



MEMO

To:	Ms. Sue Brown	From:	Carlton M. Quinn, P.E.
	Town Planner	A&M Project #:	2725-01
	Town of Manchester-by-the-Sea	Date:	March 24, 2022
	10 Central Street	Re:	Snow Removal Narrative
	Manchester-by-the-Sea, MA 01944		The Sanctuary – School Street
Copy:			Manchester-by-the-Sea, MA

The following narrative has been developed to introduce the proposed snow storage plan for the proposed multi-family development known as The Sanctuary located on School Street in Manchester-by-the-Sea, MA. As the Town of Manchester-by-the-Sea has no specific regulatory requirements regarding snow storage on this site, the following strategy has been based on standard property management and engineering practices.

Snow Removal

The property management company will contract with a credible snow removal contractor to maintain travel-safe walks and roadways for pedestrians and vehicles (properly equipped for winter driving conditions). These areas will generally be free from compacted snow or ice upon snowfall cessation. Bare or dry pavement should not be expected during storm events.

Snow Storage

A snow storage plan included in the revised Civil Engineering Plan set and referenced as sheet C-106, has been provided to highlight the primary snow storage areas. The snow storage plan illustrates areas that are adequate size to accommodate greater than 5' of snow fall on the areas requiring snow removal. The snow storage areas indicated on the plan do not fall within the any sensitive areas or within any stormwater management system. The snow storage areas are located directly adjacent to the areas requiring snow removal. In the instance that there is a snow event(s) greater than 5', snow will be removed from the site and disposed of per MassDEP regulations.

Snow Melt

Snow storage areas will discharge to the proposed stormwater management system (SMS) and any pollutants will be captured in the proposed SMS water quality volume areas.