

0 School Street

Manchester-By-The-Sea, MA

EXISTING CONDITION NARRATIVE

LOCATION AND ACCESS

The subject property is a collection of land parcels located at 0 School Street (Assessors parcel ID 43 0 18); collectively known as "the Site". The project area is entirely within the Town of Manchester-By-Sea, MA and is located approximately 28 miles north of the City of Boston. The property is currently undeveloped with frontage along School Street and is approximately 23.3± acres in size.

The site currently has no vehicle access point. The site is also abutted by Old School Street and Yankee Division Highway (Route 128), which no vehicular access would not be allowed.

EXISTING STRUCTURES/INFRASTRUCTURE

There are no existing structures on-site.

TERRAIN

The site is currently undeveloped and is generally covered with woods, ledge outcrops, wetlands and unpaved trails. The site topography could be described as having steep hills that raise to elevations 70-80 feet above School Street.

Two relative highpoints (hills) exists, one in the northern section of the property and one in the southern section of the project. The hills are bisected in the middle of the site by a Bordering Vegetated Wetland (BVW).

OPEN SPACE/GREEN SPACE FEATURES

The existing 23.3 acre site is currently all open space.

EXISTING WETLAND RESOURCES

The site contains wetland resource areas subject to the jurisdiction of the MA Wetlands Protection Act, including Riverfront of Sawmill Brook, Bordering Vegetated Wetlands (BVW) and Isolated Land Subject to Flooding (ILSF). There are three vernal pools within the property, including one which is mapped as a "potential vernal pool" by the MassGIS NHESP PVP layer plus two additional ones that were documented during 2021 biological surveys. One Certified Vernal Pool is mapped offsite to the east.

FEMA FLOODPLAIN & FLOODWAY

The Flood Insurance Rate Maps (FIRM) (Map Numbers 25009C0432G and 25009C0434G) for the project site (dated July 16, 2014) indicate that the site lies just outside of the Federal Emergency Management Agency (FEMA) Zone A 100-year Flood Zone. The FEMA Zone A in this area is defined as "without base flood elevation (BFE)."

EXISTING DRAINAGE

Based on the topographic map, the northern portion of the property is collected into the surrounding wetland systems and ultimately discharges to Sawmill Brook. The southerly portion of site also gets collected into a surrounding wetland system and into a local unnamed stream that ultimately discharges to Sawmill Brook downstream of the existing site.

EXISTING UTILITIES

It is understood that Electrical and Gas service can be provided by National Grid. The closest existing water mains to the Site are located at the corner of Mill Street and School Street. The property is located to the north of Route 128 and the existing water main is located on the southerly side of Route 128. This will require a water main extension to service the property, which will need to cross Route 128. There is no sewer service in the vicinity of this property, and it will need to be serviced by a Wastewater Treatment Plant (WWTP) and associated leaching field. The WWTP will require a DEP groundwater discharge permit.

The following is a list of service providers to the Town of Manchester-By-The-Sea:

- Cable/Internet – Comcast (978.848.5163);
- Electricity – National Grid Electric (413.582.7424);
- Gas – National Grid Gas (781.907.2845)
- Telephone – Verizon (774.409.3160)
- Water/Sewer – Manchester-By-The-Sea Department of Public Works (978.526.1242)

EXISTING EASEMENTS

There are no known easements associated with this site.

ZONING USE & DIMENSIONAL REQUIREMENTS

The existing site is in the Limited Commercial District (LCD). According to Zoning Bylaw of the Town of Manchester-By-The-Sea Section 4.4, residential uses are not allowed by right or special permit in the LCD,

The following table of dimensional regulations taken from the Zoning Bylaw of the Town of Manchester-By-The-Sea Section 5.7. It should be noted that these requirements may be waived under Comprehensive Permit coverage.

Minimum Lot Area (ACRES)	5
Minimum Frontage (FT.)	500
Minimum Lot Width (FT.)	500
Minimum Front Setback (FT.)	150
Minimum Side Setback (FT.)	100
Minimum Rear Setback (FT.)	100
Maximum Building Coverage (%)	20
Minimum Landscape Area (%)	25
Maximum Parking Coverage (%)	25