3'±	21.7'±
Maximum Building Height	40'	<40'	<40'

Table 1 – Table of Dimensional Requirements (Becket Zoning Bylaw)

The division of the premises shown on the accompanying plan is not a subdivision because each lot shown thereon has the frontage, area, and depth required by the Zoning Bylaws of the Town and is on a public way, namely County Road.

NO ADDITIONAL ZONING PERMITS ARE REQUIRED FOR THE DREAM AWAY PARCEL.

The Dream Away Parcel will be renovated and opened as a restaurant with an expected opening in 2023. The current owner of the Dream Away Lodge holds all required permits for the operation of the restaurant and said permits shall be transferred to the new owner/operator.

A SPECIAL PERMIT FROM THE PLANNING BOARD IS REQUIRED FOR THE CAMP PARCEL.

Camping[1] for commercial purposes is allowed pursuant to Section 3.1.3 Table of Use Regulations upon issuance of a Special Permit from the Planning Board. The lodge building and other buildings and the pool, game court are all accessory structures. See Section 4.3.2. The Site

[1] Camp is not a defined term under the Zoning Bylaw.

Plan submitted herewith establish the accessory structures and each camping area meet the dimensional requirements of the Zoning Bylaw.

The Standard for A Special Permit

According to the Becket Zoning Bylaw Section 9.3.2,

> Special Permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon a written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Bylaw, the determination shall include consideration of each of the following: 1. Social, Economic, or community needs served by the proposal; 2. Traffic flow and safety, including parking and loading; 3. Adequacy of utilities and other public services; 4. Neighborhood character and social structures; 5. Impacts on the natural environment; and 6. Potential economic and fiscal impact to the Town, including impact on town services, tax base, and employment.

Due to the new construction within the Camping Parcel the Planning Board should also consider criteria and guidelines specified in Section 9.4.5.

Analysis of the Special Permit Standard

As outlined below, the present project satisfies all the conditions of Zoning Bylaw Section 9.3.2 and the Special Permit should therefore issue.

Allowance of a Special Permit requires a balance. First, the Planning Board should analyze the beneficial impacts of the proposal. The benefits include creation of employment opportunities, increased tax revenue for the Town, and revitalization of the Dream Away Lodge – a legendary destination in the Town of Becket. These benefits are next, balanced against any negative impacts, such as disturbance of open space and introduction of a new low impact commercial use. On balance, the Board should find that the adverse effect of HTR's proposal is mitigated by thoughtful planning, preservation of open space, and considerable regard for the neighborhood, including the parcel's history and surrounding critical environments.

Social, Economic and Community Needs Are Served by the Proposal

The Dream Away Lodge is legendary in the Town of Becket. For generations it has been a gathering place for residents, and vacationers, who have gathered for good food, conversation, and entertainment. Many family traditions and special events have started and continued at the Dream Away Lodge. HTR's introduction of the luxury campground will ensure the legend of the Dream Away is not lost. HTR found Becket to be uniquely situated within Berkshire County; its rural setting and country vibe appeals to many. What Becket lacked was a venue for overnight guests. In keeping with what the Town of Becket presents to its residents and visitors alike, HTR

considered and rejected the construction of a typical hotel with its cookie-cutter design and antiseptic branding.

A modern campground fits with the Town of Becket's identity– a rural community with immediate and direct access to the arts (Jacob's Pillow) and outdoor activity (Appalachian National Scenic Trail) and the preservation of open space (October Mountain State Park – Becket Land Trust). A successful HTR campground will bring revenue to the Town, including rooms and meals tax and increased real estate tax revenue through the development of the site and replacement of an unoccupied, uninhabited structure with a new modern camp.

Traffic Flow and Safety, Including Parking and Loading, Will not be Material and Will Fully Comply with the Zoning Bylaw Requirements

The Municipal Impact Report details the HTR's thoughtful considerations of traffic flow, safety, runoff mitigation, and accessibility. The Camp Parcel will be accessed by a new 24′ wide asphalt driveway with two 16′ wide gravel drives leading throughout the site. HTR proposes a gravel guest and staff parking area consisting of 155 spaces, including 5 ADA accessible spaces. This parking area is intended to aggregate all guest cars, and no guest vehicle parking is provided at individual campsites or cabins. Guests will circulate through the site on foot, by bicycle, or on a limited number of electric carts.

The primary path through the site is 16' wide with a 2' shoulder on either side. This is sufficient in width to accommodate emergency vehicle and maintenance vehicle access to all accommodations. A separate maintenance and emergency entrance/exit is provided to facilitate access and circulation of these vehicles.

HTR commissioned a traffic study by Fuss & O'Neill. The parcels are very uniquely situated on rural County Road. Fuss & O'Neill's report concludes the additional car trips generated by the Camp Parcel can be safely accommodated on County Road. The traffic study identifies clear site lines and/or areas where the site lines will be enhanced with simple undergrowth management. HTR is seeking the Town of Becket Highway Department's permission to complete the necessary work to establish better site lines and is committed to taking the necessary steps to ensure safe travel.

The cross promotion of the Camp Parcel and the Dream Away Lodge will also internalize traffic and decrease vehicle trips. Visitors to a typical campground will seek restaurant or entertainment off site, which leads to a number of vehicle trips throughout the day. HTR seeks to direct its overnight guests to enjoy the legendary Dream Away Lodge. This cross promotion will also result in patrons of the Dream Away Lodge staying within the campground, especially when the Dream Away Lodge is hosting a wedding or other special event. HTR anticipates traffic will be reduced when compared to the prior operation of the Dream Away Lodge because after arriving at the Dream Away Lodge and attending a special event, the guests will stay "on-site". Therefore, vehicle trips on County Road will be disbursed. Instead of experiencing high traffic volume prior to an event and at the event's conclusion, guests will be able to arrive and leave on their own schedule thus reducing the concentration of traffic along County Road.

The Camp Is and Will Be Supplied with Adequate Utilities and Other Public Services

The existing structures on site are served by an existing public supply well located near the existing Dream Away Lodge Building and existing subsurface sewage disposal systems. A Public Water Supply system is proposed to be constructed on site for the new campground facility, located centrally within Lot #4. The following is a summary of the existing and proposed water/sewer usage on site.

	Annual Average	**Maximum Daily**
Existing Design Usage – Dream Away Lot	1,730 GPD	1,730 GPD
Total Permitted Usage – Dream Away Lot	2,464 GPD	2,464 GPD
Dream Away Lot - No Change	**734 GPD**	**734 GPD**
Existing Usage – Campground Lot	0	0
Total Proposed Usage – Campground Lot	9,990 GPD	9,990 GPD
Campground Lot Net Change	**+9,990 GPD**	**+9,990 GPD**

Table 3 – Table of Sewer Flow Estimate & Water Consumption Table

Both existing and proposed usage is based on Title V flow estimates per the Town of Becket Regulation on Water Use and Regulation on Sewer Use. The proposed usage will increase by approximately 9,990 GPD for the Campground Lot.

A subsurface sewage disposal system, consisting of 6 separate subsurface leach fields, is proposed to be constructed on site to handle all sewage disposal for the proposed camp sites, lodge building and other structures on site.

Fire Protection

The applicant's representatives have discussed the proposed plans with the Town's Fire Chief to develop an adequate fire access plan. The new lodge building is proposed to be furnished with a sprinkler system and fire department connections.

The Camp Will Enhance the Neighborhood's Character and Social Structures

The Camp Parcel and Dream Away Parcel are located on the edge of October Mountain State Forest, along County Road. The Dream Away Lodge with its legendary aesthetic will be enhanced by the Camp Parcel. HTR will remove a home that is not habitable, and nestle within the $\approx$ 48 acre site modern luxury accommodations. Vehicle usage is discouraged, and guests will be encouraged to explore the site by walking and use of bicycles.

The largest area of disturbance (the location of the lodge and parking area and maintenance building) is located at the farthest point away from neighboring residences. Of the Camp Parcel's ≈ 48 acres only ≈ 18 acres will be disturbed during the construction phase. The conclusion of the construction phase is highlighted by a reforestation and revegetation phase in which HTR will revegetate disturbed areas with native species and plant almost 1000 new native trees. The end result will be a modern, luxury campground lost within the forest.

The Camp Will Not Negatively Impact on the Environment

The modern campground idea grows out of the public's demand for low impact, outdoor activities. This project disturbs only a small footprint on the 50-acre parcel. Most of the structures are temporary and may be relocated, allowing the natural reclamation of the site. Within the 48-acre parcel only 18 acres are being developed for additional permanent or temporary uses. The parking areas and traveled surfaces are not paved because HTR needs to maintain a natural aesthetic and wishes to minimize the amount of impervious surface.

The site plan arranges the most intense uses and primary vehicle traffic close to the existing road, and places low impact uses adjacent to the state forest and abutters, thus minimizing light and noise impact on surrounding parcels. All lighting on the site will be compliant with dark sky standards, and there will be no light trespass into abutting land.

The design proposes minimal clearing to maintain the forested character of the land and to blend with the adjacent state forest. Any non-native elements of the proposed landscape will be adjacent to the developed guest areas only, with all other construction disturbance to be revegetated with species native to the region.

All storm water and other runoff will be treated on site per state and local requirements.

Ponds, wetlands, and other sensitive natural areas exist on the site, and are protected with development buffers as required by state or local codes.

The Camp Will Have a Positive Economic and Fiscal Impact on the Town, Including Improving Tax Revenues, Providing Employment Opportunities, and Providing Funding Resources for Additional Town Services.

HTR's development of the Camp Parcel and preservation of the Dream Away Lodge will have a positive economic and fiscal impact on the Town of Becket. First, the reopening of the Dream Away Lodge will increase tax revenue with the generation of meals tax. Second, the development of the Camp parcel will generate a rooms tax. Third, the removal of the inhabited building, with a low assessed value, will be replaced with new structures, and the development of the Camp Parcel will result in additional real estate tax revenue. The increased tax revenue will help the Town set its budget for town services as the tax revenue from real estate will be a quarterly scheduled payment, while the success of the Camp parcel and the Dream Away Lodge will have a direct correlation to how much additional tax is paid to the Town in the form of meals and lodging tax revenue. The development and use of both parcels will not increase the demand for Town Services; accordingly, the tax revenue generated by HTR can be used to help offset the costs of Town services to residents.

Currently the Dream Away Lodge is closed and has been for almost two years. The opening of the Dream Away will immediately result in increased employment opportunities. Construction jobs will be generated for a period of approximately one-year, followed by approximately 30 full time equivalents at the Camp.

CONCLUSION

The positive impact of HTR's proposal support issuance of a Special Permit,

The positive economic and fiscal benefits to the Town include

1. Job creation;
2. Increased Tax revenue and Tax Base;
3. A use consistent with the surrounding environment;
4. No adverse impact to traffic or municipal service capacity;
5. Introduction of a new modern camping aesthetic;
6. Full compliance with all health and safety codes; and
7. Re establishment of the legendary Dream Away Lodge

Respectfully Submitted,

Hit The Road RV, LLC

Daniel I. Weinstein, Managing Partner
125 High Street, Suite 2111
Boston, MA 02110

And its Permitting and Development Team

Lynch Scrimo - Attorneys
68 Main Street
Lenox, MA 01240

Foresight Land Services
1496 West Housatonic Street
Pittsfield, MA 01201

Connect One Design
210 N. Mill Street, Unit B
Aspen, CO 81611

Bryan May Architecture + Interiors
501 Rio Grande Place
Aspen CO 81611

MUNICIPAL IMPACT REPORT
DREAM AWAY CAMPGROUND
HIT THE ROAD RV, LLC
1342 & 1402 COUNTY ROAD, BECKET, MA

General

This Municipal Impact Report is in reference to property located at 1342 & 1402 County Road, Becket, MA (Becket Assessor's Map 401 Lots 3 & 4). The applicant, Hit the Road RV, LLC ("HTR") proposes the redevelopment of the property into a glamping/campground facility. HTR proposes to create two new parcels, one parcel will include the Dream Away Lodge and 4.34 acre ("Dream Away Parcel") and the second parcel is the remaining property of ±48.55 acres ("Camping Parcel"). This Municipal Impact Report is limited to the proposed ±48.55 acre "Camping Parcel".

The existing Dream Away Lodge building is proposed to remain and will continue operations separately from the proposed campground. A new campground lodge/administrative office building, small tavern/lounge, patio and pool are proposed to be constructed in place of the existing dilapidated building located within Lot 3.

In addition to the new lodge building, several other buildings are proposed on site including the following; a new back of house office/garage building, a new maintenance shed, and a new utility building for linens, trash, and recycling. An asphalt driveway and small paved parking area will be constructed adjacent to the proposed lodge building, along the southern property line of Lot 3. A new gravel parking lot is also proposed for guest and staff parking. Gravel drives and gravel foot paths are proposed throughout the property to access the campsites, natural features and amenities of the property. The gravel drives will also serve as emergency access.

One hundred (100) luxury camp sites are proposed throughout the property, consisting of non-permanent tents, park model cabins, and retrofitted recreational vehicles over stone/gravel pads for infiltration. Crusher run previous stone patio areas are also proposed at each campsite. There are no proposed axle driven vehicles to be used for accommodations at the campsites.

All of the proposed campsites and buildings will be connected to a proposed water supply system and subsurface sewage disposal systems to be constructed on site.

Existing Site

The entire area of the Town of Becket, including the subject property, is located within a single zoning district, with uniform regulations. Lot requirements per the Becket Zoning Bylaw are as follows:

	Required	Parcels (Existing)	Subject Parcels (Proposed)
Minimum Lot Size	2 Acre	52.89± Acres	48.55± Acres
Minimum Lot Frontage	200’	716.2’	716.2’
Minimum Lot Width	160’	1015±	705±
Minimum Front Setback	40’	111.6±	41.6±
Minimum Side Setback	20’	146.2’±	26.6’±
Minimum Rear Setback	20’	576.3’±	21.7’±
Maximum Building Height	40’	<40’	<40’

Table 1 – Table of Dimensional Requirements (Becket Zoning Bylaw)

Pursuant to Section 3.1.3 “Table of Use Regulations” of the Becket Zoning Bylaw, campgrounds are permitted by a Special Permit from the Becket Planning Board.

Property Overview

The subject parcels are located on the north side of County Road and consist of two lots (Lots 3 & 4), approximately 52.89 acres. The parcels have approximately 2,621 linear feet of frontage on County Road and are currently utilized as the Dream Away Lodge. Land use of this parcel is Commercial (Music venue/restaurant). The surrounding neighborhood is mainly undeveloped, residential use, and designated state forest area.

According to FEMA Flood Panel 2500189 0005 A dated August 5, 1991, no portion of the property is located within the 100-year floodplain. No portion of the site is within a Natural Heritage & Endangered Species Program area of Estimated or Priority Habitat.

There are several Wetlands Protection Act (310 CMR 10.00) jurisdictional ponds with adjacent Bordering Vegetated Wetlands located on site. Portions of the proposed work will be located within the 100’ buffer zone of those Wetland Resource Areas.

General Overview of Proposed Project

The HTR Dream Away Lodge Luxury Campground will consist of a new lodge/tavern building, adjacent pool and patio area, 100 luxury campsites, and other amenities. The proposed campsites and buildings will be served by a proposed on site public water supply well and on site subsurface sewage disposal system. The existing Dream Away Lodge building is proposed to remain in place. The proposed additions to the subject parcels are summarized below:

* Removal and replacement of the existing structure on Lot #3 with a new lodge building;
* A new pool and surrounding patio area at the new lodge;
* New accessory buildings including a maintenance building, a garage/office building,

and a parking/trash storage building;
- 100 new luxury campsites consisting of non-permanent camping accommodations with crusher run stone patio areas;
- New amenities including, bike racks, farm tables, amphitheater, and sculpture garden;
- One larger luxury 1 bedroom "artist tent":
- A new "forest lounge" area;
- New sauna and hot tub areas;
- A new asphalt driveway and parking area at the new lodge (existing drive to be restored with native vegetation);
- A new gravel parking lot and gravel drives through the site;
- A new emergency access loop drive;
- New gravel walkways;
- Low level lighting for parking area
- Low level lighting for drives and pathways for wayfinding;
- New boardwalks over wetlands;
- A new public water supply well;
- New subsurface sewage disposal systems to serve all of the proposed campsites;
- And new utilities, drainage and stormwater detention/management areas.

Tree and shrub clearing will be limited to the areas necessary to construct the gravel roadways, accessory buildings, campsites and utilities. The remaining portions of the property will remain forested and undisturbed.

The property will be accessed from a new 24' wide asphalt driveway. Two 16' wide gravel drives are proposed leading throughout the site to access the proposed campsites and utilities. The emergency access drive will not be utilized by guests. Parking will be located within the proposed asphalt and gravel parking area in Lot #3 and will contain a total of approximately 155 parking spaces. The parking lots shall be landscaped and screened from County Road as required by zoning regulations.

The proposed approximately 8,840 square foot footprint lodge building will be constructed in close proximity to the footprint of the existing dilapidated building in Lot #3. The lodge building will serve as the guest services and check in for campers. The pool and patio area will be constructed on the northwestern side of the proposed lodge building. The proposed garage/office building and maintenance shed will be constructed in the northwestern property corner, adjacent to the proposed gravel parking area. The proposed luxury campsites will consist of gravel/crushed stone beds in a few different configurations with non-permanent tent structures, cabins and retrofitted airstreams (or similar) erected on the stone beds. The proposed artist tent, forest lounge, hot tub, and sauna area will be constructed in the northeastern corner of Lot #4.

The following is a summary of the existing and proposed buildings and their uses:

Buildings & Non-Permanent Structures	Existing Use	Proposed Use
Dream Away Lodge	Restaurant/Entertainment	Restaurant/Entertainment (not included in this special permit)
Lodge Building	None (dilapidated building)	Guest Services, Tavern, Check in, Pool
Back of House Building (Office/Garage)	NA	Office/Garage
Maintenance Shed	NA	Maintenance/Storage
Parking & Trash Building	NA	Parking & Trash Collection/Storage
Forest Lounge	NA	Recreation
Sauna & Hot Tub Area	NA	Recreation
Artist Tent	NA	Seasonal Residential Use
Luxury Campsites	NA	Camping

Table 2 – Table of Proposed Building Uses.

Access

Access to the campground will be from the proposed 24' wide driveway connecting to County Road. In addition to the proposed main driveway, a 16' wide emergency gravel driveway will be constructed connecting to County Road in the southeastern corner of Lot #4. Two approximately 16' wide gravel drives are proposed to lead throughout the site, providing access to the campsites and various site features.

Parking

Section 9.4.5(4) of the Becket Zoning Bylaw establishes the traffic/parking requirements for the proposed use. In total, the proposed parking areas contain 147 parking spaces and 8 ADA parking spaces (155 Total). The passenger loading/unloading zones will comply with the accessible requirements in 521 CMR 23.7. The provided number of parking spaces is detailed below;

Proposed Parking:

- 5 ADA parking spaces in paved lot;
- 147 parking spaces plus 3 ADA parking spaces in gravel lot;
- Additional golf cart parking spaces (not for automobiles).

TOTAL PROVIDED PARKING: 155 Parking Spaces

Utilities

Electric/Telephone/Cable
New electric and cable TV/internet wiring will be installed underground. Electric transformer and service pedestals will be above ground, located, as practical, and screened as necessary. There is no existing or proposed connection to municipal gas lines. On site propane use will be supplied by underground tanks.

Water/Sewer
The existing structures on site are served by an existing public supply well located near the existing Dream Away Lodge Building and existing subsurface sewage disposal systems. A proposed Public Water Supply system is proposed to be constructed on site for the new campground facility, located centrally within Lot #4. The following is a summary of the existing and proposed water/sewer usage on site;

	Annual Average	**Maximum Daily**
Existing Design Usage – Dream Away Lot	1,730 GPD	1,730 GPD
Total Permitted Usage – Dream Away Lot	2,464 GPD	2,464 GPD
Dream Away Lot - No Change	**734 GPD**	**734 GPD**
Existing Usage – Campground Lot	0	0
Total Proposed Usage – Campground Lot	9,990 GPD	9,990 GPD
Campground Lot Net Change	**+9,990 GPD**	**+9,990 GPD**

Table 3 – Table of Sewer Flow Estimate & Water Consumption Table

Both existing and proposed usage is based on Title V flow estimates per the Town of Becket Regulation on Water Use and Regulation on Sewer Use. The proposed usage will increase by approximately 9,990 GPD for the Campground Lot.

A subsurface sewage disposal system, consisting of 6 separate subsurface leach fields, is proposed to be constructed on site to handle all sewage disposal for the proposed camp sites, lodge building and other structures on site.

Fire Protection
The applicant's representatives have discussed the proposed plans with the Town's Fire Chief to develop an adequate fire access plan. The new lodge building is proposed to be furnished with a sprinkler system and fire department connections.

Stormwater Management

Drainage systems have been designed to meet or exceed the requirements of the Town's Zoning Bylaw Section 9.4.5(2)f. Construction phase sedimentation and erosion controls are proposed throughout the site to prevent erosion during construction, per the Proposed Site Plan set.

Stormwater mitigation measures are proposed for the 2-year, 10-year, 25-year, and 100-year

design storms. The proposed best management practices will remove suspended solids and treat water quality, infiltrate runoff from the roofs and parking areas, recharge groundwater, detain stormwater, and discharge treated stormwater at various locations in sheet flow to approximately match the natural conditions and flow patterns. There will be no increase in the rate of runoff from the developed compared to existing conditions for all design-storm events. No piped connections are proposed municipal drainage system. Best management practices include:

- Constructed stormwater management areas (water quality swales);
- Roof drainage discharged into crushed stone infiltration areas or to underground stormwater chambers to recharge groundwater.
- Operation and maintenance measures including parking lot sweeping and cleaning of stormwater structures.

See attached Stormwater Report for additional information. Erosion and sedimentation control measures will be implemented. Construction activities will be carried out in accordance with a detailed Stormwater Pollution Prevention Plan ("SWPPP") in compliance with US EPA Stormwater Construction General Permit requirements (SWPPP available once a contractor is chosen).

Site Lighting & Signage

Lighting infrastructure will be downward directional / shielded to prevent overflow at the property lines. Proposed signage will conform to Zoning requirements.

Solid Waste Disposal

Solid waste will be disposed of by a private commercial hauler to the Resource Recovery Plant in Pittsfield or another state approved disposal facility. Dumpster locations will be located within the proposed trash building located on the north side of the proposed driveway.

Traffic Impacts

See attached Traffic Report prepared by Fuss & O'Neill, dated November 14, 2021. The traffic engineer's recommendations have been included in the proposed site plans included tree clearing for sight distances and signage.

Wetlands Protection Act

A Wetlands Protection Act Notice of Intent will be submitted to the Becket Conservation Commission for approval of work proposed within the buffer zones of Wetland Resource Areas on site.

Summary and Conclusion

The development of the Dream Away Lodge parcel into a luxury campground will enhance the existing site and is in harmony with the use of neighboring properties and other Becket resorts.

The requested change in nonconforming use will not adversely impact the neighboring parcels or the surrounding community. The proposed campground will have a positive economic and fiscal impact on the town, including improving tax revenues, providing employment opportunities, and providing funding resources for additional town services.

Access to the property will be from the proposed 24' wide paved driveway. A total of approximately 155 parking spaces are proposed on site (paved & gravel), including 10 handicap accessible parking spaces.

A new public water supply system and on site subsurface sewage disposal systems are proposed to serve the campground. New drainage infrastructure is proposed to mitigate stormwater flows. Fire protection improvements are proposed in the form of new fire access drives.

Lighting infrastructure will be downward directional and shielded to prevent overflow at the property lines.

Impacts to Wetland Resource Areas have been minimized and will be permitted through a Wetland Protection Act Notice of Intent.

Compliance with both the letter and the spirit of the applicable Becket Zoning By-Laws have been demonstrated by this Municipal Impact Report Narrative and the attached Summary of Conformity with Applicable Zoning Bylaw Requirements.

SUMMARY OF CONFORMITY WITH APPLICABLE ZONING BYLAW REQUIREMENTS

DREAM AWAY CAMPGROUND
1402 COUNTY ROAD, BECKET, MA

The following is a summary of the applicable Becket Zoning Bylaw requirements and the proposed conformance under this Special Permit. Camping for commercial purposes is allowed pursuant to Section 3.1.3 Table of Use Regulations upon issuance of a Special Permit from the Planning Board. The new lodge building and other buildings and the pool, game court are all accessory structures. There is no change in use of the existing Dream Away Lodge located at 1342 County Road.

4.2 Dimensional Requirements			
Section	**Description**	**Requirement**	**Proposed/Comment**
4.2.0	Dimensional Requirements	Table B: Table of Dimensional Requirements describes the minimum lot area, minimum frontage, minimum lot width, minimum front setback, minimum side and rear setback and maximum building height requirements.	See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.
4.2.1	Minimum Lot Area	No dwelling or other principal building shall be constructed on less than a two (2) acre lot, except where otherwise allowed. When the distance between any two points on lot lines is less than fifty (50) feet measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall not be used to compute lot area unless the distance along such lot lines between the two points is less than one hundred fifty feet (150).	Minimum Lot Area requirement met (48.45± acres HTR Campground & 4.4± acres – Dream Away Lodge Form A). See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.
4.2.2	Minimum Lot Frontage	No dwelling or other principal building shall be placed on a lot having less than two hundred (200) feet of road frontage.	Minimum Lot Frontage requirement met (716.2'±). See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.
4.2.3	Minimum Lot Width	Each lot shall have a width of not less than one hundred sixty (160) feet at all points between the sidelines and the front line of the principal building on the lot.	Minimum Lot Width requirement met (523.8'±). See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.
4.2.4	Obstructions	No private fences, signs, or other obstructions are allowed within a road right of way except mail and newspaper boxes	Requirement Met.
4.2.5	Minimum Front Setback	The minimum setback shall be forty (40) feet from the front lot line (which	Minimum Front Setback requirement met (48.7'±). See attached Municipal

4.2 Dimensional Requirements			
Section	**Description**	**Requirement**	**Proposed/Comment**
		is the road line), determined by a line extending from one side lot line to the other, parallel to the lot front line. No part of any building, and no accessory structure (other than a permitted sign, mailbox or newspaper box) having a height of more than four feet shall be placed within or protrude into the area between the setback line and the lot front line. In the case of corner lots, the setback line shall be observed for all bordering roads.	Impact Report Table 1 for review of dimensional requirements per § 4.2.
4.2.6	Minimum Side Setback	The minimum side setback shall be twenty (20) feet, determined by a line parallel to the side lot line and extending from the road lot line to the rear lot line.	Minimum Side Setback requirement met (25'±). See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.
4.2.7	Minimum Rear Setback	The minimum rear setback shall be twenty (20) feet, determined by a line parallel to the rear lot line and extending from one side lot line to the other side lot line.	Minimum Rear Setback requirement met (31.7±). See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.
4.2.8	Maximum Building Height	The maximum height of a building shall be forty (40) feet.	Maximum Building Height requirement met (<40'). See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.

4.3 Accessory Structures			
Section	**Description**	**Requirement**	**Proposed/Comment**
4.3.1	Dimensional Requirements and Location	Except as otherwise provided herein, the following dimensional rules shall apply to accessory structures:	All accessory Structures are proposed in compliance with § 4.3.1 below. See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.
		1. No accessory building or structure, except a roadside stand with a footprint of less than one hundred twenty five (125) square feet, or a permitted sign shall be located within a required front yard setback.	Requirement Met.

4.3 Accessory Structures			
Section	**Description**	**Requirement**	**Proposed/Comment**
		2. Accessory structures or buildings with a footprint of one hundred twenty (120) square feet or less may be located within twenty (20) feet of a rear or side property line with a Special Permit from the Planning Board.	Requirement Met.
		3. Accessory structures or buildings with a footprint larger than one hundred twenty (120) square feet shall be set back from side or rear property lines in accordance with the provisions of the Table of Dimensional Requirements. (Refer to Subsection 4.2.)	Requirement met. See attached Municipal Impact Report Table 1 for review of dimensional requirements per § 4.2.
		4. An accessory building attached to its principal building or within ten (10) feet of it shall be considered an integral part thereof and as such shall be subject to the front, side, and rear yard and height requirements applicable to the principal building.	Requirement met.
		5. Accessory structures and buildings shall be located on the same lot as the principal structure on the premises.	Requirement met.
4.3.2	Permitted Accessory Structures	The following accessory structures are permitted: 1. Accessory buildings not more than twenty (20) feet in height above the average grade level around the structure, except where otherwise regulated under Subsection 4.3.1.4; provided, however, that a barn may have a maximum height of above the average grade level of up to forty (40) feet.	Requirement met.
		2. Boundary fences, walls, or hedges shall be permitted provided that the do not exceed six (6) feet in height. Boundary fences, wall, or hedges greater than six (6) feet may be allowed by Special Permit from the Planning Board. No fence which obstructs vision shall exceed four (4) feet in height within twenty five (25) feet of the street line or within twelve	Requirements met.

4.3 Accessory Structures			
Section	**Description**	**Requirement**	**Proposed/Comment**
		(12) horizontal feet of a habitable room in an abutting dwelling.	
		3. Flag poles of a height not to exceed twenty (20) feet are permitted and shall be exempt from the setback requirements of this Section.	Requirement met.
		4. Swimming pools, game courts, and the like are accessory structures and shall comply with the State Building Code and all applicable setback requirements of these Zoning ByLaws.	Requirements met.
4.3.3	Prohibited Accessory Structures	The following accessory structures are prohibited, unless, in the case of a lawful business use, a Special Permit is granted from the Planning Board: 1. Connex box; 2. Steel storage unit.	N/A

9.3 Special Permits			
Section	**Description**	**Requirement**	**Proposed/Comment**
9.3.1	Special Permit Granting Authority	Any Board designated as Special Permit Granting Authority in this Zoning By-Law may hear and decide applications for Special Permits for specific types of uses upon which such board is specifically authorized to act under this Zoning By-Law in accordance with the provisions of G. L. c.40A §9. No action will be taken on a Special Permit application unless the applicant files the appropriate application form and fees and other material as required by the Special Permit Granting Authority. Unless otherwise designated by this Zoning ByLaw, the Planning Board shall be the Special Permit Granting Authority.	Acknowledged.
9.3.2	Criteria	Special Permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects	Acknowledged.

9.3 Special Permits			
Section	**Description**	**Requirement**	**Proposed/Comment**
		of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Zoning By-Law, the determination shall include consideration of each of the following:	
		1. Social, economic, or community needs which are served by the proposal;	The proposed campground will provide an economic benefit to the community via an increase in guests to the campground and the local businesses within the community.
		2. Traffic flow and safety, including parking and loading;	Internal vehicular traffic flow is mostly via golf carts. Driveway have been designed for maintenance & emergency vehicles. The proposed parking accommodations have been designed to have more than adequate capacity to serve the entire campground and staff.
		3. Adequacy of utilities and other public services;	A public water supply well and on-site subsurface sewage absorption systems are proposed to serve the entire proposed campground. The proposed work will have no significant impact on existing public utilities.
		4. Neighborhood character and social structures;	The proposed campground will fit the social structure and neighborhood character of the area by maintaining significant portions of the majority of the property as undisturbed upland forest
		5. Impacts on the natural environment; and	The proposed work limits clearing to only the areas necessary to complete the proposed work and will preserve the remainder of the property's upland forest environment.
		6. Potential fiscal impact, including impact on town services, tax base, and employment.	The proposed campground will have a positive economic and fiscal impact on the town, including improving tax revenues, providing employment opportunities, and providing funding resources for additional town services.

9.3 Special Permits			
Section	**Description**	**Requirement**	**Proposed/Comment**
		In addition, in making its determination, the Special Permit Granting Authority generally should consider the criteria and guidelines specified in Subsection 9.4.5.	Acknowledged. See below.
9.3.3	Procedures	An application for a Special Permit shall be filed in accordance with the rules and regulations of the Special Permit Granting Authority.	Requirement met. See attached application form.
9.3.4	Review by Other Boards and Agencies	The Special Permit Granting Authority shall within ten (10) days after receipt of an application for Special Permit transmit a copy thereof for review to the Board of Health, the Board of Selectmen, the Conservation Commission, the Historical Commission, the Tax Collector, the Zoning Board as Appeals, the Highway Superintendent, the Fire Chief, the Police Chief, the Zoning Enforcement Officer and others as necessary. Any board or agency to which such applications are referred for review shall make such recommendations they deem appropriate in writing, provided however, the failure to make recommendations within thirty-five (35) days of receipt by such board or agency of the application for review shall be deemed lack of opposition thereto.	Acknowledged.
9.3.5	Conditions	Special Permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees as the Special Permit Granting Authority may deem necessary to serve the purposes of this Zoning By-Law.	Acknowledged.
9.3.6	Plans	Unless otherwise provided by the rule or regulation of the Special Permit Granting Authority, an applicant for a Special Permit shall submit a plan in substantial conformance with the requirements of Subsection 9.4.3.1 herein and as required by the rules and regulations of the Site Plan Approval Board.	Requirements met. See below.

9.3 Special Permits			
Section	**Description**	**Requirement**	**Proposed/Comment**
9.3.7	Regulations	The Special Permit Granting Authority shall adopt, and from time to time amend, rules relative to the issuance of such permits and shall file a copy of said rules in the office of the town clerk. Such rules shall prescribe a size, form, contents, style and number of copies of application forms, plans and specifications and the procedure for a submission and approval of such permits.	Acknowledged.
9.3.8	Fees	The Special Permit Granting Authority may adopt reasonable administrative fees and technical review fees for applications for Special Permits.	Acknowledged.
9.3.9	Lapse	Special Permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within 24 months following the filing of the Special Permit approval (plus such time required to pursue or await the determination of an appeal referred to in G.L. c. 40A, §17, from the grant thereof) with the Town Clerk.	Acknowledged.

9.4 Site Plan Approval			
Section	**Description**	**Requirement**	**Proposed/Comment**
9.4.1	Purpose	The purpose of this Section is to protect the health, safety, convenience and general welfare of the inhabitants of the Town by providing for the approval of plans for uses and structures which may have impacts, both within the site and in relation to adjacent properties and streets, on pedestrian and vehicular traffic; public services and infrastructure; environmental, unique and historic resources; abutting properties; and community needs.	Acknowledged.

9.4 Site Plan Approval			
Section	**Description**	**Requirement**	**Proposed/Comment**
9.4.2	Applicability	Notwithstanding anything contained in this Zoning By-law to the contrary, no building permit for construction, exterior alteration, relocation, or change in use except where noted, shall be granted for any use requiring Site Plan Approval under Section 3 and other Sections of this By-Law until the provisions of this Section have been fulfilled and an application approved by the Site Plan Approval Board, which shall be the Zoning Board of Appeals. 1. Educational and religious uses exempt pursuant to G.L. c. 40A, §3, and child care facilities similarly exempt, shall be subject to Site Plan Approval for the limited purpose of imposing reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements, as set forth in the statute.	Acknowledged.
9.4.3	Application Procedure	An applicant for Site Plan Approval shall file an application form, fee, seven copies of the site plan, and any additional information as may be required, with the Site Plan Approval Board. A copy of the application shall be filed with the Town Clerk and the Tax Collector by the applicant. The following information shall be filed at the time of application: 1. a site plan, which shall include landscape, utility and drainage information, building elevations, and a traffic plan. An application shall not be considered complete until all required information and fees are submitted. The exact form and contents of the application, fees, plans and information shall be as required by the Rules and Regulations of the Site	Application procedure requirements have been met. See attached Site Plan, Application Form and supporting documents.

9.4 Site Plan Approval			
Section	**Description**	**Requirement**	**Proposed/Comment**
		Plan Approval Board. The Board shall adopt, and may periodically amend, after a public hearing, such Rules and Regulations relating to the procedures and administration of this Section and such Rules and Regulations shall be on file at the Town Clerk's office.	
9.4.4	Review Procedure	1. The Site Plan Approval Board shall transmit copies of the application and site plan to the Fire Chief, Police Chief, Conservation Commission, Historical Commission, Board of Health, Zoning Enforcement Officer, Highway Superintendent, Planning Board, Board of Selectmen and others as necessary. These Boards and departments shall have thirty-five (35) days to report to the Site Plan Approval Board their findings and recommendations. Failure to report in the allotted time shall constitute approval by that Board or Department of the application submitted. 2. Notice, including notice to parties of interest, and public hearing shall be done in accordance with the procedures required for Special Permits, as found in Subsection 9.3. The Site Plan Approval Board shall schedule a viewing of the property for the purpose of making an informed decision.	Acknowledged.
9.4.5	Review Criteria/Design Guidelines	The following criteria and guidelines shall be used by the Board in evaluating the site plan and all information submitted as part of the application.	See below.
	1. General	a. Conformance with all appropriate provisions of the Zoning By-Law.	All applicable Zoning By-Law requirements have been met.
		b. Protection of Town amenities and abutting properties through minimizing of detrimental or offensive actions.	Town amenities and abutting properties shall not be detrimentally affected by the proposed campground.
		c. Protection of abutting properties from detrimental site characteristics.	Existing forested area is proposed to remain between the areas of proposed work and abutting

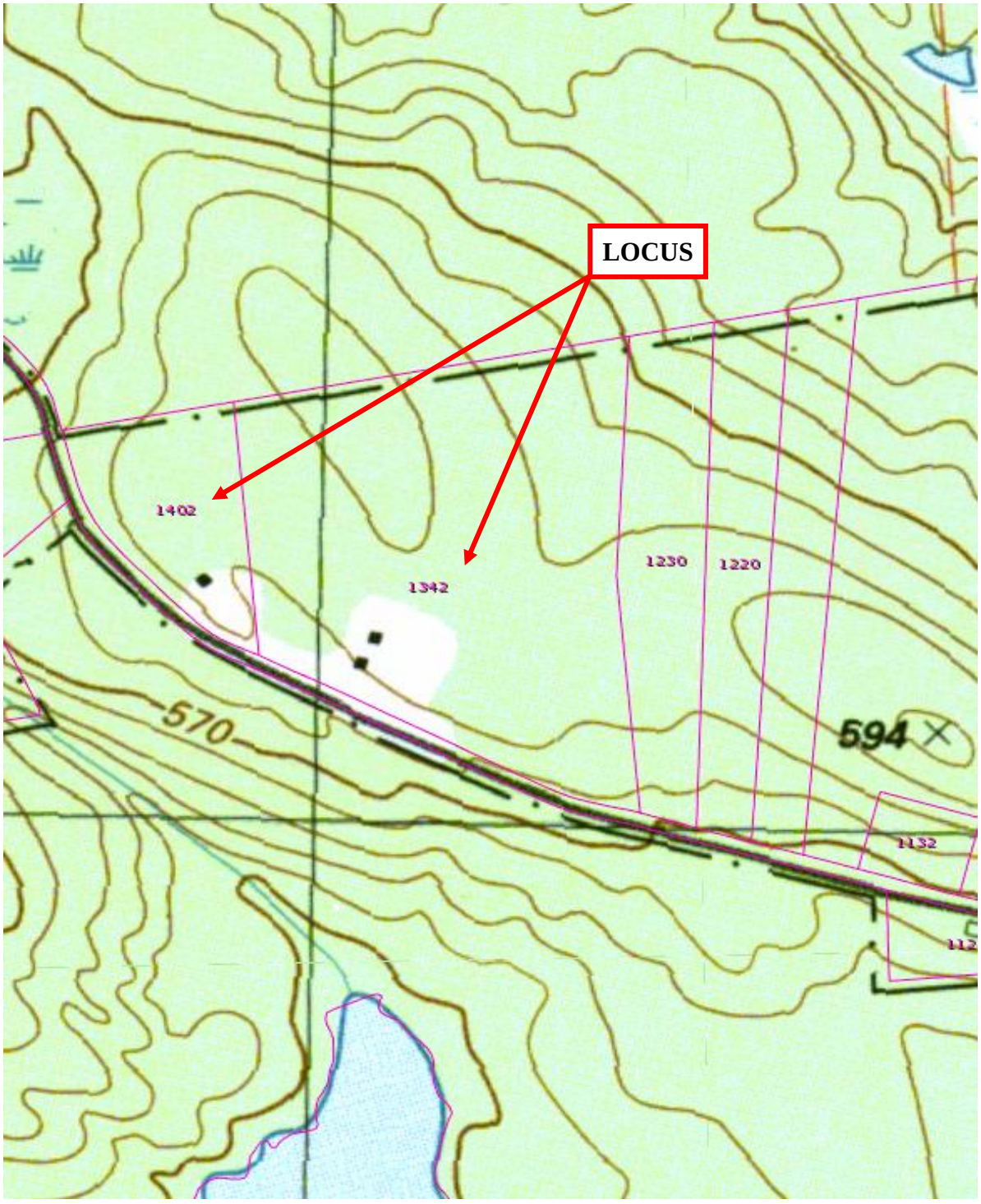
9.4 Site Plan Approval			
Section	**Description**	**Requirement**	**Proposed/Comment**
			properties.
	2. Environmental	a. Protection of unique or important natural, historic or scenic features.	The proposed work has been designed to avoid/minimize disturbance of the existing Wetland Resource Areas, vernal pool and native upland forest of the property.
		b. Adequacy of proposed methods of refuse disposal.	Refuse will be collected and disposed of on site within a new enclosed building. Dumpsters will be emptied off site legally.
		c. Ability of proposed sewage disposal and water supply systems on the site to serve the proposed use.	The proposed onsite public water supply system and subsurface sewage disposal systems have been designed with more than adequate capacity to serve the proposed campground use. See the attached Municipal Impact Report for water supply and sewage disposal information.
		d. Adequacy of the proposed drainage system within and adjacent to the site to handle the increased runoff resulting from the project.	Requirement met. See attached Stormwater Report.
		e. Provision of adequate landscaping, including the screening of adjacent residential uses.	The proposed work leave the majority of the upland forested area on site undisturbed along property lines to adjacent residential uses.
		f. Adequacy of the soil erosion plan and any plan for protection of steep slopes, both during and after construction.	The proposed work has been designed to minimize disturbance to steep slopes. Construction phase sedimentation and erosion controls will be installed per the proposed site plan set. See proposed site plan set for erosion control details.
		g. Protection of adjacent properties by minimizing the intrusion of lighting, including parking lot and building exterior lighting, through the use of cut off luminaries, light shields, lowered height of light poles, screening or similar solutions.	Proposed lighting will be minimal, down shielded, and non-intrusive to abutting properties. See attached lighting plan.
		h. Protection of adjacent properties from the intrusion of noise.	The proposed campsites, lodge building and accessory uses have been located on site to provide adequate distance to adjacent residential uses to avoid intrusion from noise.

9.4 Site Plan Approval			
Section	**Description**	**Requirement**	**Proposed/Comment**
		i. Protection of wetlands by building in accordance with the provisions of the Wetlands Protection Act, G. L. c. 131, § 40.	A Wetlands Protection Act Notice of Intent for the project is being submitted to the Becket Conservation Commission and MassDEP. The proposed work has been designed to avoid/minimize Wetland Resource Areas and their associated buffer zones.
	3. Design	a. The project shall be reasonably consistent with surrounding buildings and development with respect to setbacks, placement of parking, landscaping and entrances and exits.	The proposed work has been designed to match the characteristics of the surrounding neighborhood and to preserve the existing natural scenic qualities of the property
		b. The project shall avoid, to the extent feasible, any impact on steep slopes, flood plains, scenic views, grade changes and wetlands.	The proposed work has been designed to avoid and minimize disturbance to the existing steep slopes, scenic qualities and Wetland Resource Areas on site.
		c. If there is more than one building on the site, the buildings shall relate harmoniously to each other in architectural style, site location and building exits and entrances.	The proposed structures on site will be designed to match each other in architectural style, site location and building entrances and exits.
		d. Screening shall be provided for storage areas, loading docks, dumpsters, rooftop equipment, utility buildings and similar features.	Screening (fencing & vegetation) is proposed around the proposed buildings and storage areas. Existing forested areas are proposed to remain to provide additional screening
	4. Traffic/Parking	a. The site shall be designed to provide for the convenience and safety of vehicular and pedestrian movement both within the site and in relation to adjoining ways and properties.	The proposed driveways have been designed to provide convenient and safe access to the proposed campsites, lodge building and parking area; as well as safe access (at two separate locations for emergency vehicles) to and from the property and County Road.
		b. The location and number of curb cuts shall be such to minimize turning movements and hazardous exits and entrances.	The two proposed curb cuts have determined the minimum necessary for safety of the proposed campsite. Their locations have been chosen to provide safe access from County Road to either end of the campsite.
		c. The location and design of parking spaces, drive aisles, loading areas and walkways shall be provided in a safe and convenient manner.	The proposed parking areas and walkways have been designed to provide safe parking and access to the various locations on site.
		d. Joint access driveways between	The main proposed driveway will

9.4 Site Plan Approval			
Section	**Description**	**Requirement**	**Proposed/Comment**
		adjoining properties shall be encouraged.	serve as joint access for Lots 3 & 4.
		e. A traffic impact report shall be required, unless waived by the Site Plan Approval Board. Information required as part of this report shall be as set forth in the Rules and Regulations of the Site Plan Approval Board.	See attached Traffic Report by Fuss & Oneil, dated November 14, 2021.
		f. Safety hazards shall not be created or added to as a result of traffic generated by the proposed project.	As detailed in the Traffic Impact Report, the proposed project will not create any hazardous conditions as a result of traffic from the project.
9.4.6	Decision	The concurring vote of a majority of the membership of the Board shall be required for any decision on a site plan application. The Site Plan Approval Board shall render a decision within ninety (90) days of the public hearing and shall file its written decision with the Town Clerk's office. The Board's written decision shall consist of either:	Acknowledged.
		1. Approval of the site plan based on a determination that the proposed project meets all of the requirements of this Section; or	Acknowledged.
		2. Approval of the site plan subject to conditions, modifications and reasonable restrictions necessary to ensure compliance with the requirements of this Section; or	Acknowledged.
		3. Denial of the site plan based on a determination that either: a. insufficient information was submitted with the application in order for the Board to adequately review the proposal, or; b. a determination that the project does not meet the requirements of this Section.	Acknowledged.

9.4 Site Plan Approval			
Section	**Description**	**Requirement**	**Proposed/Comment**
9.4.7	Conditions	Conditions may include the following; 1. Controls on location and type of access to the site. 2. Requirements to reduce the traffic impact of the proposed project. 3. Requirements to minimize impacts on the capacities of infrastructure serving the site. 4. Requirements to minimize any environmental degradation during construction. 5. Other conditions designed to ensure compliance with the criteria and guidelines of this Section. 6. For the purpose of securing the performance of all proposed work, including landscaping and off-site improvements, the Board may require any of the following: a performance bond, deposit of money, bank passbook, or letter of credit in an amount determined by the Board to be sufficient to cover the cost of all or any part of improvements required.	Acknowledged.
9.4.8	Lapse	Any Site Plan Approval granted under this Section shall expire in two years if substantial construction has not begun by such date.	Acknowledged.
9.4.9	Appeal	Decisions of the Site Plan Approval Board regarding Site Plan Approval shall be appealed as set forth in G.L. c. 40A, §17 to a court of competent jurisdiction.	Acknowledged.

UNITED STATES GEOLOGICAL SURVEY MAP



N.T.S.

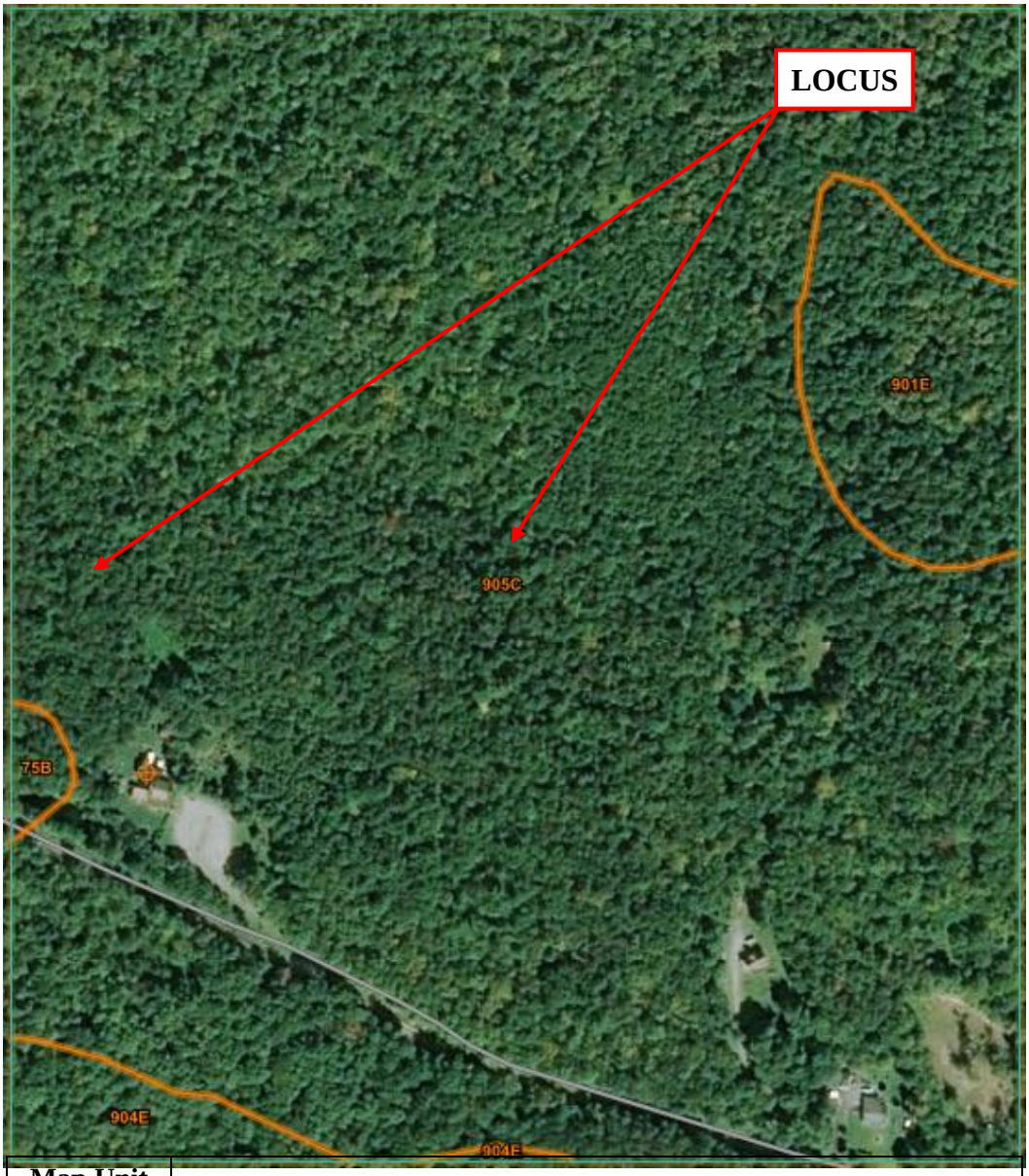
FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

FLS Project #E2935

Exhibit A-1
USGS East Lee QUAD, 1987 ed.
Source MASSGIS

1342 & 1402 County Road
Becket, MA

USDA WEB SOIL SURVEY MAP



Map Unit Symbol	Map Unit Name
75B	Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony
901E	Berkshire-Marlow association, 15 to 45 percent slopes, extremely stony
905C	Peru-Marlow association, 3 to 15 percent slopes, extremely stony

N.T.S.

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1496 West Housatonic Street
Pittsfield, MA 01201

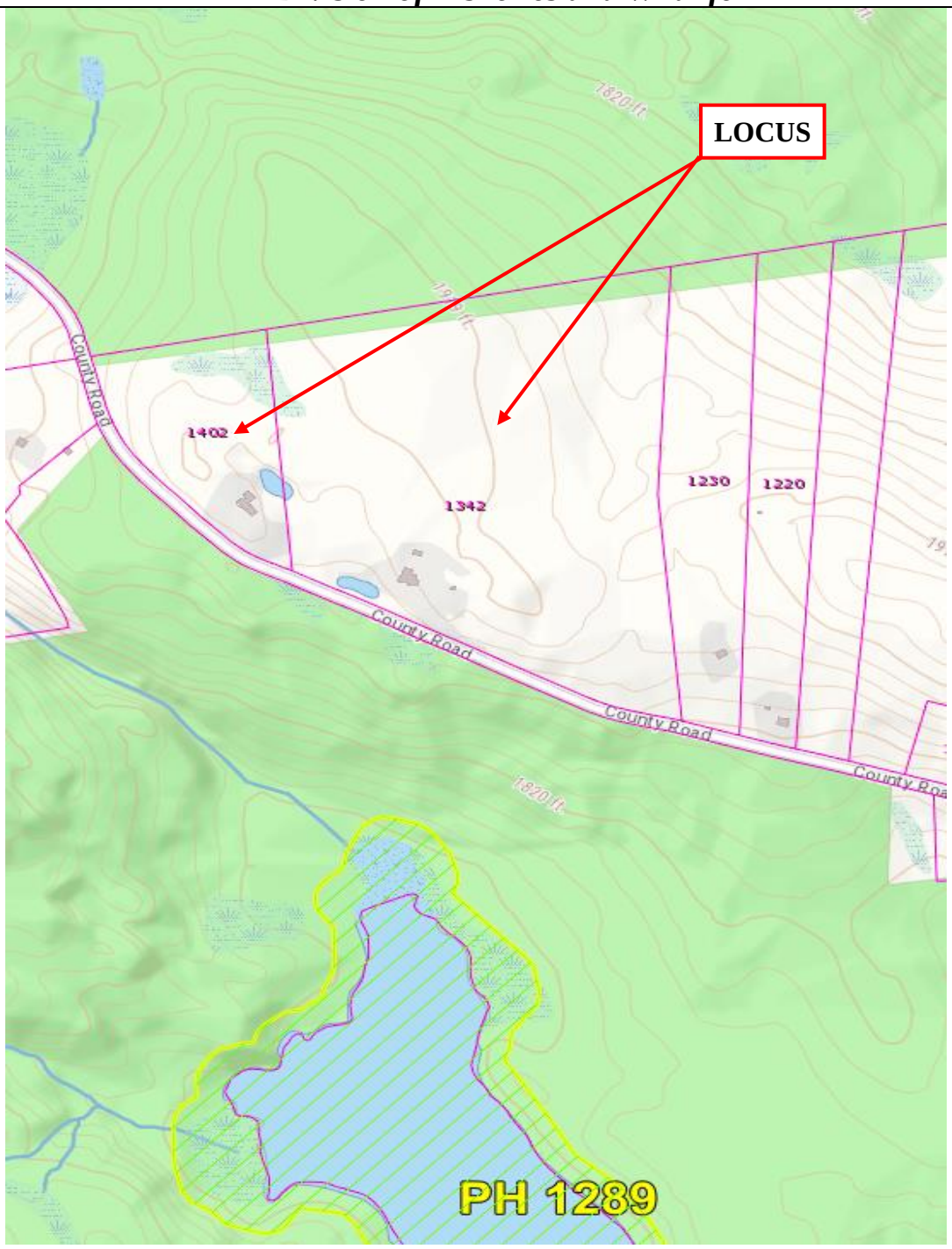
FLS Project #E2935

Exhibit A-2
USDA Web Soil Survey

1342 & 1402 County Road
Becket, MA

PRIORITY HABITATS AND ESTIMATED HABITATS Effective August 1, 2021
Priority Habitats for use with the MA Endangered Species Act Regulations (321 CMR 10)
Estimated Habitats for use with the MA Wetland Protection Act Regulations (310 CMR 10)
Produced by Natural Heritage & Endangered Species Program

MA Division of Fisheries and Wildlife



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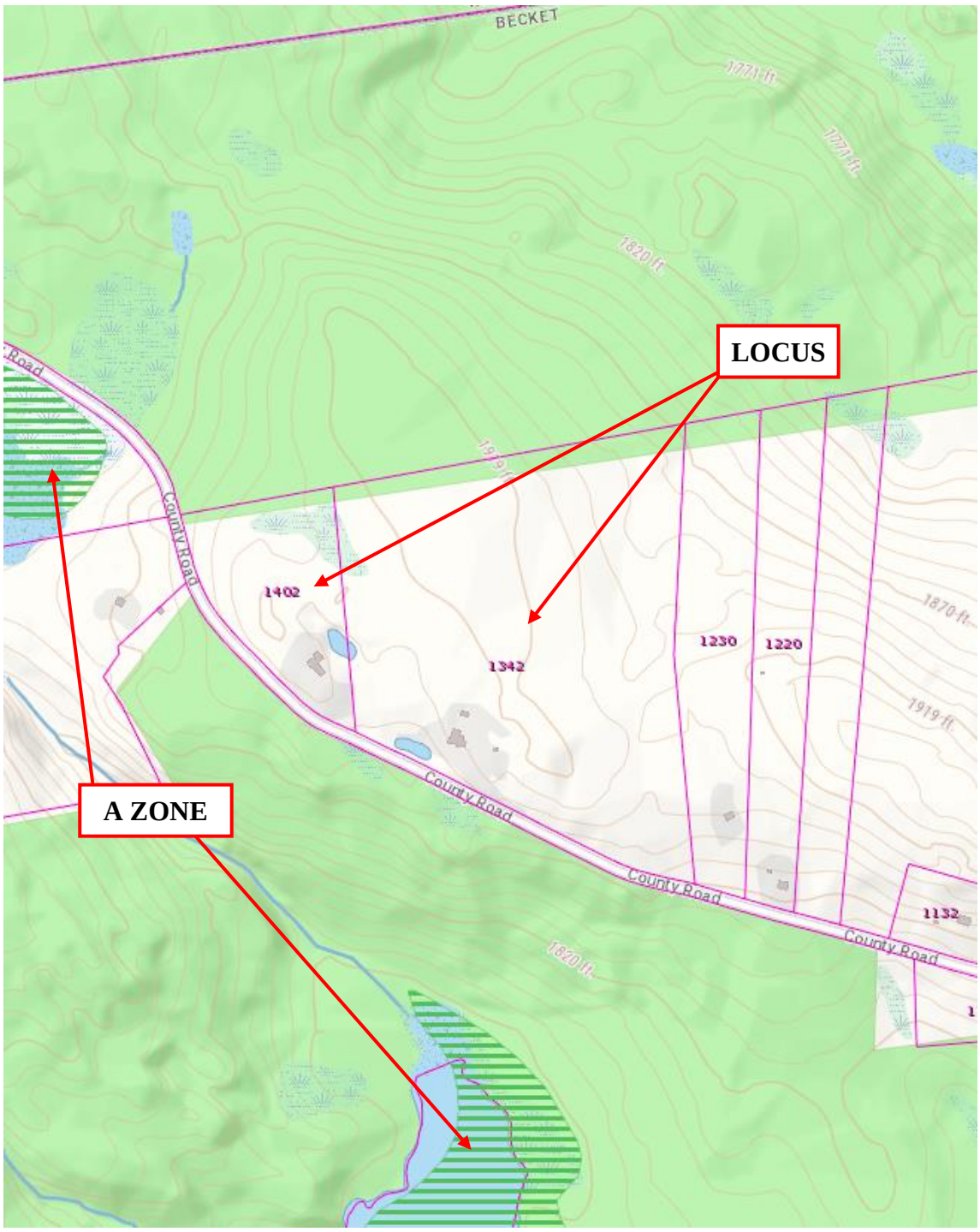
1496 West Housatonic Street
Pittsfield, MA 01201

FLS Project #E2935

Exhibit A-3
Priority Habitat Map
USGS East Lee QUAD, 1987 ed.
Source MASSGIS

1342 & 1402 County Road
Becket, MA

NATIONAL FLOOD INSURANCE PROGRAM



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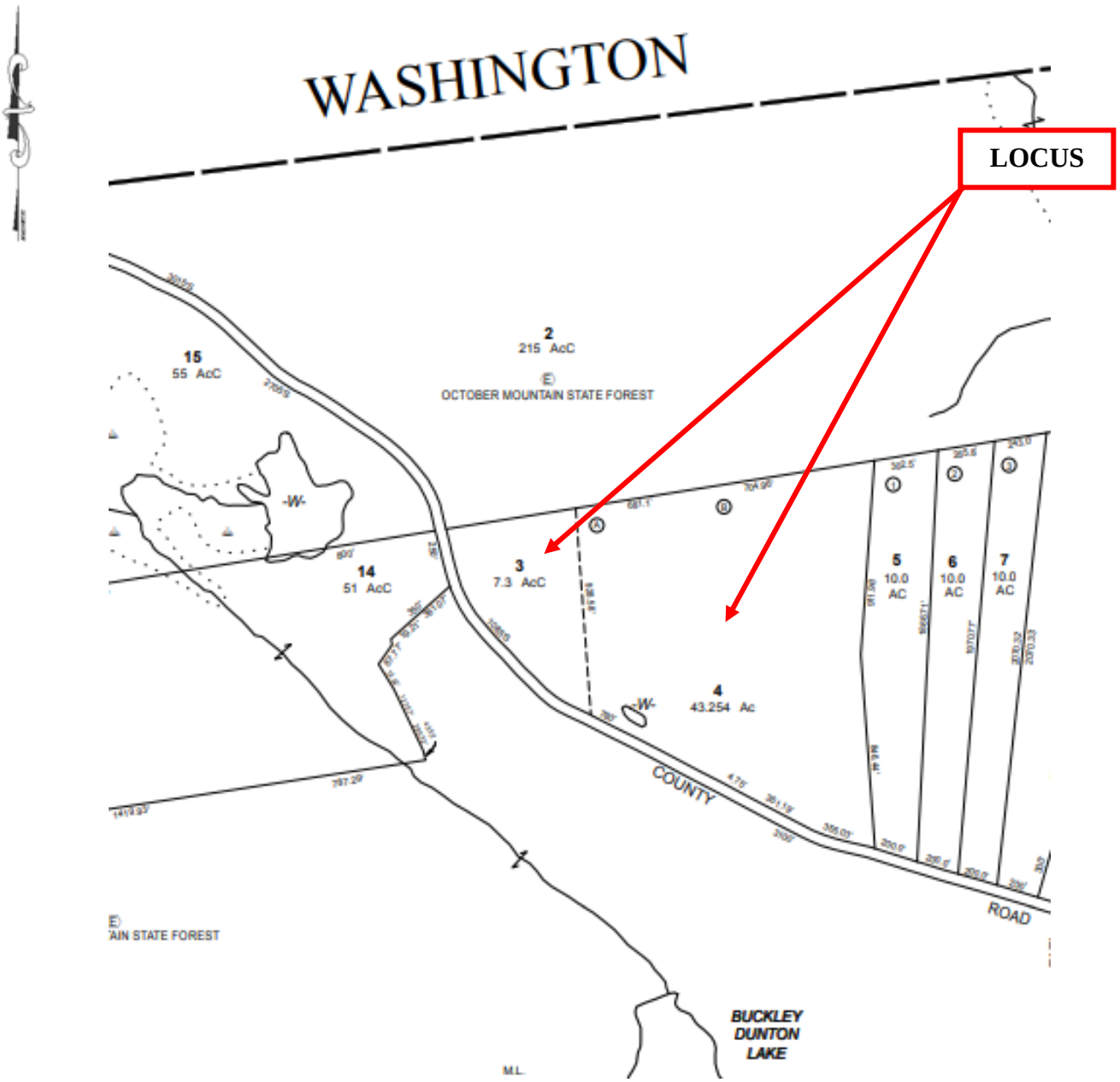
1496 West Housatonic Street
Pittsfield, MA 01201

FLS Project #E2935

Exhibit A-4
USGS East Lee QUAD, 1987 ed.
Source MASSGIS

1342 & 1402 County Road
Becket, MA

ASSESSOR'S MAP



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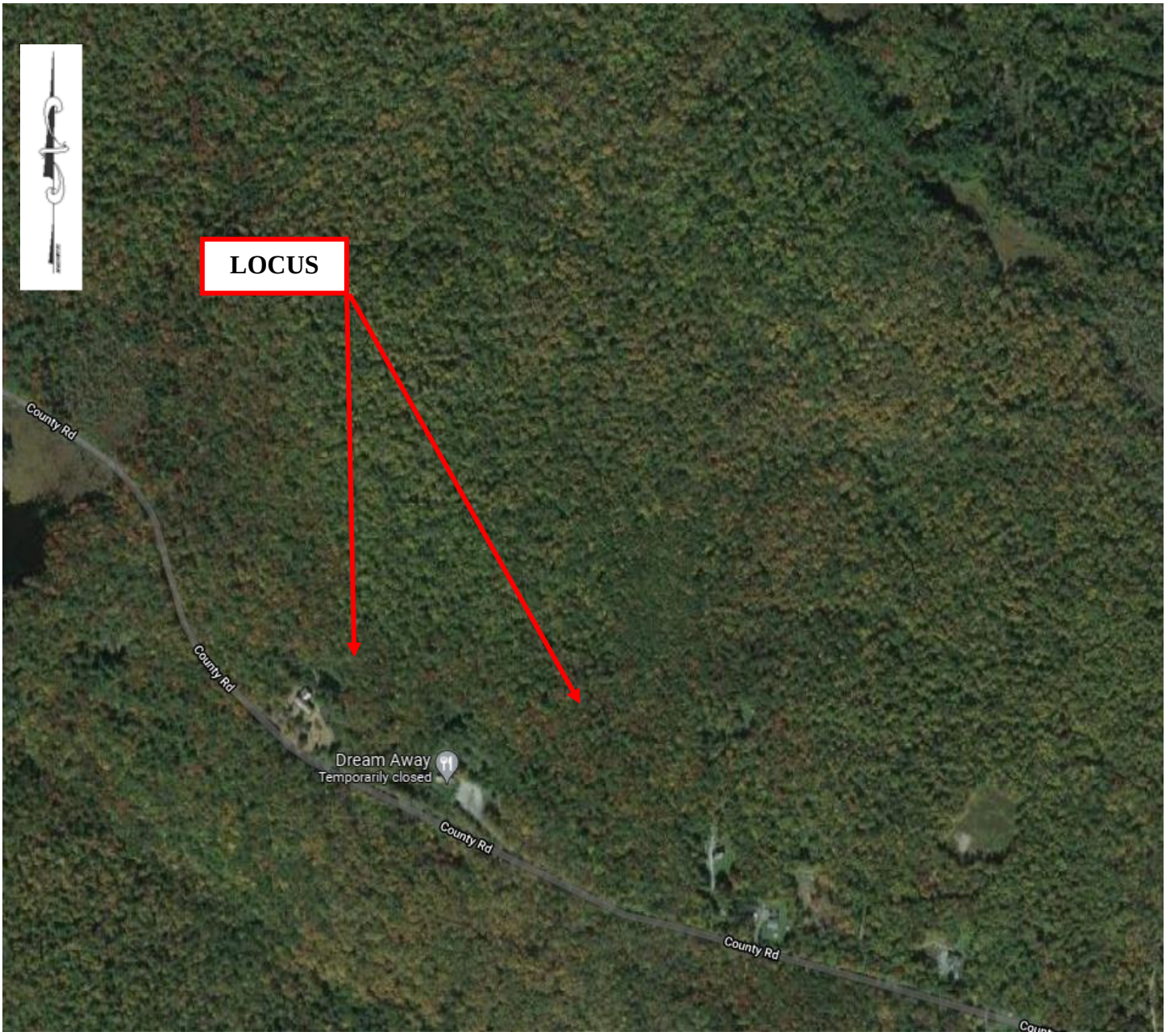
FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

FLS Project #E2935

Exhibit A-5
Source: Town of Becket Assessor's Webpage
Map 401, Lot 4

1342 & 1402 County Road
Becket, MA

AERIAL PHOTO



N.T.S.

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

FLS Project #E2935

Exhibit A-6
Aerial Photo
Source: Google Earth

1342 & 1402 County Road
Becket, MA

STORMWATER REPORT
HTR Dream Away Campground

Property Location:
Dream Away Lodge
County Road
Map #401, Lots #4&3
Becket, MA 01223

Applicant:
Hit the Road RV, LLC
Daniel Weinstein
125 High Street, Unit 2111
Boston, MA 02110

Civil Engineer:
Foresight Land Services, Inc.
1496 West Housatonic Street
Pittsfield, MA 01201

February 2022

STORMWATER REPORT TABLE OF CONTENTS

Plans: See Civil Site Plan Set, by Foresight Land Services, Dated Rev. February 1st, 2022

STORMWATER REPORT
DREAM AWAY CAMPGROUND
HIT THE ROAD RV, LLC
1342 & 1402 COUNTY ROAD, BECKET, MA

In accordance with the Becket Zoning Bylaws, §9.3 Special Permit, Massachusetts DEP Stormwater Standards, and the "Guidelines for Soil and Water Conservation in Urbanizing Areas of Massachusetts", the following narrative and compliance documentation are provided for the proposed stormwater system.

INTRODUCTION

This report accompanies an application for a Special Permit in the Town of Becket in accordance with the Becket Zoning Bylaws.

The Dream Away Campground project has been designed to minimize short term and long term impacts related to erosion and stormwater. Erosion and sedimentation control measures are specified to avoid impacts to the wetland resource areas adjacent ecosystems and off site properties. The project is subject to the Wetlands Protection Act since portions of the work will be performed within the 100 foot buffer zone. A Notice of Intent will be filed separately to the Becket Conservation Commission . All stormwater will be controlled on site as required under the Becket Zoning Bylaw *9.4. Site Plan Approval: 9.4.5 (2) Environmental (d)* stating that the proposed drainage system within and adjacent to the site must be adequate to handle the increased runoff resulting from the project. The stormwater system has been design so that the resulting stormwater conditions resemble, as nearly as possible, the existing conditions of volume, velocity, quality and location of runoff. Using MassDEP Stormwater regulations as a guide, calculations verifying that these requirements have been met are attached and are outlined within. A Stormwater Management Operation & Maintenance Plan with Long Term Pollution Prevention Plan has also been developed and can be provided upon request. Note: Complete calculations are available upon request.

A Stormwater Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES) permitting will be developed pending contractor selection.

SITE DESCRIPTION

The subject parcels are located on the north side of County Road and consist of two lots (Lots 3 & 4), approximately 52.9 acres. The parcels have approximately 2,621 linear feet of frontage on County Road and are currently utilized as the Dream Away Lodge. Land use of this parcel is Commercial (Music venue/restaurant). The surrounding neighborhood is mainly undeveloped, residential use, and designated state forest area.

According to FEMA Flood Panel 2500189 0005 A dated August 5, 1991, no portion of the property is located within the 100-year floodplain. No portion of the site is within a Natural Heritage & Endangered Species Program area of Estimated or Priority Habitat.

There are several Wetlands Protection Act (310 CMR 10.00) jurisdictional ponds with adjacent Bordering Vegetated Wetlands located on site. Portions of the proposed work will be located within the 100' buffer zone of those Wetland Resource Areas.

PROPOSED PROJECT

The applicant, Hit the Road RV, LLC ("HTR") proposes the redevelopment of the property into a luxury/campground facility. HTR proposes to create two new parcels, one parcel will include the Dream Away Lodge and 4.34 acre ("Dream Away Parcel") and the second parcel is the remaining property of ±48.45 acres ("Camping Parcel"). HTR is requesting a Special Permit from the Town of Becket, Massachusetts to redevelop property at 1342 & 1402 County Road into a glamping/campground facility.

The existing Dream Away Lodge building is proposed to remain and will continue operations separately from the proposed campground. A new campground lodge/administrative office building, small tavern/lounge, patio and pool are proposed to be constructed in place of the existing dilapidated building located within Lot 3.

In addition to the new lodge building, several other buildings are proposed on site including the following; a new back of house office/garage building, a new maintenance shed, and a new utility building for linens, trash, and recycling. An asphalt driveway and small paved parking area will be constructed adjacent to the proposed lodge building, along the southern property line of Lot 3. A new gravel parking lot is also proposed for guest and staff parking. Gravel drives and gravel foot paths are proposed throughout the property to access the campsites, natural features and amenities of the property. The gravel drives will also serve as emergency access.

One hundred (100) luxury camp sites are proposed throughout the property, consisting of non-permanent tents, park model cabins, and retrofitted recreational vehicles over stone/gravel pads for infiltration. Crusher run previous stone patio areas are also proposed at each campsite. There are no proposed axle driven vehicles to be used for accommodations at the campsites.

All of the proposed campsites and buildings will be connected to a proposed water supply system and subsurface sewage disposal systems to be constructed on site.

The HTR Dream Away Lodge Luxury Campground will consist of a new lodge/tavern building, adjacent pool and patio area, 100 luxury campsites, and other amenities. The proposed campsites and buildings will be served by a proposed on site public water supply well and on site subsurface sewage disposal system. The existing Dream Away Lodge building is proposed to remain in place. The proposed additions to the subject parcels are summarized below:

- Removal and replacement of the existing structure on Lot #3 with a new lodge building;
- A new pool and surrounding patio area at the new lodge;
- New accessory buildings including a maintenance building, a garage/office building, and a parking/trash storage building;
- 100 new luxury campsites consisting of non-permanent camping accommodations with crusher run stone patio areas;
- New amenities including, bike racks, farm tables, amphitheater, and sculpture garden;
- One larger luxury 1 bedroom "artist tent":
- A new "forest lounge" area;
- New sauna and hot tub areas;
- A new asphalt driveway and parking area at the new lodge (existing drive to be restored with native vegetation);
- A new gravel parking lot and gravel drives through the site;
- A new emergency access loop drive;
- New gravel walkways;

- Low level lighting for parking area & walks
- Low level lighting for drives and pathways for wayfinding;
- New boardwalks over wetlands;
- A new public water supply well;
- New subsurface sewage disposal systems to serve all of the proposed campsites;
- And new utilities, drainage and stormwater detention/management areas.

Tree and shrub clearing will be limited to the areas necessary to construct the gravel roadways, accessory buildings, campsites and utilities. The remaining portions of the property will remain forested and undisturbed.

The property will be accessed from a new 24' wide asphalt driveway. Two 16' wide gravel drives are proposed leading throughout the site to access the proposed campsites and utilities. The emergency access drive will not be utilized by guests. Parking will be located within the proposed asphalt and gravel parking area in Lot #3 and will contain a total of approximately 155 parking spaces. The parking lots shall be landscaped and screened from County Road as required by zoning regulations.

The proposed approximately 8,840 square foot footprint lodge building will be constructed in close proximity to the footprint of the existing dilapidated building in Lot #3. The lodge building will serve as the guest services and check in for campers. The pool and patio area will be constructed on the northwestern side of the proposed lodge building. The proposed garage/office building and maintenance shed will be constructed in the northwestern property corner, adjacent to the proposed gravel parking area.

PROPOSED STORMWATER SYSTEM

Stormwater will be conveyed to Stormwater Management Areas (SWMA) through a system of roof leaders, pipe drainage, vegetated swales, deep sump catch basins, manholes, swales, etc.

The stormwater mitigation/infiltration areas are capable of handling the 2-year, 10-year-, 25-year, and 100-year storm events through the use of outlet control structures which will have multi-stage outlets to handle the 2-year, 10-year-, 25-year, and 100-year storm events.

The Stormwater Management Areas (SWMA) proposed at the project site are as follows:

- SWMA NW WQS 1 (P1) – Water Quality Swale – Wet with a multi stage outlet control structure and approximately 15,286 Cubic Feet of storage. This management area is located in the northwest corner of the lot.

- SWMA NW WQS 2 (P2) – Water Quality Swale – Wet with approximately 30,356 Cubic Feet of storage. This management area is located between the storage shed and the SAS reserve area in the northwest corner of the lot.

- SWMA NE WQS 1 (P3) – Water Quality Swale -Wet with approximately 62,433 Cubic Feet of storage. This management area is located in the northeast corner of the lot.

- SWMA NE WQS (P4) – Water Quality Swale -Wet with approximately 10,269 Cubic Feet of storage. This management area is located in the northeast corner of the lot.

- SWMA SW WQS (P5) – Water Quality Swale -Wet with approximately 1,871 Cubic Feet of storage. This management area is located along the southwest property line between the access drive and County Road.

- SWMA SW WQS (Patio) (P6) – Water Quality Swale -Wet with approximately 4,661 Cubic Feet of storage. This management area is located north of the proposed patio.

- SWMA Cultec C-100HD (P7)– Subsurface infiltration system consisting of 2 rows of 3 Cultec C-100HD chambers with an outlet control structure. This system is proposed to the north of the proposed indoor cultivation space, with a total storage of approximately 3528 Cubic Feet.

- SWMA SE WQS (P8) – Water Quality Swale -Wet with approximately 218 Cubic Feet of storage. This management area is located along the southwest property line between the access drive and SW WQS (P5)/County Road.

CONSTRUCTION-PHASE MITIGATING MEASURES

Erosion and sedimentation control measures shall be installed prior to the beginning of construction and in accordance with the construction and sequencing schedule. Erosion controls shall be installed as shown on the plans and shall be maintained by the Sitework Contractor through the construction period until the site is completely stabilized. Additional sedimentation and erosion control measures shall be installed and maintained as determined in the field to be necessary to control sediments from stormwater runoff from leaving the construction site or being deposited in any wetlands or watercourses. Erosion and sedimentation control measures shall be installed and maintained as indicated on the plans and specifications, as directed, and as evidently required to control sedimentation.

Erosion controls shall remain in place and shall be maintained in functional order until the construction site has vegetated and stabilized, and the Conservation Commission has authorized the removal. Erosion controls shall also be used for approximate limit of work.

A stabilized construction entrance (anti-tracking pad) will be installed and maintained to prevent tracking silt and sediment onto County Road. Sweeping will be performed as needed.

Disturbed areas shall be finished graded and stabilized with vegetation, gravel, or pavement as soon in the construction schedule as possible. Stock piled material shall be protected from erosion by covering or establishing erosion controls ringing the base of temporary piles.

ESTIMATED CONSTRUCTION SCHEDULE AND SEQUENCING
(Estimated schedule to be confirmed – preliminary for permitting only)

Construction work for the Project will be undertaken in an orderly and phased manner and carried out in a way designed to avoid disruption to the area to the maximum degree possible. Construction will be phased so that, to the extent possible, construction will be completed and the area restored before commencing the next phase. At all times during construction appropriate noise, sedimentation and erosion controls shall be employed. The Project will be phased to minimize disruption and disturbance with sedimentation and erosion controls applicable to the operations being performed.

Estimated Construction Sequence (Subject to Change)

- Begin sitework
- Install erosion control barriers, stabilized construction entrance; maintain throughout construction
- Install sediment traps
- Install straw bale inlet sediment traps around catch basins as applicable
- Clear vegetation on site proposed for removal. Protect vegetation to remain
- Strip and stockpile topsoil on site; cover stockpiles with temporary vegetation, tarps, etc; ring with erosion control barriers
- Construct temporary diversion swales to direct uphill drainage away from construction site; discharge into temporary sediment traps
- Construct driveways; install temporary waterway check dams on both side of driveways as required; install straw bale check dam across upper end of existing entrance drive at end of each work day; remove sediments and maintain entrance driveway as required; sweep pavement at end of each construction day; more frequently as needed to prevent tracking onto state highway;
- Earthwork – cuts and fills; as soon as practical, stabilize disturbed slopes with temporary vegetation, erosion control fabric and/or tarps
- Install additional sediment traps as grading and drainage patterns change
- Maintain all erosion and sedimentation control measures throughout construction – typical
- Prepare and install underground infiltration areas– cap off and bypass storm drainage to temporary stilling basin(s) (do not allow runoff water to enter infiltrators until all sitework is completed)
- Install main line drainage conveyance system
- Develop/ Drill Public Water Supply Well
- Install inlet sediment traps around all drainage structures
- Rough grade parking areas
- Pave driveways (base course)
- Construct building foundations
- Install other site utilities: sewer and water connection, electric/telephone/data, gas, etc
- Begin building construction
- Complete storm drainage and site utilities. Connect drainage system to SWMA's
- Fine grade parking areas and fine grade slopes and embankments
- Topsoil, erosion control fabric, and temporary seed slopes and embankments
- Stabilize all earth slopes with additional measures as required
- Install landscaping
- Final paving, striping, cleanup
- Complete sitework
- Complete building construction

STORMWATER COMPLIANCE

The following demonstrates that the proposed stormwater management system is in compliance to the maximum extent practicable with the performance standards as outlined in the MassDEP Stormwater Management Handbook.

- *Standard #1: No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

  Standard #1 is Met (See Standards 4-6 for Additional Information) – There are no new untreated discharges to wetlands associated with the proposed work. Greater than 65% of proposed roof

drainage is treated by stormwater infiltration systems. The difference has been compensated within recharge areas. No untreated point source discharges are proposed within the wetlands' Buffer Zone. All storm drain outlet pipes will have flared end sections and discharge onto a stone scour pad.

- *Standard #2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.*

  Standard #2 is Met – Post-development peak discharge rates do not exceed the pre-development rates. The proposed drainage improvements do not increase the peak discharge rates for the 2-year, 10-year, 25-year, and 100-year design storm events. See the attached Drainage Analysis Summary for more information.

- *Standard #3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.*

  Standard #3 is Met – The annual recharge from the post-development site approximates the annual recharge from pre-development conditions. The soil is classified as Hydrologic Group C by NRCS has a design recharge rate of 0.25 inches of runoff. Infiltration chambers and stone beds taking roof runoff are proposed to provide annual recharge. Greater than 65% of proposed impervious areas are being directed to recharge BMPs. These BMPs have been sized to compensate for the amount of impervious area that is not being directed to recharge facilities. Infiltration BMPs do not attenuate 10 year peak flows or greater, therefore a mounding analysis is not provided.

- *Standard #4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when:*
  a. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;
  b. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and
  c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.

  Standard #4 is Met – TSS removal is met through the use of a treatment chain including water quality swales, and subsurface structures/infiltration chambers. The percent of TSS removal is calculated to be greater than 80%.

- *Standard #5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher*

potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

Standard #5 is Not Applicable – The proposed work does not constitute as an area with higher pollutant loads.

- *Standard #6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A "storm water discharge" as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.*

  Standard #6 is Partially Applicable & Met: The proposed discharge areas an Interim Wellhead Protection Area of a public water supply are conveyed to stone-bed recharge areas where the 0.25" recharge volume storms will be recharged and 1" water quality volume storms will be attenuated, in addition to the volumes provided in the water quality swales and subsurface infiltration chambers. Stormwater does not discharge near or to any critical area. 44% Total Suspended Solids removal pretreatment requirement is not applicable for non-metal top roofs.

- *Standard #7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.*

  Standard #7 is Not Applicable – The proposed work is not considered a redevelopment project.

- *Standard #8: A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.*

  Standard #8 is Met – Erosion and sedimentation control measures are proposed through the use of straw wattles or coir logs, and where applicable, straw bales and silt fence. Construction Sediment Traps will be installed and maintained. All erosion and sedimentation control measures will be maintained throughout the construction stage, and shall not be removed until the site is properly stabilized. The project will be covered by a NPDES Construction General Permit and a SWPPP will be submitted before land disturbance begins.

- *Standard #9: A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

Standard #9 is Met – A long-term operation and maintenance plan has been prepared and the Stormwater system has been designed to provide ease of inspection and maintenance and protect the wetland resources.

- *Standard #10: All illicit discharges to the stormwater management system are prohibited.*

  Standard #10 is Met – There are no known illicit discharges that have been observed within the proposed area of work. A sample *Illicit Discharge Compliance Statement* is attached within the Operation and Maintenance Plan.

CONCLUSION

The design of the sitework and stormwater management system has been developed to minimize impacts to the site during and after construction, to prevent erosion, capture construction sediments, and to control stormwater runoff from the site. Erosion Control Barriers are proposed to prevent sediment from leaving the construction site and protect wetland resource areas of the project area. The proposed site work plans specify erosion and sedimentation control measures to avoid disturbance to the nearby resource areas. Stormwater management has been designed to maximize pollution removal, infiltrate stormwater to recharge groundwater, mimic existing drainage patterns, and prevent overloading of any downstream drainage facilities.

DRAINAGE ANALYSIS SUMMARY
DREAM AWAY CAMPGROUND
HIT THE ROAD RV, LLC
1342 & 1402 COUNTY ROAD, BECKET, MA

Basis Of Study

1) This storm drainage analysis is submitted for review under Becket Zoning By-Law Section 9.3 Special Permit, as an analysis of impacts on the natural environment from the proposed campground.

2) The stormwater management system on the project site includes the following Best Management Practices:
   - Open conveyance systems to direct flows & country drainage
   - Surface & roof drainage diverted into stone-filled infiltration areas, and/or water quality swales to treat runoff, recharge ground water, and/or attenuate peak flows.
   - Minimizing extent of sitework by clustering development.
   - Operation and maintenance measures including parking lot sweeping and catch basin sump cleaning.

3) The hydrologic conditions of the site are analyzed under both the Existing (Pre-development) Conditions and Future (Post-development) Conditions for the 2, 10, 25 and 100-year design storm analysis. Design Points are chosen where the storm drainage leaves the project limits, down gradient of the proposed development. The Design Points allow comparison of the Existing and Future Conditions. These Design Points and Drainage areas (subcatchments) are shown on the Drainage Calculations.

4) Contributing drainage areas and vegetative cover conditions have been delineated on the basis of available topographic maps, record plans, and general field observations. Soil types underlying the various areas of the site have been identified using the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey (websoilsurvey.sc.egov.usda.gov). Hydrologic Soil Groups were then determined for each subcatchment. This data was then utilized to calculate the Runoff Curve Numbers for each subcatchment.

5) The Time of Concentration (T_c) of the runoff within each subcatchment is determined using TR-55 sheet flow, shallow concentrated flow, channel flow, and other conditions, based on the available topographic mapping and field observation.

6) Precipitation records for each design storm are taken from NOAA Atlas 14, Volume 10, Version 2, Precipitation Frequency Data Server. For project site in Becket, the following values are listed:

2-year 24 hour storm	3.08”
10-year 24 hour storm	5.02”
25-year 24 hour storm	6.23”
100-year 24 hour storm	8.09”

7) Maximum flow capacities of the existing and proposed drainage structures are calculated assuming the inlet structures, piping, and discharge channels are maintained in good condition, unobstructed by sediment or debris.

8) Peak Rates of Runoff are calculated for the Existing and Future conditions using computerized hydrology and hydraulics programs. This study was performed utilizing "HydroCAD", v. 10.00, ©2019 HydroCAD Software Solutions LLC. This program is based on the methods promulgated by USDA Natural Resources Conservation Service (formerly known as Soil Conservation Service) in Technical Release Number 20 (TR-20) and the simplified tabular method contained in TR-55. Refer to the attached summaries.

Summary and Conclusions

The Peak Outflow at the design points analyzed will not increase as a result of the proposed project for the 2-year, 10-year, 25-year, and 100-year storm events. Refer to the following Table A, which summarize the results of the storm drainage analysis.

Table A
Summary of Storm Drainage Analysis Comparison of Peak Rates of Runoff
24-Hour Design Storm Event (Precipitation-inches)

Northwest (R NW) Drainage Area

		2yr (3.08")	10yr (5.02")	25yr (6.23")	100yr (8.09")
Pre-Development (Q)		3.16	9.54	14.14	21.68
Post-Development (Q)		3.03	8.56	13.10	21.40
Reduction	**(cfs)**	0.13	0.98	1.04	0.28
	(%)	4.1%	10.3%	7.4%	1.3%

Northeast (R NE) Drainage Area

		2yr (3.08")	10yr (5.02")	25yr (6.23")	100yr (8.09")
Pre-Development (Q)		7.48	22.63	33.53	51.32
Post-Development (Q)		7.01	21.20	32.23	49.75
Reduction	**(cfs)**	0.47	1.43	1.30	1.57
	(%)	6.3%	6.3%	3.9%	3.1%

Southwest (R SW) Drainage Area

		2yr (3.08")	10yr (5.02")	25yr (6.23")	100yr (8.09")
Pre-Development (Q)		3.89	11.67	17.27	26.45
Post-Development (Q)		3.89	11.49	16.88	25.63
Reduction	**(cfs)**	0.00	0.18	0.39	0.82
	(%)	0.0%	1.5%	2.3%	3.1%

Southeast (R SE) Drainage Area

		2yr (3.08")	10yr (5.02")	25yr (6.23")	100yr (8.09")
Pre-Development (Q)		4.09	12.44	18.42	28.17
Post-Development (Q)		3.82	11.42	16.91	25.68
Reduction	**(cfs)**	0.27	1.02	1.51	2.49
	(%)	6.6%	8.2%	8.2%	8.8%

The design and size of the facilities are based on the anticipated runoff from a 2, 10, 25, and 100-year storm event per Becket Zoning By-Law Section 9.3 and MassDEP Stormwater Handbook. Any new development within the watershed would require stormwater controls to mitigate for peak rates of runoff.

RECHARGE & STORMWATER SIZING WORKSHEET
(DREAM AWAY DRAINAGE AREAS)
DREAM AWAY CAMPGROUND
HIT THE ROAD RV, LLC
1342 & 1402 COUNTY ROAD, BECKET, MA

CALCULATE RECHARGE VOLUME

1. Total Area of Hydrological Group A soils (Aa) = 0 acres
2. Total Impervious Area overlaying Group A (Ia) = 0 acres
3. Total Area of Hydrological Group B soils (Ab) = 0 acres
4. Total Impervious Area overlaying Group B (Ib) = 0 acres
5. Total Area of Hydrological Group C soils (Ac) = 53.02 acres
6. Total New Impervious Area overlaying Group C (Ic) = 1.87 Total Increase
7. Total Area of Hydrological Group D soils (Ad) = 0 Acres
8. Total Impervious Area overlaying Group D (Id) = 0 Acres

Recharge Volumes: (ReVn) where n = soil class

1. ReVa: Ia x 0.60 = 0 acres x 0.60 inches = 0 acre-inches
2. ReVb: Ib x 0.35 = 0 acres x 0.35 inches = 0 acre-inches
3. ReVc: Ic x 0.25 = 1.87 acres x 0.25 inches = 0.4675 acre-inches
4. ReVd: Id x 0.10 = 0 acres x 0.10 = 0 acre-inches
5. Total Recharge Volume: (ReV = ReVa + ReVb + ReVc+ ReVd)

ReV = 0 + 0 + 0.5 + 0 = 0.4675 acre-inches ÷ 12 = **0.039 acre-feet**

IDENTIFY RECHARGE VOLUME TO BE INFILTRATED

ReV = **0.039 acre-feet**

0.039 ac-ft * 43,560SF/ac = 1698.8CF **SAY 1700 CF**

Total Impervious/ Impervious Directed to Recharge Facilities (SF) = 81277/ 57250 = 1.42

Total storage provided in SWMA systems (Static Method) =

1700CF (1.42)= 2,414 CF Required

- Storage volume provided TENT Stone-filled beds (40% Voids) :

` 0.4 * 0.5' depth * 1050SF = 210 CF (39) Tents = 8,190 CF

- Storage volume provided RETTROFITTED RECREATIONAL VEHICLES Stone-filled beds (40% Voids) : 0.4 * 0.5' depth * 340SF = 68 CF (20) Vehicles = 1,360 CF
- Storage volume provided PARK MODEL CABINS Stone-filled beds (40% Voids) : 0.4 * 0.5' depth * 255SF = 51 CF (41) Cabins = 2,091 CF
- Storage volume provided ARTIST TENT Stone-filled bed (40% Voids) : 0.4 * 0.5' depth * 3767SF = 753 CF
- Storage volume provided FOREST LOUNGE Stone-filled beds (40% Voids) : 0.4 * 0.5' depth * 5991SF = 1,198 CF
- Storage volume provided LODGE ROOF Infiltration Chambers - Cultec C-100HD (2 Rows of 3 Chambers in Stone) : 25' length * 8.33' width depth * 2.04 height = 176 CF

TOTAL VOLUME SUPPLIED BELOW LOW FLOW ORIFICES

= 8,190 CF + 1,360 CF + 2,091 CF + 753 CF + 1,198 CF +176 CF = 13,768 CF **

*** * Excess one inch volume provided for impervious roofs in IWP areas.**

CALCULATE DRAWDOWN TIME (72 HOURS MAXIMUM)

Drawdown time = Rv/[(K)*(Bottom Area)]

Rv = Provided Recharge Volume

K = Saturated Hydraulic Conductivity for "Static" Method

(Table 2.3.3 – Mass Stormwater Handbook) = 0.27 inches/hour

Infiltration Chamber System Drawdown Time =

210 CF / [(0.27 inch/hr)*(1050 SF for TENTS) * (1 ft/12 in)] = 8.9 hours

68 CF / [(0.27 inch/hr)*(340 SF for REC. VEHICLES) * (1 ft/12 in)] = 8.9 hours

51 CF / [(0.27 inch/hr)*(255 SF for CABINS) * (1 ft/12 in)] = 8.9 hours

753 CF / [(0.27 inch/hr)*(3767 SF for ARTIST) * (1 ft/12 in)] = 8.9 hours

1,198CF / [(0.27 inch/hr)*(5991 SF for LOUNGE) * (1 ft/12 in)] = 8.9 hours

176 CF / [(0.27 inch/hr)*(208.25 SF for LOUNGE) * (1 ft/12 in)] = 37.6 hours

ANALYZE EFFECTS OF GROUNDWATER MOUNDING

A mounding analysis should be provided where infiltration (bottom of structure) occurs less than 4' from estimated seasonal high ground water and the recharge system is designed to attenuate the peak discharge from a 10-year or higher 24-hour storm.

It is not anticipated that the bottom of the infiltration stone will be less than 2' from estimated seasonal high ground water. The infiltration areas are within areas of existing and/or proposed fill. Upon closing on the property, the applicant will analyze existing site soils below the proposed infiltration areas. Adjustments to the system will be made if high groundwater is encountered to avoid negative impacts due to high groundwater.

EFFECT OF INFILTRATION SYSTEM ON NEARBY WETLANDS

The following documentation is provided to show that the infiltration BMP's will not adversely affect nearby wetland resource areas.

The infiltration system will not adversely affect the nearby wetlands. The primary infiltration/ groundwater recharge for the site will be provided by the stone-filled infiltration beds and infiltration chambers which collect and mitigate stormwater runoff from the site.

INSTRUCTIONS:

Version 1, Automated: Mar. 4, 2008

1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Location: Northeast (Tent Pads to P1 & P2)

TSS Removal Calculation Worksheet

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Subsurface Infiltration Structure	**0.80**	**1.00**	**0.80**	**0.20**
Water Quality Swale - Wet	**0.70**	**0.20**	**0.14**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**

Total TSS Removal = **94%**

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: **E2935- Dream Away Campground**

Prepared By: **AZM**

Date: **1/12/2022**

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed

1. From MassDEP Stormwater Handbook Vol. 1

INSTRUCTIONS:

Version 1, Automated: Mar. 4, 2008

1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Location: Northwest (Tent Pads to P3 & P4)

TSS Removal Calculation Worksheet

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Subsurface Infiltration Structure	**0.80**	**1.00**	**0.80**	**0.20**
Water Quality Swale - Wet	**0.70**	**0.20**	**0.14**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**

Total TSS Removal = **94%**

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: **E2935- Dream Away Campground**

Prepared By: **AZM**

Date: **1/12/2022**

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed

1. From MassDEP Stormwater Handbook Vol. 1

INSTRUCTIONS:

Version 1, Automated: Mar. 4, 2008

1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Location: Southeast (Park Model Cabins to P5)

TSS Removal Calculation Worksheet

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Subsurface Infiltration Structure	**0.80**	**1.00**	**0.80**	**0.20**
Water Quality Swale - Wet	**0.70**	**0.20**	**0.14**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**
	0.00	**0.06**	**0.00**	**0.06**

Total TSS Removal = **94%**

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: **E2935- Dream Away Campground**

Prepared By: **AZM**

Date: **1/12/2022**

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed

1. From MassDEP Stormwater Handbook Vol. 1

INSTRUCTIONS:

Version 1, Automated: Mar. 4, 2008

1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Location: Southwest (C-100HD to P8)

TSS Removal Calculation Worksheet

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
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	0.00	**0.06**	**0.00**	**0.06**

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Date: **1/12/2022**

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed

1. From MassDEP Stormwater Handbook Vol. 1

WATER QUALITY VOLUME WORKSHEET

DREAM AWAY CAMPGROUND
HIT THE ROAD RV, LLC
1342 & 1402 COUNTY ROAD, BECKET, MA

WQV= water quality volume
ReV = recharge volume
I = total imperious area (including rooftop)
Ir = rooftop imperious area
RR = rooftop runoff

1. Total Contributing Site Area 53.018 acres

2. Percent New Impervious 3.5 %

3. Total New Impervious Area (I) 1.87 acres (new impervious) assume 50% w/i IWPA

4. Find WQV:

   (a) using 0.5" rule: WQV = (0.5")(I) = 0.467 acre-inches / 12 inches = **0.039 Acre-feet**

   AND

   (b) using 1.0" rule: WQV = (1.0")(I) = 0.467 acre-inches / 12 inches = **0.039 Acre-feet**

Determine Amount of WQV to be conveyed through water quality BMP's

=WQV (1") = **0.078 acre-feet**

=WQV (0.5") = **0.039 acre-feet**

0.117 ac-ft * 43,560 SF/ac = 5,097 CF **SAY 5,100 CF required**

Total storage Provided = 272 + 1343 + 1942 + 580 +11 + 40 + 174 + 436= 4,798 CF* + Excess

Recharge Storage > 5,100CF Required**

* Storage volume provided in SWMA 1, 2, 3, 4, 5, 6, 7, 8 below low flow outlets/ weirs.
** See recharge volume worksheet for additional available volumes.

OPERATION & MAINTENANCE PLAN & LONG TERM POLUTION PREVENTION PLAN

DREAM AWAY CAMPGROUND
HIT THE ROAD RV, LLC
1342 & 1402 COUNTY ROAD, BECKET, MA

PROJECT DATA:
Name: *Dream Away Campground - Hit the Road RV, LLC*
Address: *1402 County Road, Becket MA*

OWNER OF STORMWATER SYSTEM:
Name: *Hit the Road RV, LLC*
Contact Person: *Daniel Weinstein*
Address: *125 High Street, Unit 2111 Boston, MA 02110*
Phone: *561-207-0340*

OPERATOR RESPONSIBLE FOR OPERATION & MAINTENANCE OF SYSTEM:
Name: *Hit the Road RV, LLC*

BRIEF SUMMARY OF PROJECT

The Dream Away parcels are located on the north side of County Road and consists of approximately 52.9± acres, Becket Assessors Map 401 Lots 3 & 4. The lots have 2,621 linear feet of frontage on County Road and are currently utilized as the Dream Away Lodge. Land use of this parcel is Commercial (Music venue/restaurant). The surrounding neighborhood is mainly undeveloped, residential use, and designated state forest area.

According to FEMA Flood Panel 2500189 0005 A dated August 5, 1991, no portion of the property is located within the 100-year floodplain. No portion of the site is within a Natural Heritage & Endangered Species Program area of Estimated or Priority Habitat.

There are several Wetlands Protection Act (310 CMR 10.00) jurisdictional ponds with adjacent Bordering Vegetated Wetlands located on site. Portions of the proposed work will be located within the 100' buffer zone of those Wetland Resource Areas.

PROPOSED SITE

The HTR Dream Away Lodge Luxury Campground will consist of a new lodge/tavern building, adjacent pool and patio area, 100 luxury campsites, and other amenities. The proposed campsites and buildings will be served by a proposed on site public water supply well and on site subsurface sewage disposal system. The existing Dream Away Lodge building is proposed to remain in place. The proposed additions to the subject parcels are summarized below:

- Removal and replacement of the existing structure on Lot #3 with a new lodge building;
- A new pool and surrounding patio area at the new lodge;
- New accessory buildings including a maintenance building, a garage/office building, and a parking/trash storage building;
- 100 new luxury campsites consisting of non-permanent camping accommodations with crusher run stone patio areas;
- New amenities including, bike racks, farm tables, amphitheater, and sculpture garden;

- One larger luxury 1 bedroom "artist tent":
- A new "forest lounge" area;
- New sauna and hot tub areas;
- A new asphalt driveway and parking area at the new lodge (existing drive to be restored with native vegetation);
- A new gravel parking lot and gravel drives through the site;
- A new emergency access loop drive;
- New gravel walkways;
- Low level lighting for parking area
- Low level lighting for drives and pathways for wayfinding;
- New boardwalks over wetlands;
- A new public water supply well;
- New subsurface sewage disposal systems to serve all of the proposed campsites;

And new utilities, drainage and stormwater detention/management areas.

WETLANDS AND RECEIVING WATERS

The site does include wetlands, and drainage will ultimately be received by jurisdictional wetlands nearby which are protected under the Mass. Wetlands Protection Act administered by the Conservation Commission, and the Federal Clean Waters Act. These include the wetland resource areas as described in the Notice of Intent and depicted on the attached plans.

> *Note: Under the Mass. Wetlands Protection Act regulations (310 CMR 10.02 (3), 1997 revisions), maintenance of the stormwater management system affecting any wetland areas which were previously created for the purpose of stormwater management, does not require the filing of a Notice of Intent or a Request for Determination of Applicability. For example, assume that a water quality basin, wet detention basin, or outlet swale are constructed for the project. These drainage facilities will naturally become populated with wetland vegetation. Five years later, maintenance needs to be performed to remove accumulated sediments from the drainage basins or outlet swale. This work does not constitute alteration of wetlands, and does not require filing or approval under the WPA, as long as the work is only maintenance. (Enlargement or substantial changes to the drainage system would require approval.) However, as a matter of good communication, we recommend that the Owner or Operator notify the Conservation Commission before the maintenance work is begun. The Order of Conditions issued by the Conservation Commission may have additional conditions or requirements that continue after the Certificate of Compliance is issued for construction. A copy of the Order of Conditions and any continuing conditions should be attached to this Operation and Maintenance Plan.*

Owner, Operator, Contractor(s), and other personnel who perform work on the site should become familiar with the location and characteristics of the wetland resource areas, and of the requirements under the applicable federal, state, and local laws and regulations. Wetlands in close proximity of work areas should be flagged with signage. Work within 100' of Bordering Vegetated Wetlands (BVW) or Bank (Intermittent Stream) is under the jurisdiction of the Conservation Commission and must be reviewed prior to work proposed within the 100-foot Buffer Zone.

This Operation and Maintenance Plan is an essential component of the Stormwater Management System for the Project. The Owner is ultimately responsible for assuring that the Stormwater System is operated and maintained in accordance with all applicable permits and approvals, including, but not limited to Massachusetts Wetlands Protection Act permits, Massachusetts Stormwater Management Policy, Massachusetts Groundwater or Surface Water Discharge Permits, and U.S.E.P.A. General Permit, and the Stockbridge Stormwater Management and Erosion Control Bylaw. Copies of all applicable permits and plans

should be attached to this O&M plan. All Permit requirements are incorporated by reference into this Operation and Maintenance Plan whether they are attached or not.

SCHEDULE FOR INSPECTION AND ROUTINE MAINTENANCE OF STORMWATER SYSTEM:

Note: Notification of Conservation Commission is recommended before performing any excavation or major maintenance of the stormwater system, though stormwater structures are not considered wetland resources. All components of the Stormwater System shall be inspected after every major storm event for the first few months after construction to ensure proper stabilization and function.

Drainage Channels	• Inspect Bi-Annually in the Spring and Fall; • Check for sediments; remove sediments if more than 4" deep. Remove sediment and debris at least once per year. • Check inlet and outlet pipes for debris or obstructions. Clean as necessary; • Mow applicable areas at least once per year with a minimum grass length of 4", Grass height shall not exceed 6" or be cut less than 3". Mow as needed during growing season; • Inspect and maintain outlet control device as applicable; • Maintain as required with additional mowing, fertilizing, liming, watering, pruning, weeding, and pest control. Re-seed periodically to maintain dense grass growth. Plant with alternative grass species if the original grass cover is not successfully established.
Catch Basin Sumps	• Inspect quarterly and clean inlets; • Inspect or clean sump at the end of the foliage and snow-removal seasons. • Remove sediments if greater than ½ sump capacity; • Remove Sediments from sumps annually in the spring, at a minimum; • Dispose of sediments and debris off site at approved location in accordance with applicable state and federal laws and regulations.
Water Quality Swales	• For the first few months after construction and twice a year thereafter, inspect swales to make sure vegetation is adequate and slopes are not eroding and check for rilling and gullying. • Repair eroded areas and revegetate as necessary. • Mow as needed ~ two to twelve times a year • Manually remove sediments and debris at least once per year. • Re-seed as necessary
Level Lip Spreader	• Inspect level spreaders regularly, especially after large rainfall events. • Note and repair any erosion or low spots in the spreader.
Infiltration Chambers	• Inspect Bi-Annually in the Spring and Fall • Periodically monitor water depths at 0, 24, and 48 hours after a storm event to check infiltration rates over a period of years to determine clogging problems.

LONG TERM POLLUTION PREVENTION PLAN

Good Housekeeping Practices:
Where applicable, the Operator shall apply good housekeeping practices including, but not limited to the following. See SWPPP for additional information:

Materials Management: As applicable

- An effort will be made to store only enough product required to perform the required work. Regular inventory of materials will reduce the occurrence of overstocking.

- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, wherever possible, should be under a roof or other enclosure to prevent contact with stormwater.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The Operator will inspect daily to ensure proper use and disposal of materials onsite.
- Routinely clean work space and maintain machinery.
- Regularly inspect equipment and facilities.
- Train employees to respond to spills or leaks.

Vehicle Washing Controls: As applicable

- Wash vehicles on gravel, grass, or other permeable surface outside of the Buffer Zone or pump wash water runoff to a permeable area.
- Block off catch basin grates, if applicable.
- Use hose nozzles that turn off automatically.
- Use only biodegradable soaps.

Other Good House Keeping Practices:

- Litter and other debris shall be collected and properly disposed of as frequently as necessary
- Property owners shall keep the site maintained and in an orderly manner to protect downstream resources.

Storage & Use of Hazardous Products, Petroleum Products, Fertilizers, Herbicides, & Pesticides:
Where applicable, the following practices will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff. (If a Total Maximum Daily Load (TDML) is developed that indicates that use of fertilizers containing nutrients must be reduced, a nutrient management plan shall be developed.)

Hazardous Products:

- Shall be stored in a secured area under cover
- Products will be kept in original containers unless they are not re-sealable.
- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturer's or local and State recommended methods for proper disposal will be followed.

Petroleum Products:

- Shall be stored in a secured area undercover.
- All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

Fertilizers:

- Shall be stored in a secured area undercover.
- Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Stored fertilizers will be kept covered. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

- Any overcast fertilizer on grasses or paved areas shall be cleaned off.

Paints:

- All containers will be tightly sealed and stored in a secure covered area when not required for use. Excess paint will not be discharged to the storm or sanitary sewer systems but will be properly disposed of according to manufacturer's instructions and State and local regulations.

Spill Prevention and Response Plans

In addition to the good housekeeping and material management practices discussed in the previous sections, the following practices will be followed for spill prevention and cleanup:

Spill Control Practices
☒ Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
☒ Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
☒ All spills will be cleaned up immediately after discovery.
☒ The spill area will be kept ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
☒ Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
☒ The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
☒ The Operator or Operator's representative will be the spill prevention and cleanup coordinator. He/she will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted onsite.

Maintenance of Lawns, Gardens, and other Landscaped Areas:

- Inspect lawns, gardens, and other landscaped areas for sings of erosions, bare spots, diseased plant species, and overall vegetation health.
- Regularly mow the grassed areas as required. Refer to the Schedule for Inspection and Routine Maintenance of Stormwater System (above) for specific mowing and maintenance requirements of the Stormwater system.
- Remove and Replant, reseed, re-mulch, and prune as required to maintain healthy vegetation.

Pet Waste Management:

In no case, should pet wastes be allowed to discharge into the stormwater system.

Operations and Maintenance of Septic Systems:

See SWPPP for construction phase sanitary waste provisions.

Solid Waste Management:

- All waste materials will be collected and stored in a securely covered (lidded or tarped, or enclosed within the building) metal dumpster rented from a licensed hauler or equivalent waste receptacle.
- The dumpster/waste receptacle will meet all local and State solid waste management regulations.
- All trash and debris from the site will be deposited in the dumpster and/or waste receptacle.
- The dumpster and/or waste receptacle will be emptied a minimum of once per week or more often if necessary, and the trash will be hauled to a state approved landfill. No waste materials will be buried onsite.
- All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted onsite. The Operator who manages the day-to-day site operations will be responsible for seeing that these procedures are followed.

Snow Disposal and Plowing (as relative to Wetland resource Areas):

- Snow shall not be plowed or stored into the wetland resource areas or within any the stormwater system (i.e. rain garden, Water Quality Swale, etc.).
- Store snow in a designated onsite location or properly disposed at an offsite location.
- Minimize the use of salt/sand or other deicing chemicals.

Winter Road Salt and/or Sand Use and Storage:

- Preferably, salt and deicing chemicals for the driveway will be stored off-site and only employed when necessary.
- Any salt and deicing chemicals necessarily stored onsite shall be stored in a proper container or structure designed to prevent the generation and escape of contaminated runoff or leachate.
- Storage design shall apply the following BMP components: A flat site, slightly raised above surrounding grades, adequate space, an impervious/paved storage pad, proper roofing, and runoff collection/containment.

Prevention of Illicit Discharges to the Stormwater Management System:

- All non-stormwater discharges must be reported and documented as illicit discharges. An Illicit Discharge Compliance Statement (see example in Attachment B) must be submitted to the issuing authority verifying that no illicit discharges exist on the site. Pollution prevention measures shall be implemented to prevent illicit discharges to the stormwater management system, including wastewater discharges and discharges of stormwater contaminated by contact with the process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.
- Illicit discharges do not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing, and water used to clean residential buildings without detergents.
- A scaled plan of the site must accompany the Illicit Discharge Compliance Statement identifying the location of any systems for conveying stormwater on the site and showing that these systems do not allow the entry of any illicit discharges into the stormwater management system. The plan shall also show the locations of any systems for conveying wastewater and/or groundwater on the site and show that there are no connections between these systems and the stormwater management systems. This information shall be included with the plans submitted with the Notice of Intent and Operation and Maintenance Plan or included as a separate plan with the Illicit Discharge Compliance Statement.
- If applicable, where illicit discharges have been identified, the actions taken to identify and remove the illicit discharges must be documented and shown on the plan.

Training Requirements for Staff and Personnel Involved with Implementing the Long Term Pollution Prevention Plan:

- Staff and personnel involved with implementing this plan shall be trained to understand this

Operation and Maintenance plan, the SWPPP, emergency procedures, Good Housekeeping BMPs, stormwater BMPs, sedimentation and erosion control measures, and the non-stormwater BMPs.

- Refer to the Stormwater Management Fact Sheet (Attachment D) and the SWPPP for further information and training logs.

Emergency Contact List

- See Attachment E for Emergency Contacts.

Comprehensive Site Evaluation

A comprehensive site inspection shall be performed on an annual basis. The scope of the comprehensive site inspection should encompass all of the noted possible sources of pollution and activities noted. The Operator should use the attached form(s) (Attachment D) for the inspection process and note the date, time, and an account of the circumstances leading up to any found contaminants. If the release is a reportable quantity of oil or other controlled substance, the Operator shall notify all appropriate and applicable agencies.

The annual inspections should take place in the spring, immediately following a rainfall event, in order to get the most representative inspections. The inspections should involve visually inspecting the site and the surrounding areas. The results of the inspection should be noted on the forms provided. Any noted contaminants should be recorded on the forms and acted upon as noted below.

Also, as a result of good housekeeping measures throughout the course of the year, the Operator shall determine what, if any, additional measures or changes need to be made to the Operation and Maintenance Plan.

Records Keeping and Actions Requirements

All comprehensive site analysis shall be logged and kept with the Operation and Maintenance Plan. Any other notes and/or issues arising on a daily basis shall be logged and kept with the Operation and Maintenance Plan.

If there is a "reportable incident" the Operator shall log the incident in the Operation and Maintenance Plan and revise the Operation and Maintenance Plan within 14 days of the noted incident. The Operation and Maintenance Plan revision should be designed to alleviate the source of contamination and reduce the noted pollutants. After the Operation and Maintenance Plan revision, the pollution source noted shall be inspected and logged again during the next rainfall event. If the suspected contaminant is not present, the Operator shall log this information and pay close attention to this area during the next annual inspection. If the contaminant is still present, the Operation and Maintenance Plan shall be revised again, within 14 days, and re-evaluated during the next rainfall event until the contaminant is satisfactorily reduced or eliminated, i.e. not present during the subsequent inspection.

A reportable incident means any incident that is noted as having a Physical Observation other than "none" (on the Visual Inspection Worksheet) and/or any noted pollution sources recognized during the course of operations. Daily good housekeeping such as sweeping and picking up stray trash/paper/plastic materials does not constitute a reportable incident.

Records must be kept with the Operation and Maintenance Plan documenting the status and effectiveness of plan implementation. At a minimum, records must address the results of the annual evaluations, routine maintenance and inspections, spills, monitoring, and maintenance activities.

Facilities Maintenance

Maintenance involves the regular operation, inspection, and replacement or repair of systems and BMPs.

Storm water BMP reviews should be performed throughout the year, per the above schedule, in addition to the

required annual inspections. Any potential problems or maintenance requirements should be reported and documented. All BMPs identified in the Operation and Maintenance Plan must be maintained in effective operating condition.

As noted, good housekeeping is a key component of the Operation and Maintenance Plan. Good housekeeping includes all of the Pollution prevention measures noted under this Operation and Maintenance Plan and all subsequent measure implemented throughout operations. The facilities maintenance plan will quickly respond to noted deficiencies as well as provide preventative maintenance where applicable.

Disclaimer

This Operation and Maintenance Plan is intended to satisfy the requirements under the Massachusetts Stormwater Handbook only and does not cover the exact steps required for materials handling and reporting as established under local, state and federal codes and permits. This Operation and Maintenance Plan does not alleviate the owner from complying with any and all other requirements governing the operation and maintenance of a facility of this nature.

Owner, Operator, Contractor(s), and other personnel who perform work on the site should become familiar with the location and characteristics of the wetland resource areas, and of the requirements under the applicable federal, state, and local laws and regulations.

This Operation and Maintenance Plan is an essential component of the Stormwater Management System for the Project. The Owner is ultimately responsible for assuring that the Stormwater System is operated and maintained in accordance with all applicable permits and approvals, including, but not limited to Massachusetts Wetlands Protection Act permits, Massachusetts Stormwater Management Policy, Massachusetts Groundwater or Surface Water Discharge Permits, and U.S.E.P.A. NPDES Stormwater Discharge Permit. Copies of all applicable permits and plans should be attached to this Operation and Maintenance Plan. All Permit requirements are incorporated by reference into this Operation and Maintenance Plan whether they are attached or not.

Attachment A
Policy #BWP-94-092: Reuse & Disposal of Street Sweepings

This Policy provides guidance on Massachusetts Department of Environmental Protection requirements, standards, and approvals for handling, reuse and disposal of street sweepings.

By Carl F. Dierker,
Assistant Commissioner, Bureau of Waste Prevention
[Signature on Original]

1. Policy Statement & Scope

This Policy explains Department of Environmental Protection (MassDEP) requirements for managing street sweepings. Street sweepings are solid waste subject to the Massachusetts solid waste regulations. The options for managing street sweepings are as follows.

1. Use the street sweepings in accordance with the preapproved uses described in Section 4 of this policy.
2. Use the street sweepings for a beneficial use after obtaining prior approval from MassDEP under the provisions of the solid waste regulations, 310 CMR 19.060, Beneficial Use of Solid Wastes.
3. Dispose of street sweepings at a permitted solid waste landfill.

The provisions and requirements for managing street sweepings under these options are the subject of this policy.

2. Applicability

This policy applies to the reuse or disposal of street sweepings that are generated in the ordinary and customary maintenance of roadways. The policy does not apply to catch basin cleanings or street sweepings mixed with catch basin cleanings or other wastes. The policy does not apply to the material generated as the result of the cleanup of an oil or hazardous material spill.

Street sweepings are not exempt from the Hazardous Waste Regulations, 310 CMR 30.000, and must be handled as hazardous waste when they exhibit any of the characteristics of a hazardous waste. If there is no evidence of unusual contamination, MassDEP does not require street sweepings to be routinely tested, but, as is the case with any waste, the generator has the ultimate responsibility for determining whether the waste is a hazardous waste.

3. Definitions

Department or means the Massachusetts Department of Environmental Protection (MassDEP).

Public Way means the strip of land over and under a publicly owned, paved road or highway and includes the publicly owned land adjacent to the road or highway.

Street Sweepings means materials consisting primarily of sand and soil generated during the routine cleaning of roadways but may also contain some leaves and other miscellaneous solid wastes collected during street sweeping. *Street sweepings* does not mean the material generated during the cleanup of a spill or material from other structures associated with a roadway such as catch basins.

Urban center roads means local roads in central commercial and retail business districts and industrial and manufacturing areas.

4. Pre-Approved Uses, Restrictions & Conditions
This policy allows street sweepings to be used in several applications. No approval from MassDEP is required when the restrictions and conditions identified in this policy are adhered to. However, sweepings shall not be used unless prior approval is obtained from the owner of the location where the sweepings are to be used.

4.1. Use at Landfills
Street sweepings may be used for daily cover at lined or unlined permitted solid waste landfills and need no prior MassDEP approval if the sweepings satisfy the requirements for daily cover material specified at 310 CMR 19.130(15).

4.2. Use as Fill in Public Ways
Street sweepings shall be used for fill in public ways without prior approval from MassDEP only when the following restrictions and conditions are observed:

- The sweepings have not been collected from Urban Center Roads (see definition);
- The sweepings are used under the road surface or as fill along the side of the road within the public way;
- The sweepings are not used in residential areas;
- The sweepings are kept above the level of the groundwater;
- The sweepings are not used in designated "No Salt Areas";
- The following definitions have been taken verbatim from the solid waste regulations and are repeated here for clarity in understanding this policy.
- The sweepings are not used within the 100 foot buffer zone of a wetland or within wetland resource areas including bordering vegetative wetlands and riverfront areas;
- The sweepings are not used within 500 feet of a ground or surface drinking water supply.

4.3. Use As an Additive to Restricted Use Compost
Street sweepings shall be used as an additive to compost without prior approval from MassDEP only when the following restrictions and conditions are observed:

- The sweepings have not been collected from Urban Center Roads (see definition);
- The compost is used only in public ways;
- The compost is not used in residential areas;
- The compost is kept above the level of the groundwater;
- The compost is not used in designated "No Salt Areas";
- The compost is not used within the 100 foot buffer zone of a wetland or within wetland resource areas including bordering vegetative wetlands and riverfront areas;
- The compost is not used within 500 feet of a ground or surface drinking water supply.

5. Other Uses
Any use not pre-approved in the preceding section requires prior MassDEP approval under the Beneficial Use provisions of the *Solid Waste Management Facility Regulations* at 310 CMR 19.060. A "Beneficial Use Determination" or BUD can be made only after the submission of an application characterizing the waste and describing the proposed beneficial use.

6. Disposal
While the beneficial use of street sweepings is strongly encouraged, MassDEP does not prohibit the disposal of street sweepings. Street sweepings may be disposed in either lined or unlined permitted solid waste landfills without prior approval from the Department.

7. Handling

7.1. Collection of Street Sweepings

Although MassDEP does not regulate the collection of street sweepings, collection practices should be compatible with intended uses. For example, sweepings from Urban Center Roads are not approved for the uses allowed for sweepings from other areas. Keeping sweepings from Urban Center Roads separate from sweepings from other areas will make the full benefits of this policy available.

This policy does not cover sweepings known to be contaminated by spills, and such sweepings should be collected separately and kept segregated. Depending on the contamination and circumstances, the handling of contaminated sweepings may be governed by the Massachusetts Contingency Plan, 310 CMR 40, the Massachusetts Hazardous Waste Regulations, 310 CMR 30, the Massachusetts Site Assignment Regulations for Solid Waste Facilities, 310 CMR 16 or the Massachusetts Solid Waste Management Facility Regulations, 310 CMR 19.

7.2. Storage

Street sweepings shall be temporarily stored prior to use, only when the following conditions are satisfied:

- Storage must be at the site where the sweepings are generated (in the public way) or at a location, such as a DPW yard, that is under the control of the governmental entity which is doing the sweeping or has contracted for the sweeping;
- The sweepings shall be protected from wind and rain to the extent necessary to prevent dust, erosion and off-site migration;
- The sweepings shall not be stored within the 100 foot buffer zone of a wetland or within wetland resource areas including bordering vegetative wetlands and riverfront areas;
- The sweepings shall not be stored within 500 feet of a ground or surface drinking water supply;
- Storage shall incorporate good management practice and result in no public nuisance;
- Storage must be temporary. Street sweepings shall be used within one year of collection unless the MassDEP Regional Office in the region where the sweepings are stored grants a written extension. An extension may be granted when it is demonstrated that all storage conditions will continue to be satisfied and the stored sweepings will be put to a specific identified use prior to the expiration of the extension period.

7.3. Preparation Prior to Use

Solid waste, such as paper, auto parts and other trash, shall be removed from the sweepings prior to use. Leaves, twigs and other organic matter should also be removed when good engineering practice indicates this is necessary to produce a material that is suitable for the intended use.

8. Background

MassDEP has consistently classified street sweepings as solid waste subject to Massachusetts General Law Chapter 111, Section 150A and the Massachusetts Solid Waste Regulations (*Site Assignment Regulations for Solid Waste Facilities*, 310 CMR 16.00 and *Solid Waste Management Facility Regulations*, 310 CMR 19.000). There has been confusion among some in the regulated community about this classification.

Prior to the development of this policy, the options for handling street sweepings were limited to:

1. Disposal at a permitted solid waste landfill,
2. Use as cover at a permitted solid waste landfill or
3. Use in accordance with a Beneficial Use Determination (BUD). BUD decisions are made on a case-by-case basis and require the submittal of a formal application to MassDEP containing data showing the chemical composition of the street sweepings.

The simplest of these options was either to use the sweepings for landfill cover or to dispose of the sweepings at the local landfill. As many local landfills close, these options become less available to many communities. However, transporting sweepings to a distant landfill involves increased transportation costs and possibly payment of tipping fees.

To clarify the requirements and to provide simpler and less expensive alternatives for handling street sweepings, the Department undertook the development of this policy. Because useful studies of the chemical composition of street sweepings could not be found in the literature, MassDEP solicited the help of municipalities and state agencies in conducting a study of the composition of street sweepings from various types of areas. The results showed that sweepings from all areas, except Urban Center Roads, were similar with the main constituents of concern being total petroleum hydrocarbons (TPH) and polynuclear aromatic hydrocarbons (PAHs). Very limited data from Urban Center Roads indicated that sweepings from these areas may be more contaminated than sweepings from other areas.

The test results indicate that sweepings may contain levels of contamination that are unsuitable for unrestricted use. However, except for sweepings from Urban Center Roads, the levels of contamination were consistent and low enough to allow the use of sweepings in restricted applications without requiring testing or pre-approval as long as certain conditions were met. Sweepings from urban areas were excluded from some pre-approved uses. This situation could change when more data are available from Urban Center Roads.

This policy makes it possible for municipalities, state agencies and other governmental entities to handle street sweepings in an environmentally sound manner with a minimum of paperwork and expense.

9. Additional Information

For additional copies of this policy, permit application forms or other MassDEP documents, call any MassDEP Regional Office and ask for the Service Center or visit http://www.mass.gov/dep. The permit application numbers for Beneficial Use Determinations are BWP SW 39, 40, 41 and 42.

Copies of all Massachusetts regulations, including the solid waste regulations, may be purchased from the State House Bookstore, 617-727-2834. The solid waste regulations are:

310 CMR 16.000, *Site Assignment Regulations for Solid Waste Facilities*
310 CMR 19.000, *Solid Waste Management Facility Regulations*

Questions about the Provisions of the Policy – If you have technical questions about the policy, please call any MassDEP office and ask to speak with a staff member about the provisions of the policy.

Attachment B
Illicit Discharge Compliance Statement

SAMPLE – SIGNED STATEMENT TO FOLLOW PENDING SALE OF PROPERTY

Storm Water Discharges have been evaluated on behalf of the Applicant by Foresight Land Services to check for the presence of Non-Storm Water Sources. This evaluation was performed as visual field observations at the site-specific areas. At the time of the inspection on _____, there *were not* visible signs of non-storm water discharge.

No Non-Storm water discharges have been identified and none are proposed in the construction plans.

As Applicant, I hereby agree that, if any Non-Storm Water Discharges are identified during the normal course of construction or subsequent operations on the property, they shall be recorded, measures implemented to abate the illicit discharge, and the Stockbridge Conservation Commission shall be notified.

Evaluation Date by Foresight Land Services, Inc.: _____

Signed (print and sign) Applicant:	Date

Attachment C
NOT APPLICABLE

Table LUHPPL: Best Management Practices for Land Uses with Higher Potential Pollutant Loads

- Discharges from certain land uses with higher potential pollutant loads may be subject to additional requirements, including the need to obtain an individual or general discharge permit pursuant to the MA Clean Waters Act or Federal Clean Water Act.
- All proponents must implement source control and pollution prevention.
- All BMPs shall be designed in accordance with specifications and procedures in the Massachusetts Stormwater Handbook Volumes 2 and 3.
- The required water quality volume equals 1 inch times the total impervious area of the post-development site.
- Many land uses have the potential to generate higher potential pollutant loads of oil and grease. These land uses include, without limitation, industrial machinery and equipment and railroad equipment maintenance, log storage and sorting yards, aircraft maintenance areas, railroad yards, fueling stations, vehicle maintenance and repair, construction businesses, paving, heavy equipment storage and/or maintenance, the storage of petroleum products, high-intensity-use parking lots, and fleet storage areas. To treat the runoff from such land uses, the following BMPs must be used to pretreat the runoff prior to discharge to an infiltration structure: an oil grit separator, a sand filter, organic filter, filtering bioretention area or equivalent.
- 44% TSS removal is required prior to discharge to an infiltration device.
- Until they complete the STEP or TARP verification process outlined in Volume 2, proprietary BMPs may not be used as a terminal treatment device for runoff from land uses with higher potential pollutant loads. For the purpose of this requirement, subsurface structures, even those that have a storage chamber that has been manufactured are not proprietary BMPs, since the pretreatment occurs in the soil below the structure, not in the structure itself.

Pretreatment	
	Deep Sump Catch Basin
	Oil Grit Separator
	Proprietary Separators - See Volume 2
	Sediment Forebays
	Vegetated Filter Strip (*must be lined*)
Treatment	
Sand Filters, Organic Filters, Proprietary Media Filters, Wet Basins, Filtering Bioretention Areas, and Extended Dry Detention Basins must be lined and sealed unless 44% of the TSS has been removed prior to discharge to the BMP.	Filtering Bioretention Areas including rain gardens
	Constructed Stormwater Wetlands
	Dry Water Quality Swales
	Extended Dry Detention Basins
	Gravel Wetlands
	Proprietary Media Filter. (Does not include catch basin inserts) (Proprietary Media Filters may be used for terminal treatment for runoff from land uses with higher potential pollutant loads, only if verified for such use by the TARP or STEP process. See Volume 2.)
	Sand /Organic Filters
	Wet Basins
Infiltration	
	Exfiltrating Bioretention Areas including rain gardens
	Infiltration Basins
	Infiltration Trenches
	Leaching Catch Basins
	Subsurface Structures

Attachment D
Stormwater Management Fact Sheet – Employee Training

United States Environmental Protection Agency | Office of Water Washington, D.C. | EPA 832-F-99-010 September 1999

Storm Water Management Fact Sheet
Employee Training

DESCRIPTION

In-house employee training programs are established to teach employees about storm water management, potential sources of contaminants, and Best Management Practices (BMPs). Employee training programs should instill all personnel with a thorough understanding of their Storm Water Pollution Prevention Plan (SWPPP), including BMPs, processes and materials they are working with, safety hazards, practices for preventing discharges, and procedures for responding quickly and properly to toxic and hazardous material incidents.

APPLICABILITY

Typically, most industrial facilities have employee training programs. Usually these address such areas as health and safety training and fire protection. Training on storm water management and BMPs can be incorporated into these programs.

Employees can be taught through 1) posters, employee meetings, courses, and bulletin boards about storm water management, potential contaminant sources, and prevention of contamination in surface water runoff, and 2) field training programs that show areas of potential storm water contamination and associated pollutants, followed by a discussion of site-specific BMPs by trained personnel.

ADVANTAGES AND DISADVANTAGES

Advantages of an employee training program are that the program can be a low-cost and easily implementable storm water management BMP. The program can be standardized and repeated as necessary, both to train new employees and to keep its objectives fresh in the minds of more senior employees. A training program is also flexible and can be adapted as a facility's storm water management needs change over time.

Obstacles to an employee training program include:

- Lack of commitment from senior management.
- Lack of employee motivation.
- Lack of incentive to become involved in BMP implementation.

KEY PROGRAM COMPONENTS

Specific design criteria for implementing an employee training program include:

- Ensuring strong commitment and periodic input from senior management.
- Communicating frequently to ensure adequate understanding of SWPPP goals and objectives.
- Utilizing experience from past spills to prevent future spills.
- Making employees aware of BMP monitoring and spill reporting procedures.
- Developing operating manuals and standard procedures.

- Implementing spill drills.

IMPLEMENTATION

An employee training program should be an on-going, yearly process. Meetings about SWPPPs should be held at least annually, possibly in conjunction with other training programs. Figure 1 illustrates a sample employee training worksheet. Worksheets such as these can be used to plan and track employee training programs. Program performance depends on employees' participation and on senior management's commitment to reducing point and nonpoint sources of pollution; therefore, performance will vary among facilities. To be effective these programs need senior management's support

COSTS

Costs for implementing an employee training program are highly variable. Most storm water training program costs will be directly related to labor and associated overhead costs. Trainers can reduce costs by using free educational materials available on the subject of storm water quality.

Figure 2 can be used to estimate the annual costs for an in-house training program. Table 1 provides an example of how this worksheet can be used to estimate annual costs.

REFERENCES

1. U.S. EPA, 1979. *NPDES BMP Guidance Document.*

2. U.S. EPA, Pre-print, 1992. *Stormwater Management for Industrial Activities: Developing Pollution Prevention Plans and Best Management Practices*. EPA 832-R-92-006.

ADDITIONAL INFORMATION

Center for Watershed Protection
Tom Schueler
8391 Main Street
Ellicott City, MD 21043

City of Coral Gables, Florida
Tim Clark
285 Aragon Avenue
Coral Gables, FL 33134

Hillsborough County, Florida
Jose Rodriguez
Hillsborough County Public Works
601 East Kennedy Boulevard
Tampa, FL 33601

King County, Washington
Dave Hancock
Department of Natural Resources, Water and Land Resources Division, Drainage Services Section
700 5th Avenue, Suite 2200
Seattle, WA 98104

Mitchell Training, Inc.
Barbara Mitchell
5414 SW 177th Street
Archer, FL 32618

Southeastern Wisconsin Regional Planning Commission
Bob Biebel
916 N. East Avenue, P.O. Box 1607
Waukesha, WI 53187

The mention of trade names or commercial products does not constitute endorsement or recommendation for the use by the U.S. Environmental Protection Agency.

For more information contact:

Municipal Technology Branch
U.S. EPA
Mail Code 4204
401 M St., S.W.
Washington, D.C., 20460

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MUNICIPAL TECHNOLOGY BRANCH

EMPLOYEE TRAINING			Worksheet Completed by: _____ Title: _____ Date: _____
Instructions: Describe the employee training program for your facility below. The program should, at a minimum, address spill prevention and response, good housekeeping, and material management practices. Provide a schedule for the training program and list the employees who attend the training sessions.			
Training Topics	**Brief Description of Training Program/Materials (e.g., film, newsletter, course)**	**Schedule for Training (list dates)**	**Participants**
Spill Prevention and Response			
Good Housekeeping			
Material Management Practices			
Other Topics			

Source: U. S. EPA, 1992.

FIGURE 1 SAMPLE WORKSHEET FOR TRACKING EMPLOYEE TRAINING

Title	Number		Average Hourly Rate ($)		Overhead* Multiplier		Estimated Yearly Hours on SW Training		Estimated Annual Cost ($)
Stormwater Engineer	1	x	15	x	2.0	x	20	=	600
Plant Management	5	x	20	x	2.0	x	10	=	2,000
Plant Employees	100	x	10	x	2.0	x	5	=	10,000
							Total Estimated Annual Cost		**$12,600**

*Note: Defined as a multiplier (typically ranging between 1 and 3) that takes into account those costs associated with costs other than salary of employing a person, expenses, etc

TABLE 1 EXAMPLE OF ANNUAL EMPLOYEE TRAINING COSTS

Title	Number		Average Hourly Rate ($)		Overhead Multiplier		Estimated Yearly Hours on SW Training		Estimated Annual Cost ($)	
_____	_____	x	_____	x	_____	x	_____	=	_____	(A)
_____	_____	x	_____	x	_____	x	_____	=	_____	(B)
_____	_____	x	_____	x	_____	x	_____	=	_____	(C)
_____	_____	x	_____	x	_____	x	_____	=	_____	(D)
							Total Estimated Annual Cost (Sum of A+B+C+D)		_____	

Source: U.S. EPA, 1992.

FIGURE 2 SAMPLE ANNUAL TRAINING COST WORKSHEET

Attachment E
List of Emergency Contacts

Owner/Operator(s):

Company or Organization Name: *Hit the Road RV, LLC*

Name: *Daniel Weinstein*

Address: *125 High Street, Unit 2111*

City, State, Zip Code: *Boston, MA 02110*

Telephone Number: *561-207-0340*

Fax Number:

E-mail: *dan@htrinvestors.com*

Emergency 24-Hour Contact:

Company or Organization Name: *Hit the Road RV, LLC*

Name: *Daniel Weinstein*

Address: *125 High Street, Unit 2111 Boston, MA 02110*

City, State, Zip Code: *Boston, MA 02110*

Telephone Number: *561-207-0340*

Fax Number:

E-mail: *dan@htrinvestors.com*

Becket Police Department:

Telephone Number: (413) 623-6010 – For emergencies dial 911

This Operation and Maintenance Plan was Prepared by:

Company or Organization Name: *Foresight Land Services, Inc.*

Name: *Steven A. Mack, P.E.*

Address: *1496 West Housatonic Street*

City, State, Zip Code: *Pittsfield, MA 01201*

Telephone Number: *(413) 499-1560*

Fax Number: *(413) 499-3307*

E-mail: *smack@foresightland.com*

Attachment F
Visual Inspection Worksheet

Outfall(Point) # _____ Photograph # _____ Date: _____

Location: _____

Weather: air temp: _____ºF rain: Y N sunny cloudy

Outfall flow rate estimate: _____gal/min

Known industrial or commercial uses in drainage area? Y N

Describe: _____

PHYSICAL OBSERVATIONS

Odor: none sewage sulfide oil gas rancid-sour other: _____

Color: none yellow brown green gray other: _____

Turbidity: none cloudy opaque

Floatables: none petroleum sheen sewage other: _____ (collect sample)

Deposits/stains: none sediment oily describe: _____ (collect sample)

Vegetation conditions: normal excessive growth inhibited growth

extent: _____

Damage to outfall structures:

identify structure: _____

damage: none / concrete cracking / concrete spalling / peeling paint / corrosion

other damage: _____

extent: _____

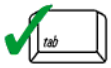
(USEPA)

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☒ New development

☐ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

☐ No disturbance to any Wetland Resource Areas

☒ Site Design Practices (e.g. clustered development, reduced frontage setbacks)

☐ Reduced Impervious Area (Redevelopment Only)

☒ Minimizing disturbance to existing trees and shrubs

☐ LID Site Design Credit Requested:

- ☐ Credit 1
- ☐ Credit 2
- ☐ Credit 3

☒ Use of "country drainage" versus curb and gutter conveyance and pipe

☐ Bioretention Cells (includes Rain Gardens)

☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)

☐ Treebox Filter

☒ Water Quality Swale

☒ Grass Channel

☐ Green Roof

☒ Other (describe): Subsurface Infiltration Chambers & Stone-Bed Recharge Areas

Standard 1: No New Untreated Discharges

☒ No new untreated discharges

☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth

☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☐ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☒ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☒ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☒ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☒ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☒ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☐ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☐ An Illicit Discharge Compliance Statement is attached;

☒ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

November 14, 2021

Daniel Weinstein
Managing Partner
HTR Investors

Re: Traffic Review
Dream Away Lodge, Becket, MA
Fuss & O'Neill Reference No. 20210848.A10

Dear Mr. Weinstein,

Fuss & O'Neill, Inc. (F&O) has completed a traffic control review for the proposed glamping resort north of the existing Dream Away Lodge off County Road in the Town of Becket, MA. The following sections are a summary of the traffic related findings.

Existing Traffic Conditions

A site visit was conducted on Wednesday, November 3, 2021, to observe the existing traffic conditions in the vicinity of the site. The observation was performed during the anticipated AM peak hours, between 8:00 AM and 10:00 AM. No traffic volume was observed during this two hour window due to the rural location of the site. Photos 1 and 2 show the existing conditions at the site and depict the existing sight distance in both roadway directions.

Photo 1: County Road at Proposed Driveway (looking north)

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Photo 2: County Road at Proposed Driveway (looking south)

Speed data adjacent to the proposed site was attempted to be gathered using radar. No vehicles were witnessed during the two-hour site visit. In order to properly convey sight distance data, it was assumed that the 85th percentile speed of vehicles will be the current speed limit of the roadway. The roadway posted speed of 30 mph was used to calculate sight distances.

Intersection sight distance (ISD) and stopping sight distance (SSD) were measured and evaluated at the proposed site driveway location in accordance with criteria set forth by the American Association of State Highway and Transportation Officials (AASHTO). Intersection sight distance accounts for the perception time and reaction time needed to identify an appropriate gap in oncoming traffic that allows the vehicle to safely turn onto a roadway and accelerate without undue speed differential conflicts with vehicles already on the roadway, measured using a line of sight across the corners of the intersection. The target used for sighting the proposed driveway was placed in the grassed area approximately 5 feet from the edge of the road to represent the location of the driver's eye. Due to the existing topography of the proposed entrance location being approximately 10 feet above roadway grade, it was not possible to set the target any further into the site.

Stopping sight distance ensures that vehicles will have sufficient visibility to safely stop for another stopped vehicle on the roadway particularly at an intersection where the situation is likely to occur, measured using a line of sight along the major roadway centerline. Stopping sight distance is generally considered the absolute minimum visibility criteria, while intersection sight distance is recommended where feasible and readily achievable.

The SSD on the northbound approach of County Road was measured as being greater than 800 feet. The road follows a near straight trajectory for over 800 feet heading towards the intersection with no visual obstructions. The required SSD was calculated to be 200 feet based on the designated speed of 30mph on a flat grade. The existing SSD meets the requirement.

The SSD on the southbound approach of County Road was measured as 510 feet. Tree branches and brush on the inside of the roadway curve obstructed the view at this location. The required SSD was calculated to be 200 feet based on the designated speed of 30 mph on flat grade. The existing SSD meets the requirement.

The ISD was measured for the northbound approach of County Road (looking south from proposed site). An available ISD of 250 feet was measured. The recommended ISD was calculated to be 335 feet based off *Case B1, Left Turn from stop on minor street,* which uses a time gap of 7.5 seconds for passenger cars. The obstruction was trees and vegetation along the east side of County Road. The recommended ISD was calculated using the designated speed of 30 mph. The available distance does not meet the recommended distance but will be improved by the proposed removal of the obstructing vegetation along the site frontage. Table 1 summarizes the sight distance analysis.

The ISD was measured for the southbound approach of County Road (looking north from proposed site driveway). An available ISD of 260 feet was measured. The recommended ISD was calculated to be 290 feet based off *Case B2: Right Turn from stop on Minor Street* which uses a time gap of 6.5 seconds for passenger cars. The obstruction was trees and vegetation along the east side of County Road. The recommended ISD was calculated using the designated speed of 30 mph. The available distance does not meet the recommended distance but will be improved by the proposed removal of the obstructing vegetation along the site frontage. Table 1 summarizes the sight distance analysis.

TABLE 1 SIGHT DISTANCE RESULTS AT COUNTY RD & PROPOSED DRIVEWAY			
SSD	Major Rd County Rd	Stopping Sight Distance	
		Required*	Existing
	1. County Rd Traveling Southbound	200ft	510ft
	2. County Rd Traveling Northbound	200ft	>800ft
ISD	Minor Rd Proposed Driveway	Intersection Sight Distance	
		Recommended*	Existing
	3. Looking North at County Rd	290ft	260ft
	4. Looking South at County Rd	335ft	250ft

* Source: American Association of State Highway and Transportation Officials (AASHTO). 2018. *A Policy on Geometric Design of Highways and Streets.* Section 3.2.2.3 and Section 9.5.3.2.1.

Safety Analysis

State published vehicle crash history between 2016 and 2018, the most recent verified available years, was analyzed on County Road adjacent to the proposed site. Zero crashes were reported within approximately 0.5 miles in either direction from the proposed site driveway. Crashes did exist on County Road further south of the site, about ¾ mile, on a curve similar to the where the site is proposed. There was one reported crash along this curve between 2016 and 2018. The crash was reported as a single vehicle collision into trees resulting in a non-fatal injury. There is not a strong history of crashes, and the proposed site is not expected to exacerbate any safety conditions.

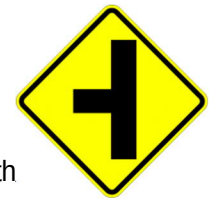
Site Generated Traffic

The expected site generated traffic volume was calculated using existing empirical data from the Institute of Transportation Engineers (ITE) publication *Trip Generation*, *10th edition,* 2017. This publication is an industry-accepted resource for determining trip generation.

Trip generation for the proposed development was estimated based on a fully occupied facility. The land use chosen for this analysis is LUC 416: Campground/Recreational Vehicle Park as this category most closely matches the proposed use of the site. A total of 100 occupied campsites was used based on information from the applicant. Based on ITE Fitted Curve Equations, the proposed development is estimated to produce 25 trips during the weekday morning peak hour and 41 trips will be generated during the weekday afternoon peak hour. All of these trips will be new trips added to adjacent roadways. Table 2 presents the peak hour trip generation estimates.

Table 2 Dream Away Lodge Glamping Facility Estimated Average Vehicle Trip Ends Based on Fully Occupied Facility			
LUC: 416 - Campground/Recreational Vehicle Park (106 housing units)	Enter (vpd)	Exit (vpd)	Total (vpd)
AM Peak Hour of Generator	9	16	25
PM Peak Hour of Generator	25	16	41

Recommendations



Fuss & O'Neill recommends that tree clearing and trimming occur on the east side of County Road in both directions of the proposed driveway. This will help improve visibility into compliance with recommended distances and increase safety. It is also recommended to install standard 30"x30" W2-2 intersection advanced warning signs 175' in advance of the site driveway on both approach directions to inform drivers of the driveway location.

Based on the field observations, site trip estimates and results relating to traffic safety, and with implementation of the recommended improvements, it is the professional opinion of Fuss & O'Neill, Inc. that the proposed Dream Away Lodge glamping facility will not have a significant impact to vehicular movements at the proposed driveway nor exacerbate any pre-existing safety concerns.

Sincerely,

Stephen J. Savaria, PE, PTOE
Senior Project Manager