

HANCOCK ASSOCIATES

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April 29, 2022
HSA#24961

Keith Rondeau, Chairperson
Town of Seekonk Zoning Board of Appeals
100 Peck Street
Seekonk, MA 02771

Subject: Engineering Peer Review
Greenbrier II – Comprehensive Permit Application
800 Fall River Ave
Seekonk, MA

Dear Mr. Chairman and Members of the Board:

Hancock Associates has received the following documents:

- C-101 with Planting Schedule
- Photometric Plan ES-101 dated 04-08-22 (with cut sheets)
- Ecosystem Solutions, Inc. (ESI) Wetland Report dated 04-20-22

We offer the following comments for the above reference plans:

Landscaping:

- Final plans to note the type of native tree plantings proposed for the development.
- Recommend a 2.5" minimum caliper be specified for all trees.

Lighting:

- Several areas on the lighting plan have very low zero light levels within the parking area and at the site entrance of Cole Street. A minimum of 0.2 foot candles (fc) is recommended for all parking areas and 0.5 fc for accessible parking areas and crosswalks.
- The applicant is proposing to light most of the parking areas using wall packs on the building. Parking light levels will significantly be adversely affected when tree foliage is present. Recommend the use of additional light poles within the parking aisles to increase visibility.

- Wall pack specified height of 18' is 3' higher than allowed for walkway lighting per Section 8.5.3.
- Proposed fixtures should be specified as dark sky compliant and shielded

Wetland Report:

The Seekonk General Wetlands Protection Bylaw define vernal pools as “a confined basin depression which, at least in most years holds water for a minimum of two continuous months during the spring and/or summer, and which is free of adult fish populations, ***as well as the area within 100' feet of the mean annual boundary of such depression***, regardless of whether the site has been certified by the Massachusetts Division of Fisheries and Wildlife.” The ESI report states they are in the process of an analysis of potential vernal pool areas on-site. Hancock Associates recommends reviewing the final determination of the ESI report before any final action is taken regarding a waiver from the Seekonk Wetlands Bylaw.

Given the above, please do not hesitate to contact me with any questions or comments.

Sincerely,
Hancock Associates



Anthony Donato, PE, LEED AP
Associate, Senior Project Manager