SITE ASSESSMENT
Curtis School

On December 21, 2001, staff of The Berkshire Design Group, Inc. visited four Hanover Schools campuses in Hanover, Massachusetts. The sites included in the investigation were Hanover High school, Sylvester Elementary School, Salmond School and Curtis School. The purpose of the visit was to visually assess the condition of the sites and associated infrastructure. This preliminary site assessment has been prepared after a course of interviews, site visits and investigation of local municipal records.

The following is a summary of our conversations, observations and additional research to date relative to the Curtis School site:

LOCATION

The existing Curtis School is located at 848 Main Street. The school is situated on the west side of Main Street, and the access is from Main Street. There are residential lots located north, south and west of the site, as well as across Main Street.

SITE SOILS

Research of Board of Health records indicates that the soils on site are granular sandy soils. There were no observed wetlands on site, however this should be confirmed prior to proposing any construction modification on the site

PLAYING FIELDS:

There is a cleared field behind the Curtis School, and a baseball field is located in the extreme westerly end of the field. The condition of the field appeared to be in moderate condition at the time of the field investigation.

ACCESS, PARKING AND CIRCULATION

The site has two main drives, which serve as a drop off loop in front of the school. Parking is provided along the interior of this loop drive, and the number of parking spaces is very limited. At the time of the field investigation, all of the parking spaces were utilized, and there was no available space to park. Main Street is not conducive to street parking.

MASSACHUSETTS ENVIRONMENTAL PROTECTION AGENCY, (MEPA):

An Environmental Notification Form (ENF), for this project may be required to be submitted to the Massachusetts Environmental Protection Agency, (MEPA). A site visit will be conducted by MEPA and a Certificate from the Secretary of Environmental Affairs will need

to be issued by MEPA, stating that the project whether or not the project will require the filing of an Environmental Impact report.

SPECIAL ENVIRONMENTAL CONCERNS

The Massachusetts Natural Heritage Atlas, (2000-2001 Edition) was checked and it was determined that the site is NOT located within an area designated as a "Priority Habitat of Rare Species", nor is it located within an "Estimated Habitat of Rare Wildlife and Certified Vernal Pools.

SITE UTILITIES

Water: The site is serviced by municipal water. Mr. Conant was not aware of any past problems with either the water. It is highly recommended that a fire flow test be conducted as soon as possible so that any unforeseen problems with the water can be addressed early in the design/decision making process.

Heating Fuel: The building is currently heated with municipal gas. The site was previously served by buried oil tanks, but those tanks were removed in the early 1990's, according to then current environmental guidelines.

Sanitary Sewer System: The site is serviced by an on-site sanitary sewage disposal system. A new leaching system was installed in early 1990.

NOTICE OF INTENT - WETLANDS:

It is important to determine the exact limits of the wetland resource area early in the concept phase of any project so that the project will be developed in accordance with local and state environmental requirements.

In any case, if any work is proposed within 100 feet of any wetland, or within 200 feet of any perennial stream, then an application would be required to be filed with the local Conservation Commission.

DRAINAGE:

The site is currently served primarily by open sheet flow of drainage with some closed drainage systems in the immediate vicinity of the school building. Any modification to the project will still entail improvements to the stormwater quality, which typically require as a minimum additional catch basins with 4 foot sumps.