

## **SITE ASSESSMENT**

### **Salmond 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 Salmond School site:

#### LOCATION

The existing Salmond School is situated on near the intersection of Broadway and Columbia Rd, (Route 53), however, the main access is from River Street.

#### SITE SOILS

Research of Board of Health records indicates that the soils on site are granular sandy soils. According to test pits conducted for the purpose of designing a septic system disposal field, the site contains sandy loam to approximately 30 inches. Between 30 inches and 10 feet, the soils are composed of gravel/cobbles and boulders. There was no groundwater evident in the test pit to a depth of 10 feet.

#### PLAYING FIELDS:

There is a baseball field and play area directly behind the school. These are the only playing fields in the 'Four Corners' area of Town.

#### ACCESS, PARKING AND CIRCULATION

The building is situated back from the roadway and has adequate room to utilize a bus/parent drop-off condition. There is also adequate room at the front of the site to construct parking for accommodating staff and visitors, however, as is usually the case, it would be difficult to accommodate all parking for any "special events". The building is close to the abutting property line on the northeast side of the building, which hinders traffic circulation around the building, however there is adequate space on the southwest side of the building.

#### 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 the water. (BDG has contacted local water department and are awaiting confirmation that the water supply to the site is adequate.)

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.

*Sanitary Sewer System:* The site is serviced by an on-site sanitary sewage disposal system. The “old” septic system failed, and a new system was installed in 1997. The new septic system consists of a 2,000-gallon grease trap, a 5,000 gallon two compartment septic tank, and a new leaching field.

### NOTICE OF INTENT - WETLANDS:

Although an intensive investigation of the site was not conducted, there were no apparent wetlands located on site, however, there may be some wetlands located to the north of the site which may have jurisdictional impacts on the site. 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 has had no reported problems associated with the drainage either in the building or on the site. If the proposed project will significantly increase the amount of impervious area, then the design must include provisions to comply with the new DEP policy on stormwater management. The policy requires stormwater quality management as well as attenuation of any peak flow rates. This may require the construction of retention/detention basin(s), stormwater treatment chambers, and/or water quality swales. Typically stormwater management ponds are not desirable on a school. It would be advantageous to minimize any increase in impervious area. 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.