

**HEARINGS, MEETINGS, LICENSES**

**5/16/16**



A hearing will be held in the Selectmen's Meeting Room at the Town Hall, 10 Nickerson Avenue, Middleborough, MA on Monday, March 28, 2016 at 7:45 PM, for the purpose of discussing an application filed by Costello Dismantling Co., Inc., for an Earth Removal Permit for property located at 701 & 703 Wareham Street, Middleborough, MA, Assessors Map 110, Lots 3952 & 3985. The reason for this request is to complete the removal of the final 20,000 cubic yards of material that remains on the site in order to grade the site to its final approval grades. Anyone desiring to be heard on this matter should appear at the time and place designated.

Allin Frawley, Chairman  
Leilani Dalpe

John M. Knowlton

Diane C. Stewart

Stephen J. McKinnon

BOARD OF SELECTMEN

March 17, 2016

The Middleboro Gazette Newspaper

Continued to May 2, 2016

7:30pm



April 29, 2016

Board of Selectmen  
Town Hall Building  
10 Nickerson Avenue  
Middleborough, MA 02346

**Re:    *Engineering Review  
Earth Removal Permit Application  
Costello Dismantling, Inc.  
701 – 703 Wareham Road – Middleborough, MA  
ADE Project #2518.44***

Dear Board Members:

Atlantic Design Engineers, Inc. (Atlantic) has completed our engineering review of the site plans and application materials for the above-referenced project relative to an application for a permit under the Earth Removal bylaw. The plans are dated 2/7/16 and are prepared by James Engineering, Inc. for Costello Dismantling, Inc. of Rochester, MA.

We have the following comments for consideration of the Board:

1. The width of the buffer to Wareham Road is not listed on the plans or in the application. Please clarify. Also, will there be any proposed plantings to supplement the buffer to Wareham Road? There doesn't appear to be any existing vegetation that will be preserved.
2. Erosion control measures are not shown on the plans.
3. Clarify that disturbed areas that are outside the limit of the proposed gravel working surface are to be loamed and seeded and/or stabilized with vegetation.
4. Stormwater calculations have not been provided, so we cannot confirm the adequacy of the existing detention basin or inlet pipes.

If you have any questions, please do not hesitate to call me at (508) 888-9282.

Sincerely,

**ATLANTIC DESIGN ENGINEERS, INC.**

Richard J. Tabaczynski, P.E.  
Vice President

P.O. Box 1051  
Sandwich, MA 02563  
(508) 888-9282 · FAX 888-5859  
email: [ade@atlanticcompanies.com](mailto:ade@atlanticcompanies.com)  
[www.atlanticcompanies.com](http://www.atlanticcompanies.com)

# JAMES ENGINEERING, INC.

125 GREAT ROCK ROAD, HANOVER, MA 02339

2/9/2016

Board of Selectmen  
Town of Middleboro  
267 Main Street  
Middleboro, MA

RE: Earth Removal Permit Application

To the Members of the Board;

On behalf of the applicant, Costello Dismantling, Inc., attached for your review and approval is an application for an Earth Removal Permit for 701 & 703 Wareham Street. The package includes 5 sets of plans, the application, and the completed checklist. The proposed earth removal is to complete the removal of the final 20,000 cubic yards of material that remains on this site in order to grade the site to its final approved grades.

The applicant had already obtained an earth removal permit from the Board for the removal of this material about 10 years ago. The 20,000 cubic yards remaining is located on 2.63 acres in the center of the site and was included in the 45,000± yards permitted back then. This material was not removed pending resolution of the existing dwelling and the commercial structure at the above noted address. It has now been determined that these structures cannot be saved or utilized any further and will be removed. As this permit is being prepared, the existing house has already been razed. The former restaurant structure is scheduled for removal this summer. The removal of these two structures will finally allow the applicant the ability to utilize the entire site in accordance with the original intent.

Although the parcel has been subdivided into 5 separate parcels, it is currently being used by a single user as a contractor's yard and Asphalt, Brick & Concrete recycling facility in accordance with the State issued permit. Except for the 2.63 acres where the earth removal will occur, the remainder of the site has been graded to a relatively flat surface which is covered by either recycled asphalt or recycled concrete. These materials when compacted produce an excellent working surface for the current use for both vehicular movement and material storage. In addition, there is a concrete pad in the middle of the site which is comprised of 10'x10' sections of concrete slab that were removed from a site in conjunction with a demolition project. There is a subsurface disposal system beneath this slab which infiltrates all of the runoff from this surface.

The area of the proposed removal is located in the middle of the lot and is located outside of the limits of the 100' buffer to the bordering vegetated wetlands as flagged in the prior filings. This area is also being maintained as a vegetated buffer for the abutter to the west. The excavation of the material will proceed from south to north. This will insure that none of the runoff from the exposed surfaces of the excavation will flow towards the wetlands to the north. Runoff which flows southward will be collected and treated in a storm water basin that is located just southeast of the entrance. In conjunction with this excavation, all of the existing paved driveway access to the former dwelling will be removed.

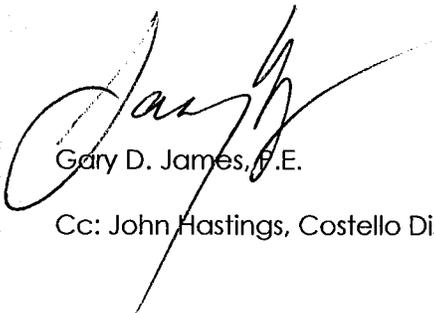
The site is bounded by Route 495 to the northeast and Route 28 (Wareham Street) to the southwest. The abutter to the east is the applicant. Since the first permit, the applicant has purchased both of the parcels which were previously owned by the Town of Middleboro, and is maintaining them as a buffer. To the west, the office building at 695 Wareham Street, is the only abutting active use. As noted above, a 130'± buffer will be maintained both for the benefit of the abutter and to maintain the 100' buffer to

the wetlands. Along Wareham Street, the existing 6' high masonry wall will be maintained as a visual barrier for traffic along this way. In addition, a berm has been installed south of the wall which also acts as a visual barrier between the wall and the current entrance. To the west, a berm is also proposed along the outside edge of the existing parking lot area. This berm will block the view of the site activity for both the abutter and vehicular traffic on Wareham Street.

The material will also be processed on site in conjunction with the removal. It will be screened to either a 2" minus or ¾" minus. The screening plant along with the processed material stockpiles, will be located along the easterly outside edge of the excavation towards the middle of the site. This will insure that the abutter to the west is more than 800' from this activity. Pending the demolition and removal of the former restaurant structure, we are anticipating that the material will be removed from the site in a year. Trucks leaving the site will proceed south on Route 28, to Route 58 and 495. All of this traffic will be outside of Middleboro, since the Town line separates the site from the driveway entrance which is located in Rochester.

I look forward to meeting with the Board to discuss this matter further. If you have any further questions or concerns before the meeting, please do not hesitate to contact me.

Sincerely:

A handwritten signature in black ink, appearing to read "Gary D. James". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Gary D. James, P.E.

Cc: John Hastings, Costello Dismantling, Inc.