Timothy D. Paris P.E.
18 Shepherd Road
Westborough, Massachusetts 01581
508-330-5274

March 6, 2016

Abigail McCabe
Westwood Town Planner
50 Carby Street
Westwood, MA 02090

RE: 14 Washington Street, Westwood, Massachusetts
Hogan Tire Site Plan

Dear Ms. McCabe:

Enclosed are the plans and design Documentation for the above referenced project. If you have any questions, please contact me at 508-330-5274 or via email at timothy.paris@verizon.net.

Sincerely,

Timothy D. Paris, P.E.

Town Of Westwood Planning Department
MAR 0 8 2016
RECEIVED

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

1. Requested Approval(s):
   EIDR

2. Brief Narrative of Proposal:
   Demolition of existing building @ 14 Washington St and the construction of a new S.F. building.

3. Address/Location of Property Subject to Hearing:
   14 Washington St

4. Assessor's Map and Parcel Number(s): 16 024

5. Size of Parcel: 14 Washington St.

6. Name of Applicant:
   Hogan Tire Centers, Inc

TOWN CLERK WESTWOOD
2016 MAR -8 P 1:28

7. Applicant's Mailing Address:
   PO Box 2235
   Woburn, MA 01888

8. Applicant's Telephone: (H) 617-791-8200 (W) 781 933-4000 x233

9. Applicant's E-Mail Address: eh@hogantire.com + Timothy.pan's@verizon.net

10. Applicant is: Owner __ Tenant ✓ Licensee __ Prospective Purchaser __ Other __

11. Name of Property Owner(s):
    Thomas E Hogan, Inc

12. Property Owner's Mailing Address:
    PO Box 2235
    Woburn, MA 01888

13. Deed Recorded in:
    a. County Registry of Deeds, Book 4798 Page 648
    b. Registry District of the Land Court, Certificate Number _____
       Page _____ Book _____

14. Has any Application ever been filed with the Planning Board regarding this Property?

✓ Yes, When? Aug 2014
__ No

15. Has the Lot been surveyed by a Registered Land Surveyor?

✓ Yes, When? 2014
__ No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed: _____, President
Applicant (or Agent) Signature

Edward Hogan
Printed Name of Applicant

Signed: _____, President
Property Owner(s) of Record Signature(s)

Edward Hogan
Printed Name(s) of Property Owner(s) of Record

Date: _____

2016 MAR -8 P 1:28
TOWN CLERK
TOWN OF WESTWOOD

Payments Received: Application Fee: $_____

Project Review Fees: (if applicable) $_____

Inspection Fees: (if applicable) $_____

Other Fees: (if applicable) $_____

DESIGN DOCUMENTATION
FOR
SITE PLAN
OF
14 WASHINGTON STREET
WESTWOOD, MASSACHUSETTS

MARCH 6, 2016

PREPARED FOR: ED HOGAN
Thomas Hogan, Inc.

TABLE OF CONTENTS

Project Narrative

Thomas Hogan is proposing to renovate the building at 14 Washington Street, adding garage bays to the side of the building. The site is located on the southeast corner of Washington and Gay Streets. There is an existing one-story concrete block structure, with a footprint of approximately 7500 square feet, and an extensive paved area with approximately 25 parking spaces, on the site.

The site is located in the Local Business B zoning district, which requires 4,000 square feet and 50 feet of frontage. The lot contains 48,787 square feet and 255.5 feet of frontage.

There is currently a commercial building on the site housing Hogan Tire. The USDA Natural Resource Conservation Service (NRCS) has mapped the soils on site as Charlton-Hollis-Urban, which has a hydrologic soil type classification of type C for the purpose of analysis. The NRCS indicates that the soil texture is fine sandy loam.

Proposed Site Development

The proposed building is a one-story 4882 square foot structure. The Westwood Zoning By-law requires a total of 15 spaces based on 1105 square feet of office, 4882 square feet of storage and 2860 square feet of other (shop). The total area of impervious surface on the site is being reduced by approximately 16%, from 26,250 square feet to 21,975 square feet.

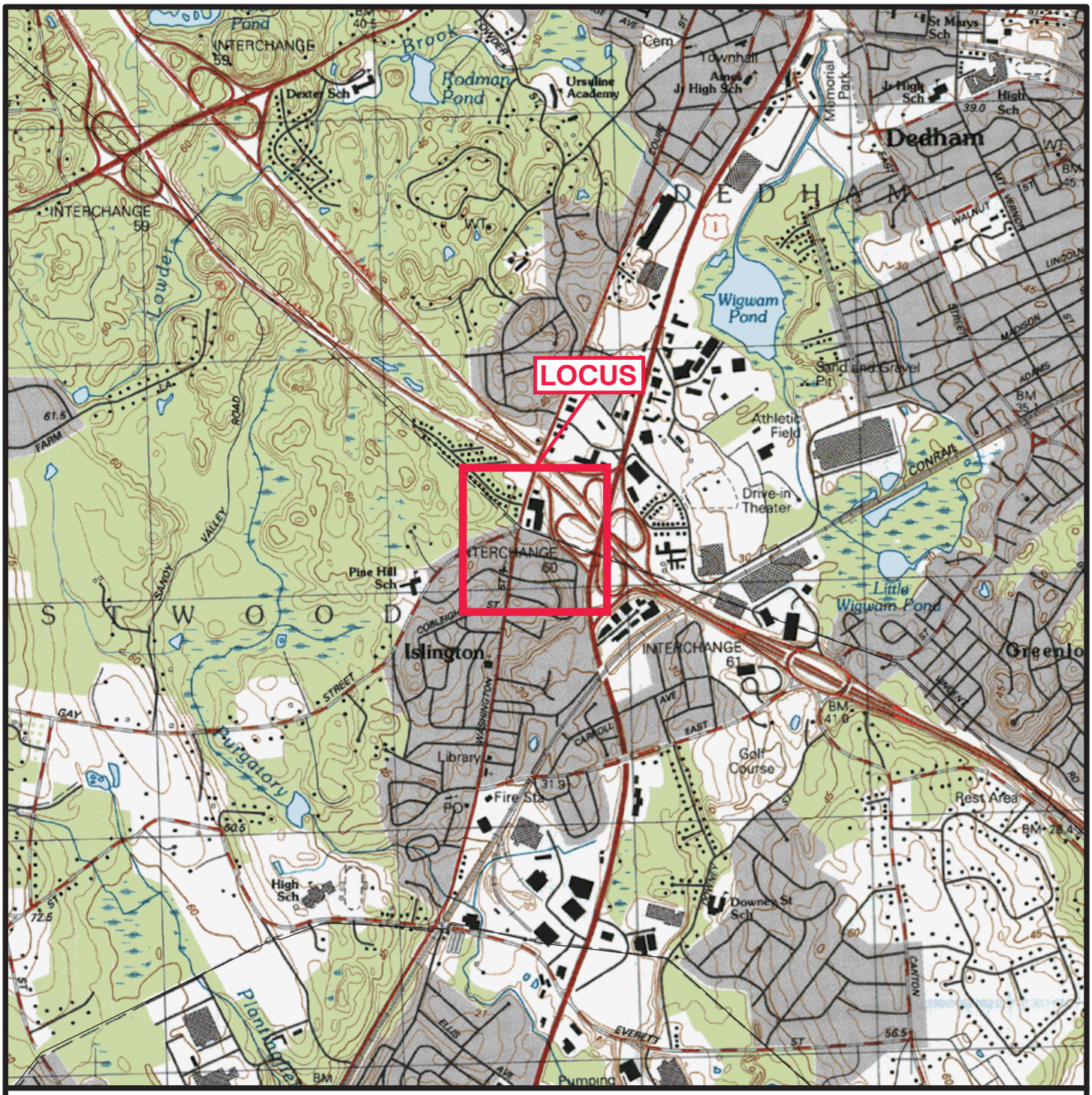
Public water will be provided to the site via the public water main In Washington Street and sewer disposal will be via public sewer. All other utilities will be provided to the project from service connections to the mains in Church Street.

Stormwater Management

Currently, the existing drainage system onsite appears to have failed creating a large puddle in the parking area after storms. The parking area is being re-graded and a new drainage system is proposed to treat runoff prevent puddling. Runoff from the new roof will be directed to subsurface infiltration systems to ensure that there will not be an increase in runoff from the site and that the design meets the DEP Stormwater Management Standards for recharge, and provides 80% removal of TSS to the maximum extent practicable.

Groundwater Protection

In accordance with the requirements of the Westwood Zoning By-Law, and as shown in the attached Hydrologic Analysis, the volume of runoff leaving the site is not increased, in fact, there is a decrease in the volume of runoff leaving the site due to the proposed infiltration of runoff from the new building.



500 0 1000 2000 3000 METERS

1000 0 1000 2000 3000 4000 6000 8000 10000 FEET

N

USGS QUADRANGLE(s): NORWOOD, MASSACHUSETTS

Source: Topographic Quadrangle(s) provided by Maptech, Inc.

hwmoore ASSOCIATES, INC. CIVIL ENGINEERING | LAND PLANNING	Project Title: 14 WASHINGTON STREET Location: WESTWOOD Plan Title: USGS PLAN	Project #: 1401 Date: JULY 1, 2014 Scale: 1" = 2000'	FIGURE: 1

Drawing File: Hogan-USGS-1.dwg Tab: 8x11P-USGS Plotted on: Jul 03, 2014 - 9:51am Plotted By: tparis Plot Style Table 1050C.ctb

Traffic

The business at the project site is not changing, therefore the traffic generated by the site is not expected to increase. The ITE trip Generation Manual indicates that a Tire Store is expected to generate traffic as follows:

Daily per 1000 s.f.: 24.87 trips per day (28%pass-by trips)

Morning Peak Hour per 1000 s.f.: 2.89 trips (63% in, 37% out)
Evening peak Hour per 1000 s.f.: 4.15 trips (43% in, 57% out)

Daily: 24.87 X 7.525 = 187 trips per day

Morning Peak Hour: 2.89 X 7.525 = 22 trips (14 in, 8 out)
Evening Peak Hour: 4.15 X 7.525 = 31 trips (13 in, 18 out)

MassDOT traffic counts conducted near this location (Route 1A Dedham at the Westwood town line) found 23,800 vehicles per day in 2001, 18,300 vpd in 2004 and 17,942 vpd in 2014. Traffic generated from this site contributes approximately 1% to the total traffic on Route 1A. This project will have **no impact** on the volume of traffic on Route 1A, because the traffic generated by the site is not anticipated to change.

Waivers Requested

Due to the fact that the project will not expand or change the business conducted at the site, the proponents are requesting waivers from the following:

1. Preparation of a presentation model of the site: The most substantial changes proposed are grading of the parking lot and upgrading of the drainage system, these changes would be nearly invisible on a 20 scale model.

2. Lighting Plan, Photometrics: The proposed lighting is relatively modest, and not substantially different from the existing lighting.

Environmental Impact

Preservation of landscape: The existing landscaping features will be preserved. No expansion of the building or parking area is proposed. Additional plantings are proposed.

Relation of Buildings to the environment: The building has been in its current environment for several decades, the re-grading of the parking area will allow additional access points to the building.

Open space: The amount of open space available on the site is limited. There are small wooded areas at the rear of the site; these areas will remain substantially unaltered.

Circulation, Traffic Impact and Alternative means of Transportation: As discussed above, there are no expected traffic impacts to the surrounding area. Internal circulation and parking is being improved by providing standard sized spaces and aisles. Given the nature of the business, selling and installing tires on vehicles, it is not expected that customers would find it useful to have access to alternative means of transportation to access the site.

Stormwater drainage and Erosion Control: A primary reason for this project is to correct the existing drainage problems on the site. Currently, the parking area regularly accumulated a large puddle of stormwater after rainfall events, which takes several days to dissipate. This proposal alleviates the problem and brings the site into conformance with the stormwater standards.

Advertising Features: The size and type of the advertising features proposed is similar to existing. Additional signage may be added in accordance with zoning bylaws.

Special Features: Except for the changes that are intended to improve the appearance of the building and site, there will not be a significant change to the uses of the area in and around the building.

Safety: The only changes to the site with an impact on safety are positive. The addition of garage doors, will facilitate egress from the building in an emergency and correcting the drainage problem in the parking area will improve safety and access to the site by emergency vehicles and the public.

Heritage: The existing building has been in place for roughly half a century, and this proposal replaces it with a similarly shaped building.

Microclimate: This proposal does not propose new structures, hard surface or the installation of machinery that would have a negative impact on light, air or water resources, noise, or temperature levels in the immediate environment.

Energy Efficiency: The proposed new building will incorporate the required insulation requirements of the building code, which are substantially stricter than when the building was constructed.

Detrimental Effects: After construction, the site will continue to operate as it has been, in accordance with all applicable requirements regarding safety and other hazards.

Nearby properties: Adjoining properties to the south are screened from the site by plantings.

Specific Standards for Washington Street: This site use is existing and the new design is not substantially different, except for the addition of the sloped roof.

Air Quality: The existing business at the site will continue to operate in conformance with all applicable air quality requirements.

Plants and Animals: The proposal does not include expansion into any areas that could be considered plant or animal habitat, essentially, the same footprint is being utilized.

Vibration: The use of the site is not changing; no new equipment or procedures are proposed that could produce vibrations.

Electrical disturbances: The use of the site is not changing; no new equipment or procedures are proposed that could produce EMF emissions.

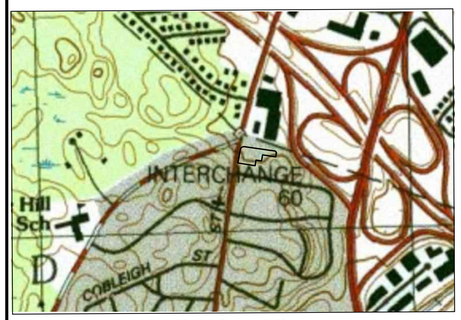
Historic and Archeological Sites: The project does not expand the use of the site, the site is not historic and has no known archeological resources.

Solid Waste: Waste produced on site will be handled as it has in the past, in accordance with all applicable requirements.

Timothy D. Paris, P.E.
CIVIL ENGINEERING SERVICES

18 SHEPHERD ROAD
WESTBOROUGH,
MASSACHUSETTS 01581

(508)330-5274
timothy.paris@verizon.net



LOCUS MAP -1"=1000'

DRAINAGE SCHEDULE

SUBSURFACE INFILTRATION SYSTEM-1 (SIS-1)
5' X 10' X 4' CRUSHED STONE
BOTTOM OF STONE ELEV.=140.00
1 -STORMTECH SC-740 CHAMBER
BOTTOM OF CHAMBER ELEV.=140.50
8" INVERT IN = 139.50
8" OUTLET STRUCTURE INVERT=141.70

SUBSURFACE INFILTRATION SYSTEM-2 (SIS-2)
5' X 26' X 4' CRUSHED STONE
BOTTOM OF STONE ELEV.=133.50
3 -STORMTECH SC-740 CHAMBER
BOTTOM OF CHAMBER ELEV.=134.00
8" INVERT IN = 135.00

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT OFFSITE OR INTO EXISTING CATCH BASINS DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL NOTIFY THE TOWN WHEN THE INFILTRATION SYSTEM AREA IS EXCAVATED. THE SYSTEM SHALL NOT BE INSTALLED UNTIL A REPRESENTATIVE OF THE TOWN HAS INSPECTED THE EXCAVATION AND INDICATED THAT THE INSTALLATION CAN PROCEED.

3 CONTRACTOR SHALL INSTALL CATCH BASIN INLET PROTECTION (SILT-SACK OR EQUAL) OR OTHERWISE PROTECT DRAINAGE INLETS FROM SILT LADEN RUNOFF DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL A CRUSHED STONE CONSTRUCTION ENTRANCE TO MINIMIZE TRACKING OF SEDIMENT OFF-SITE DURING EARTHWORK OPERATIONS.

5. THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS PROHIBITED.

6. THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

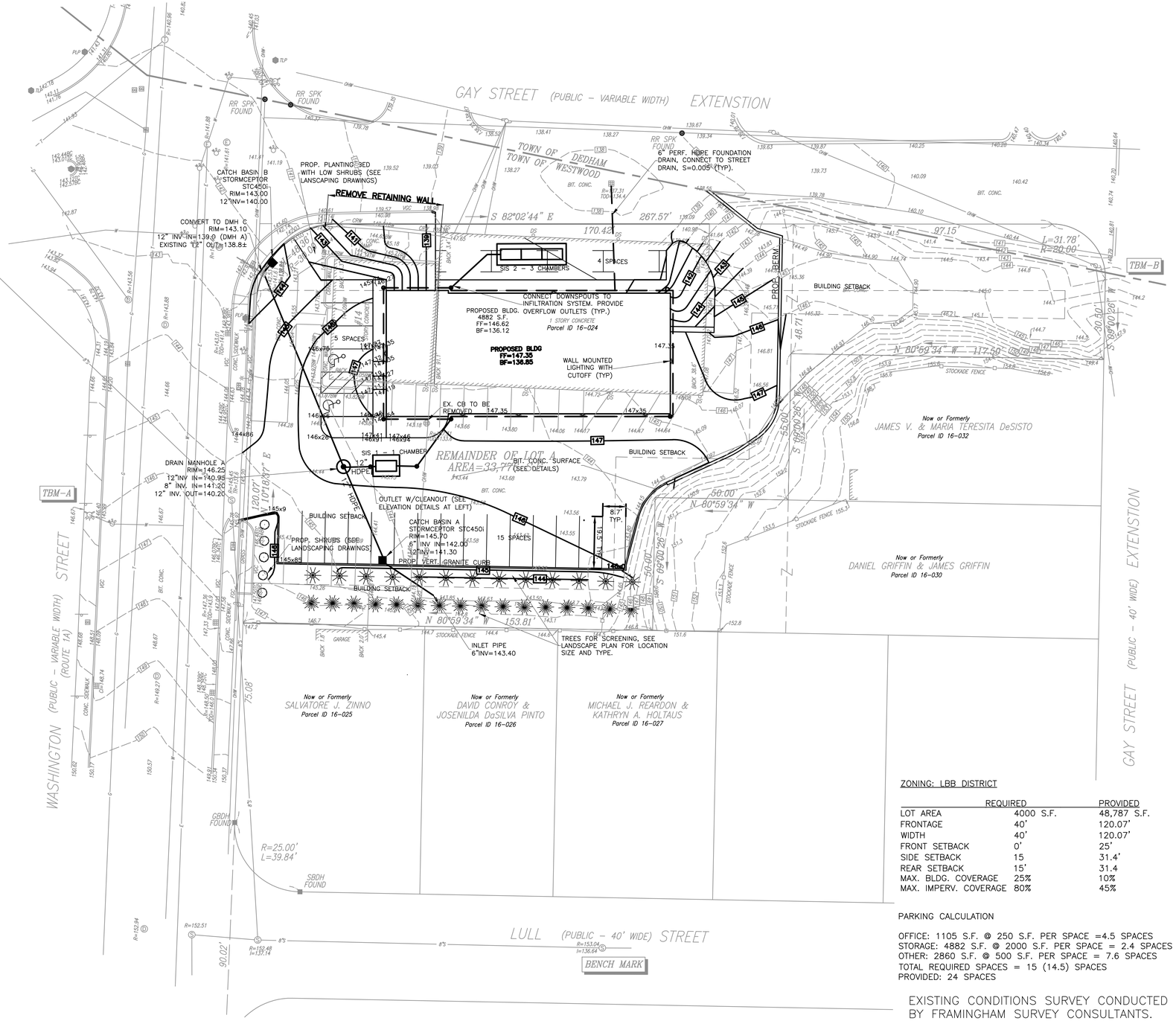
7. SIGNIFICANT TREES SHALL BE PROTECTED DURING CONSTRUCTION.

8. UPON COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE INSPECTED AND CLEANED AS NECESSARY.

9. CONSTRUCTION ACTIVITIES ARE RESTRICTED TO CERTAIN HOURS, SEE WESTON BY-LAWS, ART. 10, SEC 24.

LEGEND

S	SEWER MANHOLE
D	DRAIN MANHOLE
E	ELECTRIC MANHOLE
T	TELEPHONE MANHOLE
MH	MANHOLE
	HYDRANT
WSO	WATER SHUT OFF
GSO	GAS SHUT OFF
WG	WATER GATE
GG	GAS GATE
TLP	TRAFFIC LIGHT POLE
PLP	PEDESTRIAN LIGHT POLE
DS	AREA DRAIN
	CATCH BASIN
LP	LIGHT POLE
EHH	ELECTRIC HANDHOLE
	SIGN
UP	UTILITY POLE
DS	DOWN SPOUT
TOD	TOP OF DEBRIS
TBM	TEMPORARY BENCH MARK
ENT	ENTRANCE
VGC	VERTICAL GRANITE CURB
BIT	BITUMINOUS
CONC	CONCRETE
TS	TOP OF STEPS
TC	TOP OF CURB
BC	BOTTOM OF CURB
R=	RIM ELEVATION
I=	INVERT ELEVATION
TR=	CENTERLINE OF TROUGH
S.F.	SQUARE FEET
GB	GRANITE BOUND
SB	STONE BOUND
TH	THRESHOLD
FGC	FLUSH GRANITE CURB
RR	RAILROAD
SPK	SPIKE
CI	CURB INLET
D	DRAIN
W	WATER
G	GAS
E	ELECTRIC
T	TELEPHONE
S	SEWER
OHW	OVERHEAD WIRES



ZONING: LBB DISTRICT

	REQUIRED	PROVIDED
LOT AREA	4000 S.F.	48,787 S.F.
FRONTAGE	40'	120.07'
WIDTH	40'	120.07'
FRONT SETBACK	0'	25'
SIDE SETBACK	15	31.4'
REAR SETBACK	15'	31.4
MAX. BLDG. COVERAGE	25%	10%
MAX. IMPERV. COVERAGE	80%	45%

PARKING CALCULATION

OFFICE: 1105 S.F. @ 250 S.F. PER SPACE =4.5 SPACES
STORAGE: 4882 S.F. @ 2000 S.F. PER SPACE = 2.4 SPACES
OTHER: 2860 S.F. @ 500 S.F. PER SPACE = 7.6 SPACES
TOTAL REQUIRED SPACES = 15 (14.5) SPACES
PROVIDED: 24 SPACES

EXISTING CONDITIONS SURVEY CONDUCTED BY FRAMINGHAM SURVEY CONSULTANTS.

OWNER / APPLICANT
THOMAS E. HOGAN, INC.
408 WASHINGTON STREET
WOBURN, MASSACHUSETTS 01801

PROJECT ADDRESS
HOGAN TIRE
14 WASHINGTON STREET
WESTWOOD, MASSACHUSETTS

REVISIONS

DATE	DESCRIPTION	NO.

DATE: MARCH 6, 2016

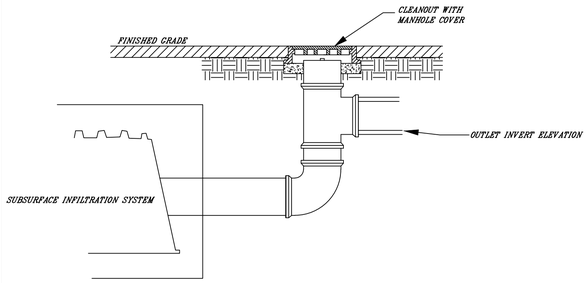
SCALE: 1" = 20'

SHEET 1 OF 2

SITE PLAN
OF
14 WASHINGTON STREET
WESTWOOD, MASSACHUSETTS

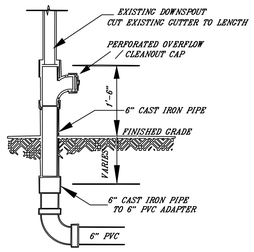
File Name: U:\New folder\westwood hogan\2016 Hogan\2016-hogan site plan.dwg Saved 3/4/2016 2:09 PM Plotted: Mar 04, 2016 2:48:26pm
Tab: SITE PLAN Plot Style: 1650C.ctb Plotted By: Paris, Timothy (DOT)

2016-hogan site plan.dwg Saved: 3/4/2016 2:09 PM Plotted: Mar 04, 2016 2:49:pm



INFILTRATION SYSTEM OUTLET

NOT TO SCALE



DOWNSPOUT CLEANOUT / OVERFLOW

NOT TO SCALE

EROSION CONTROL / CONSTRUCTION SEQUENCING NOTES

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AT THE DOWNSLOPE LIMITS OF EARTHWORK ACTIVITIES.
2. THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF ADDITIONAL EROSION CONTROL BARRIER MATERIALS FOR USE ONSITE AS NEEDED.
3. THE CONTRACTOR SHALL INSPECT THE BARRIER ON A WEEKLY BASIS TO ENSURE IT IS FUNCTIONING AS INTENDED. ANY DAMAGED BARRIER SHALL BE MAINTAINED OR REPLACED AS NECESSARY. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED. ADDITIONAL CONTROLS SHALL BE INSTALLED AS NECESSARY.
4. STOCKPILED MATERIALS SHALL BE CONTAINED BY AN EROSION CONTROL BARRIER.
5. DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT LAWN AS SOON AS PRACTICAL. IF WEATHER CONDITIONS PRECLUDE IMMEDIATELY ESTABLISHING PERMANENT LAWN, THE USE OF EROSION CONTROL BLANKETS MAY BE REQUIRED.
6. A STOCKPILE OF CRUSHED STONE SHALL BE KEPT ONSITE FOR USE IN STABILIZING DRAINAGE CHANNELS, RIVULETS, AND AREAS OF CONCENTRATED FLOW WHICH MAY DEVELOP AS CONSTRUCTION PROGRESSES.
7. TEMPORARY SILTATION BASINS SHALL BE CREATED AS NECESSARY TO CONTROL CONCENTRATED RUNOFF AS CONSTRUCTION PROGRESSES. CLEAN BASINS AS REQUIRED.
8. CONSTRUCTION SEQUENCING SHALL BE DONE IN A MANNER WHICH MINIMIZES EXPOSED EARTHWORKS TO THE EXTENT PRACTICAL.
9. ANY SEDIMENT TRACKED ONTO PUBLIC STREET FROM THE SITE SHALL BE SWEPT AT THE END OF EACH DAY.

GENERAL CONSTRUCTION SEQUENCING

A. INSTALLATION OF EROSION CONTROL BARRIER.

B. CLEARING & GRUBBING AS REQUIRED. STOCKPILING OF MATERIAL ONSITE IN DESIGNATED AREAS FOR LATER REUSE.

C. ROUGH GRADING OF FILL.

D. FINISH GRADING.

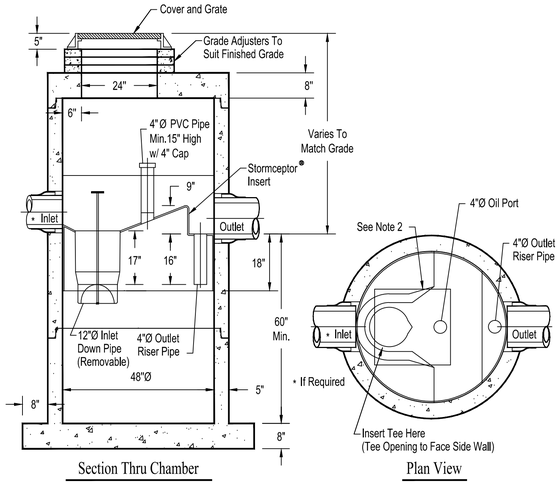
E. INSTALLATION OF LOAM AND SEED.

F. REMOVE EROSION CONTROL BARRIER AFTER DISTURBED AREAS ARE STABILIZED.

Rinker MATERIALS®

Concrete Pipe Division

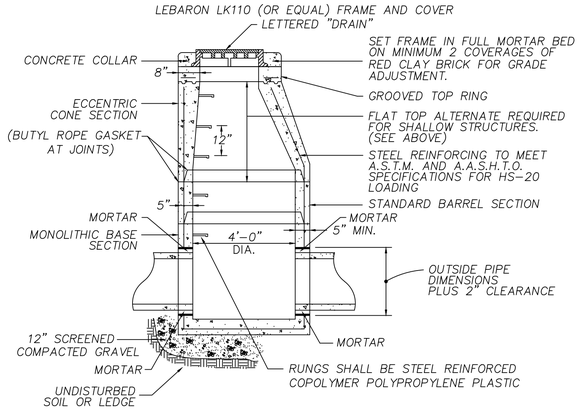
STC 450i Precast Concrete Stormceptor® (450 U.S. Gallon Capacity)



Notes:

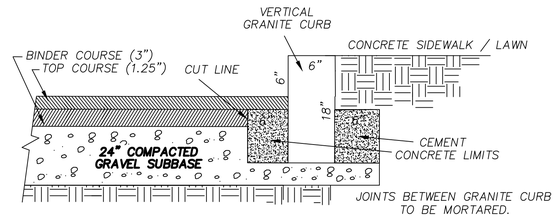
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027



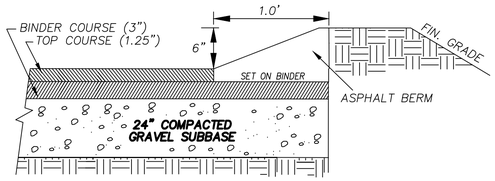
PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



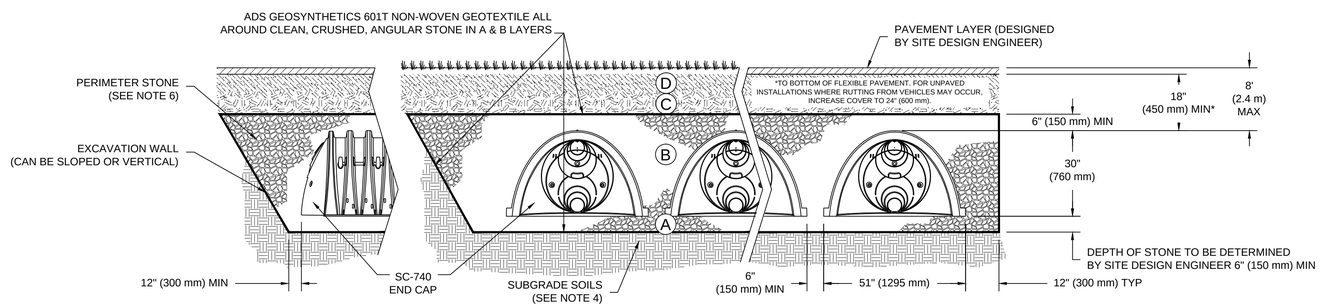
PAVEMENT AND GRANITE CURB

NOT TO SCALE



PAVEMENT AND ASPHALT BERM

NOT TO SCALE



SUBSURFACE INFILTRATION SYSTEM

NOT TO SCALE

Timothy D. Paris, P.E.
CIVIL ENGINEERING SERVICES

18 SHEPHERD ROAD
WESTBOROUGH,
MASSACHUSETTS 01581

(508)330-5274
timothy.paris@verizon.net

OWNER / APPLICANT
THOMAS E. HOGAN, INC.
408 WASHINGTON STREET
WOBURN, MASSACHUSETTS 01801

PROJECT ADDRESS
HOGAN TIRE
14 WASHINGTON STREET
WESTWOOD, MASSACHUSETTS

REVISIONS		
DATE	DESCRIPTION	NO.

DATE: M ARCH 6, 2016

SCALE: NOT TO SCALE

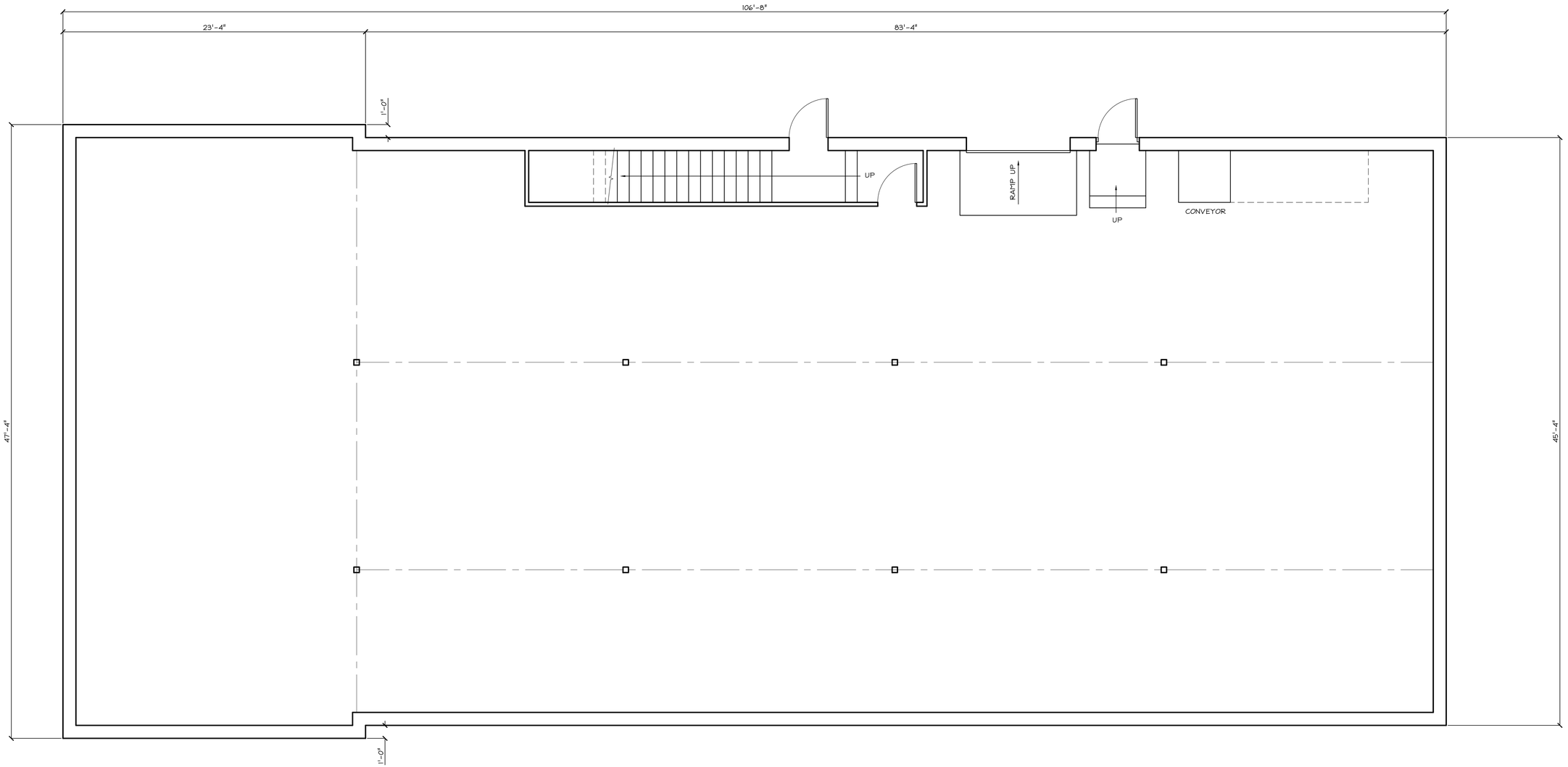
SHEET 2 OF 2

DETAIL SHEET

FOR

14 WASHINGTON STREET

WESTWOOD, MASSACHUSETTS



1 A1.0 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'

JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2811
www.jsneng.com

Client:
Hampshire Development
Exeter, NH

Hogan Tire
Washington Street
Westwood, Massachusetts

-Preliminary-
Not for Construction
02-02-16

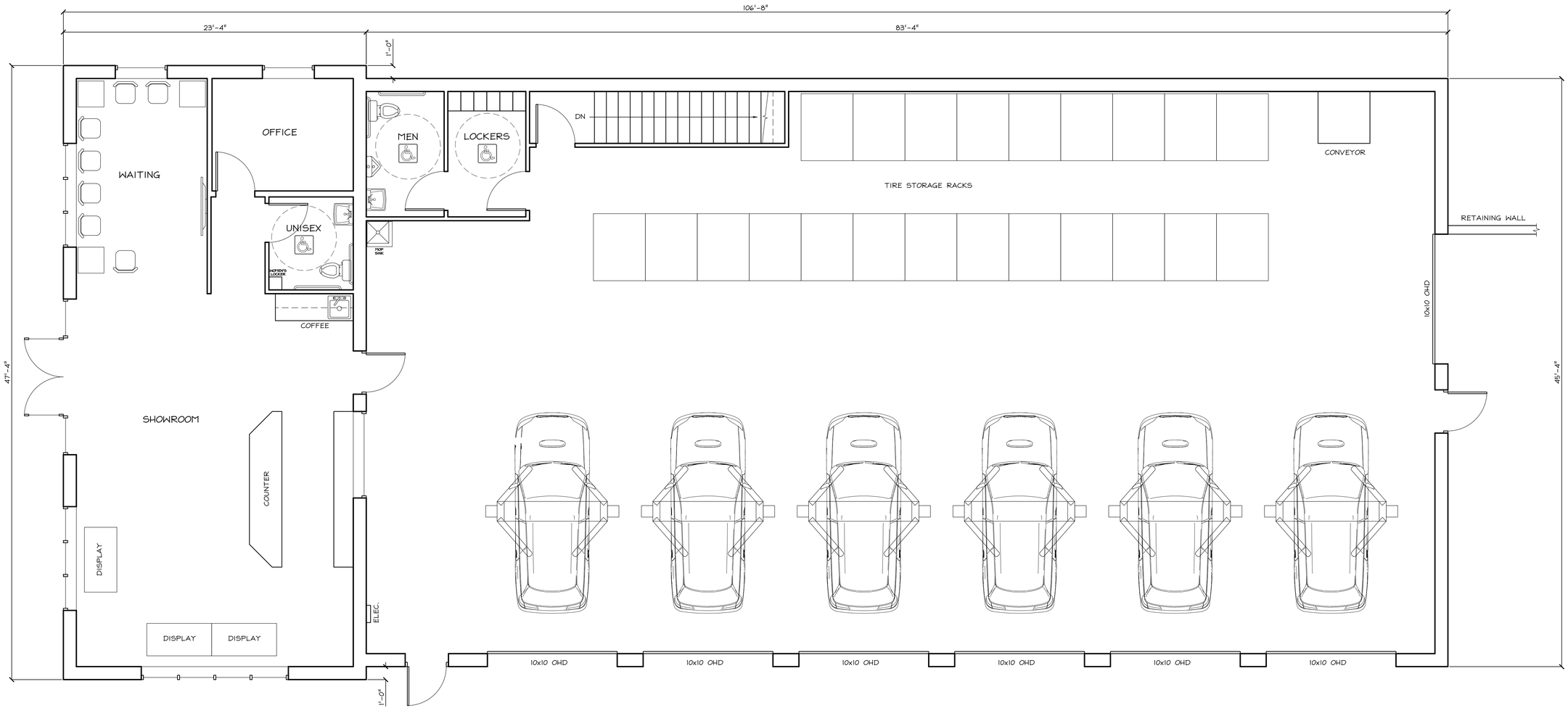
Date:	x
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions

Basement Floor Plan

A1.0

Project No: 160103



1 / A1.0 FIRST FLOOR PLAN
Scale: 1/4" = 1'

JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2811
www.jsneng.com

Client:
Hampshire Development
Exeter, NH

Hogan Tire
Washington Street
Westwood, Massachusetts

-Preliminary-
Not for Construction
02-02-16

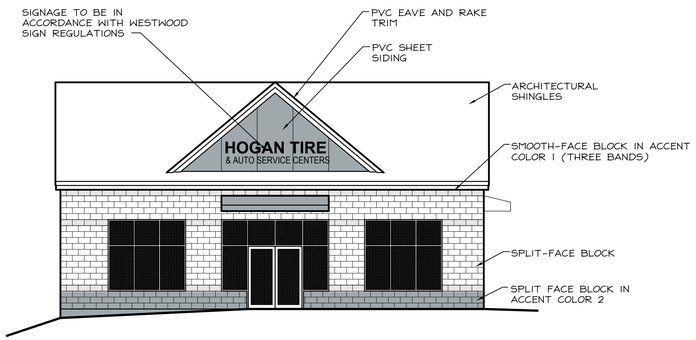
Date:	x
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions

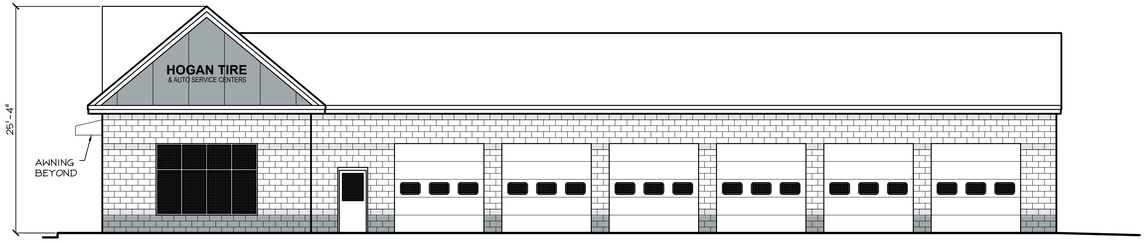
First Floor Plan

A1.1

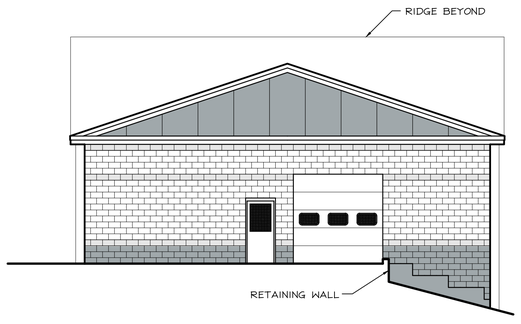
Project No: 160103



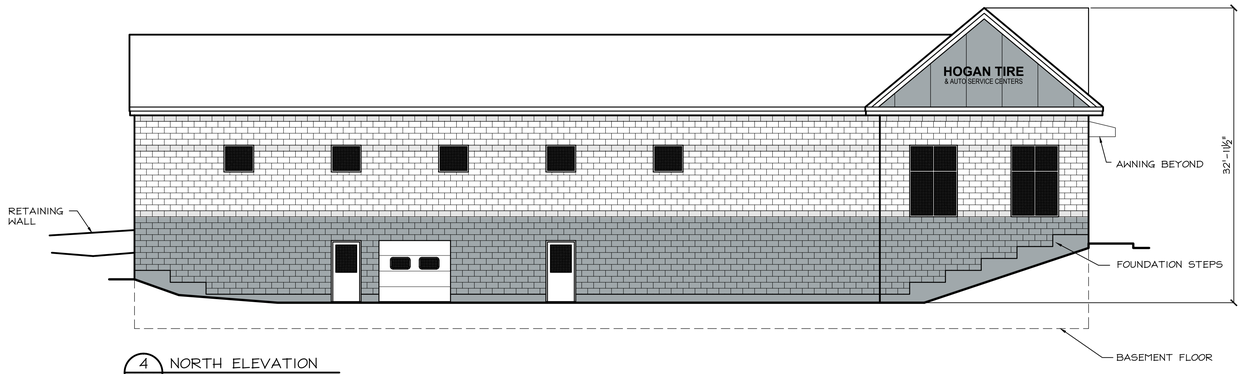
1 A2.0 WEST (WASHINGTON STREET) ELEVATION
Scale: 1/8" = 1'



2 A2.0 SOUTH ELEVATION
Scale: 1/8" = 1'



3 A2.0 EAST (BACK) ELEVATION
Scale: 1/8" = 1'



4 A2.0 NORTH ELEVATION
Scale: 1/8" = 1'

JSN Associates, Inc.
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
Fax: (603) 431 - 2811
www.jsneng.com

Client:
Hampshire Development
Exeter, NH

Hogan Tire
Washington Street
Westwood, Massachusetts

-Preliminary-
Not for Construction
02-18-16

Date:	x
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions

Conceptual Elevations
A2.0
Project No: 140521