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*Registered Professional Engineers,
Project Managers & Environmental Consultants*

May 8, 2025

Rockland Planning Board
Town Hall
242 Union Street Street
Rockland, MA 02370

Re: Site Plan Review Application – Response to Review Comments
421 Forest Street, Rockland, MA
Owner/Applicant: Dennis Benoit & Melissa McInnis

Chair Corbett and Members of the Planning Board,

On behalf of the Applicant, Morse Engineering Company, Inc. (MEC) submits a revised Proposed Site Plan dated April 3, 2025 per review comments from Town departments and per the engineering review.

The plans have been revised per comments from the Fire Department as follows:

- The driveway has been widened from 17' to 20'. The Zoning Board voted on May 6th to approve a reduction in the required setback from the driveway to the side property line to allow the increased driveway width.
- A turning analysis is shown on Sheet 4 showing that the Rockland ladder truck can turn around in the area behind the building. No parking signage and pavement striping is specified in the turnaround area.
- The existing gate is now specified on Sheet 5 to be removed.
- Fire alarm system information will be submitted with the building permit application.
- It is anticipated that a VFW Drive address will be assigned to this building.

The plans have been revised per comments from the Highway Department as follows:

- The property corners and lines will be staked prior to construction.
- The gate and fence are now specified on Sheet 5 to be removed.
- The project has been reviewed by the Zoning Board, and the building permit will be applied for following Planning Board Site Plan Review.

The plans have been revised per comments from the Sewer Department as follows:

- The Sewer Board of Commissioners voted to approve the sewer tie in.
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The plans have been revised per comments from the Police Department as follows:

- The Applicant would not be opposed to a condition requiring signage on VFW Drive indicating "Caution: Vehicles Entering/Exiting Ahead".

The plans have been revised per the engineering review by PGB Engineering, LLC as follows:

- A waiver is requested from R&R Section III.C.2.e.1 to allow HDPE drainpipe with 1.4' of cover. This section requires RCP pipe with 2.5' of cover. PGB Engineering notes that HDPE pipe has an H-20 load rating with one foot of cover and the Board has granted this waiver on private property in the past. The waiver request is included on Sheet 1.
- A waiver is requested from R&R Section III.C.2.f.1 to allow a subsurface infiltration system. PGB Engineering notes that the Board has granted this waiver in the past for privately owned systems on private property. The waiver request is included on Sheet 1.

The Proposed Site Plan has been reviewed and approved by the Zoning Board and Conservation Commission. It is our opinion that the above responses address all outstanding comments.

If you have any questions, please do not hesitate to call.

Sincerely,

MORSE ENGINEERING COMPANY, INC.

A handwritten signature in black ink, appearing to read "J M Hassett". The signature is stylized with a large, looped initial "J" and "M".

Jeffrey M. Hassett, P.E.