



July 14, 2023

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

RE: Response to Highway Superintendent letter dated November 4, 2022.

Dear Members of the Board

On behalf of our clients, Shinglemill, LLC, Coneco Engineers & Scientists, Inc. (Coneco) is pleased to submit revised Comprehensive Permit Plans (Plans) and supporting documentation for the proposed development located at 75-79 Pond Street Rockland, Massachusetts. These documents address the comments contained within the letter from David P. Taylor, Jr, Highway Superintendent of Rockland Highway Department to the Town of Rockland Zoning Board of Appeals (ZBA), dated November 4, 2022 and the follow-up letter dated July 1, 2023.

As an aid to the reader the comments from both letters have been combined into a singular paragraph and are included in *italicized text* followed by Coneco responses in plain text

- *Snow storage at the end of Wilson. This needs to be an adequate space to accommodate where the Town will push and store snow/ice from the road format. The area should have sufficient drainage to accommodate.*

#### **CONECO RESPONSE**

Snow storage within the town's roadways should primarily be placed onto grassed and landscaped areas off the edge of the associated paved area. Snow from outside of the Zone A along Wilson Street is not allowed to be placed within the Zone A at the end of Wilson Street. An overburden snow storage area has been added to the plans off of the southeastern parking area outside the Zone A and 100' Wetland Buffer Zone for the Shinglemill project. See Sheet 12 of the Comprehensive Permit Plans and the revised Long-term Pollution Prevention Plan within the Stormwater Management Report.

- *Move sidewalk remediation from Wilson to Pond Street. Sidewalks required for pedestrian flow. After discussions with developer, we have agreed to not add walks and curbing from Shinglemill going West on Pond Street heading towards Mass Dot format. A previous traffic study was done, and Mass Dot made note they will not add a crossing at Hingham Street. We will be looking to add walks from Curry with connections to Wilson, Colby and then Turner Road. These will include ADA crossings. The Town of Rockland will update walks from Turner to Meredith/Nelson Road at a later date.*

#### **CONECO RESPONSE**

Sidewalk improvements within the Wilson Street Layout are being coordinated with the Highway Department.

- *Sidewalks required from development to Turner Road to provide pedestrian flow.*

### **CONECO RESPONSE**

All proposed improvements within the Pond Street Layout can be seen on the McMahon Plans Proposed Signing & Pavement Marking Plan by McMahon dated 02/16/2021. A sidewalk on the west side of pond street is not proposed at this time due to insufficient space from the existing roadway to the limits of the Pond Street Layout.

- *Road improvements and drainage improvements on Colby, Wright, Curry, and Wilson. Can do road improvements through Town procurement/contract. Road drainage should be updated at this time. Roads should be milled, structure work done. This includes repairs and/or replacements on structures. 1.5-inch mill and 1.5 inch topcoat or equivalent mix approved by Highway dept. Sheet #1 of I dated 5/24/2023 that shows Roads in yellow.*

### **CONECO RESPONSE**

Roadway and drainage improvements within Curry Street and Wright Street are being coordinated with the Highway Department at this time.

- *Widen Pond Street to accommodate a turn lane in and out of development. See Police and Fire notes. The McMahon plan in reference to Pond Street cross section showing there will be an 11-foot travel lane in each direction and a 10-foot left turn lane between them. Will defer to Pat Brennan on the recommendation.*

### **CONECO RESPONSE**

The proposed roadway improvements within the Pond Street Layout can be seen on the Proposed Signing & Pavement Marking Plan by McMahon dated 02/16/2021. This includes a right-hand turn lane out of the development. The Town of Rockland's traffic peer review engineer previously reviewed and approved the current plan.

- *Road remediation will be curb to curb full length of utility tie ins to Hingham street and onto. All signage and stripping associated with shall be updated. Approvals from Highway. Pond street will need to be milled off at Hingham street format before traffic loops all the way passed the Longwater drive intersection. Should be 100 feet passed Longwater drive or to accommodate and road modifications.*

### **CONECO RESPONSE**

The proposed roadway improvements within the Pond Street Layout can be seen on the Proposed Signing & Pavement Marking Plan by McMahon dated 02/16/2021. All road remediation will be coordinated with the Highway department as necessary.

- *All associated signage and stripping will need updating. Approvals through Highway. Same format as above road remediation and blended into existing. All crossing areas and road work modification areas updated as well. Approvals through Highway dept.*

### **CONECO RESPONSE**

The proposed roadway improvements within the Pond Street Layout can be seen on the Proposed Signing & Pavement Marking Plan by McMahon dated 02/16/2021. All road remediation will be coordinated with the Highway department as necessary.

- *All Bmps associated with stormwater will need to be adhered to. All adjacent catchments will need filter socks. Daily sweeping of roads and washout crush stone apron is required and to be maintained*

*throughout construction. Vac and jet all adjacent catch basins and drainage manholes could be required. Camera work to follow.*

**CONECO RESPONSE**

All required construction period stormwater pollution prevention requirements associated with the construction of the project will conform to the requirements of the National Pollutant Discharge Elimination Systems (NPDES) Construction General Permit (CGP) program. Any additional measures outside of this program requested by Highway Department for roadways local to the project will be coordinated as necessary.

- *The end of Wright Street there is an outfall from catch basin on Curry that runs through the adjacent lot. The outfall will need a place to go. Should be tied into proposed culvert crossing under drive.*

**CONECO RESPONSE**

Roadway and drainage improvements within Curry Street and Wright Street are being coordinated with the Highway Department at this time.

- *Please make note of The Town of Rockland Road excavation specs, Town of Rockland New development policy for road remediation work, and the Town of Rockland Drainage permit as it pertains to Rockland excavation specs.*

**CONECO RESPONSE**

Acknowledged

Please feel free to contact me at (508) 697-3191 ext. 108 if you have any questions or require additional information.

Best Regards,



Damien J. Dmitruk, P.E.  
Principal of Engineering