DORE + WHITTIER

Developmental Impact Report *for the new*
Fire Station No. 1 at 400 Prospect Street

Date: 10/20/2022

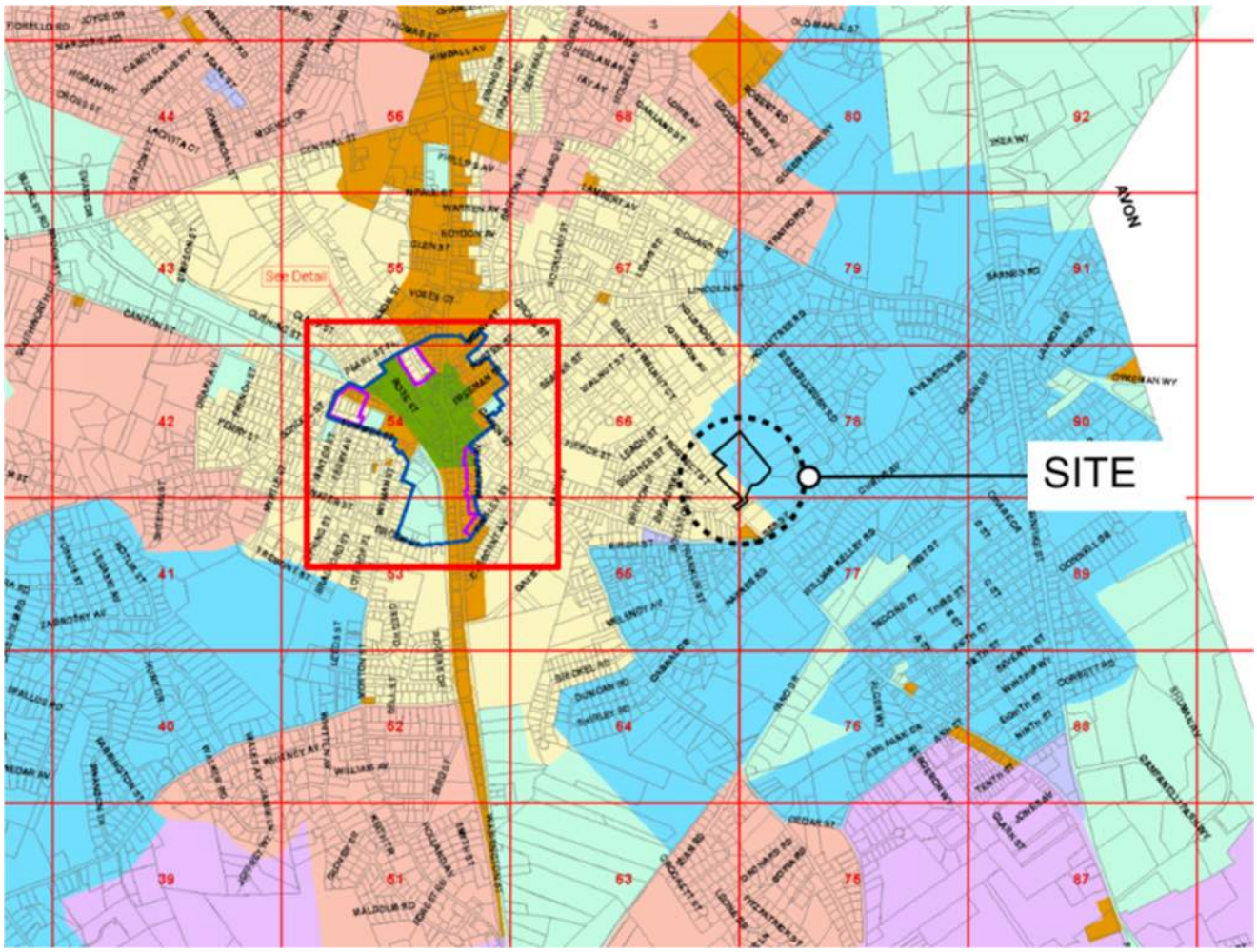
BACKGROUND AND PROPOSED PROJECT:

As part of the modernization of the Stoughton Fire Department facilities & updated operational model, a new 5-bay fire station is proposed for the site at 400 Prospect Street to replace the operational functions of the current 100+ year old Fire Station No. 1 at 30 Freeman Street. The Freeman Street building will then be renovated and repurposed as the Fire Department Administration offices, a new Public Health Office, and an Emergency Operations Center (EOC) meeting & training room. The command staff spaces currently located at 1550 Central Street at Fire Station No. 2 will be repurposed as fire fighter dormitory areas, facilitating a minor redistribution of current staff resources between the existing Station No. 2, and the New Station No.1. This will achieve more balanced & efficient coverage of the Fire Department emergency services throughout Town.

The +/- 8.2 acre site at 400 Prospect Street is currently vacant and overgrown, home only to a an unused & partially dilapidated former American Legion building. The proposed new fire station is a firehouse-type municipal facility with large garage bays for the storage of firefighting apparatus, a mechanics maintenance bay, firefighter turnout gear storage, equipment, and personnel decontamination spaces, as well as living, support, storage, IT/Communications, mechanical, electrical, plumbing and fire protection spaces. Most of the building is for fire department use only, though the main lobby, public toilets, and triage room are accessible and for public use, if and when needed.

Site work will include hazardous remediation and removal of the former American Legion building – a wood frame structure (approximately 2,500 sf), minor site clearing and grubbing, re-grading, and construction of parking area with 31 parking spaces, including handicap accessible spaces, apparatus apron, new access road, a new on-site stormwater management system, and landscaping around the newly developed areas.

More than 50% of the land parcel is located in the Zoning District “RB” and therefore the dimensional criteria of Zone “RB” has been applied to the project. The remaining driveway access area is located in the “RU” Zoning District.



TRAFFIC IMPACT ASSESSMENT:

The surrounding neighborhood is primarily a residential neighborhood and Prospect Street serves as a connecting street between various residential areas. The fire station is expected to have 8-10 full-time staff per shift when fully operational, with minimal public vehicular traffic. Shift change (every 24 hours) is when the highest concentration of traffic would occur at the site – where 8-10 personal vehicles would be arriving at the site to come 'on shift', and then 8-10 personal vehicles would be leaving the site.

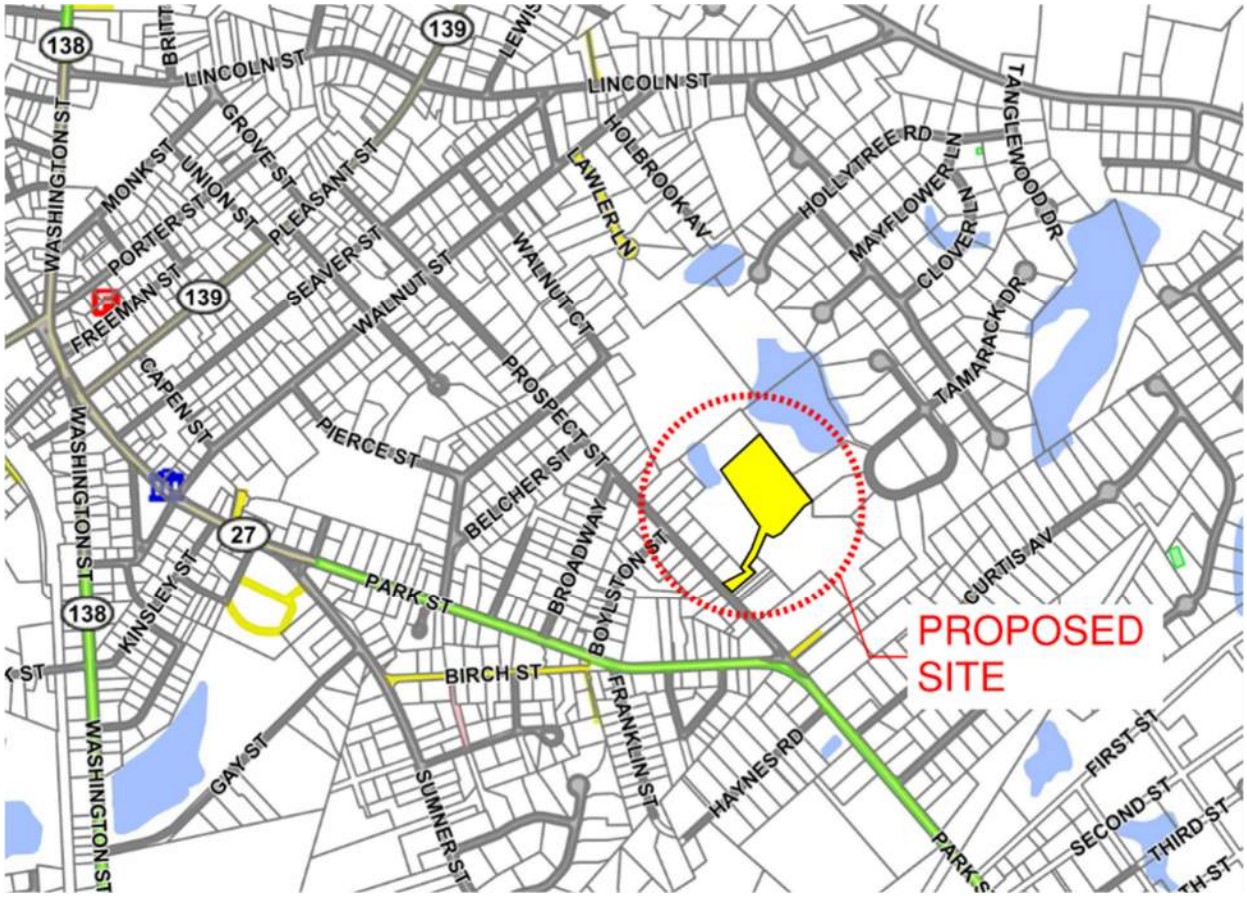
The fire station is not open for public use. It is expected that residents of the Town of Stoughton will use the triage room for emergency matters on occasion. Fire Inspection Services, fire-related

permitting needs, and fire department command staff will be located at 1550 Central Street to the 'Freeman Street Emergency operations Center' in Town center once complete.

The existing average daily traffic count is scheduled to be studied by the Police Department traffic division. Those findings will be added to this report when available. The closest major intersection to 400 Prospect Street is at Park Street, just south of the proposed site. Park Street is also designated as State Road Route 27 – an arterial road running north – south through Town. The Fire Department and the project working group have reviewed the turning radius and ability to maneuver various fire apparatus around the Park Street and Prospect intersection and have determined that there will not be a need for any traffic study, nor a signal warrant analysis. Emergency fire apparatus and ambulance leaving and returning to the station are not expected to have a meaningful impact on traffic in the immediate area.

- Traffic Signal Warrant Analysis needs were reviewed by the Town but due to the ease of entering and exiting Prospect Street, the Fire Department determined it was not necessary. A blinking sign alerting drivers on Prospect Street of an upcoming Fire Station exit driveway may be installed as a precaution. That plan would likely have a flashing signal 'dark' when no first responder equipment is moving, and would only be activated by the onboard 'Opticon' system of the approaching apparatus.
- Average daily traffic analysis and peak-level hours as a result of the project will not change. The 8-10 staff vehicles per shift - and public coming to and from the fire station occasionally represent the net total impact on traffic by the project. It should be noted that an equal amount of staff / shift traffic will be reduced at the Freeman Street location. A 5-year look ahead for traffic is based on any future development in the area which is expected to be minimal.
- Accident History is limited but a there is available information from a study prepared as part of the Old Colony Planning Council from December 2019 for the Park Street and Turnpike Street vicinity on-line.
- Internal Traffic circulation: All traffic to the building is directed from Prospect Street along the main access drive to the staff/public parking lot at the front of the building. "Do Not Enter" sign is posted at the apparatus apron and proposed signage directs traffic to the parking lot. The main access drive is wide enough to accommodate two-way traffic including large trucks and fire apparatus.
- An access driveway has been provided to the rear of the building for trash removal on the north side of the building and allow access to rear garage bay.

- Pedestrian traffic will not be affected as the sidewalk exists on the opposite side of Prospect Street.
- Proposed methods to mitigate estimated traffic impact: not needed
- Analysis of existing and resulting traffic at intersection levels of service (LOS) for nearby intersections were not performed as part of the project.
- Driveway Openings: The ingress and egress to the site have been located to minimize traffic conflict and provide the longest sight-line possible



VISUAL IMPACT ASSESSMENT:

The new Fire Station building has been carefully designed to take advantage of the sloping landscape and allow for minimal visual impact to the neighborhood and from the street. The unusual shape of the parcel warrants an s-curve access road to the proposed building location. The building is screened by surrounding vegetation and proposed embankment on the south and east sides. The building is not visible from the street due to the siting and vegetation buffer. The building has also been sited for ease of apparatus access to and from the building, allowing large enough turning radius and ample fire apparatus apron access. One neighbor at 25 Christie murphy Drive is approximately 75' to the property line at the southeast edge but a vegetated buffer zone along with embankment has been designed to screen building.

- Sight Line Evaluation: there is no direct sightline from the building to the street due to driveway S-bend and the building is set back from the road by **approximately 720 feet** and at a raised elevation of approximately 10' above street level

ENVIRONMENTAL IMPACT ASSESSMENT:

Site arrangements and grading minimize the number of removed trees 8" trunk in diameter and larger, the volume of earth for cut and fill and the area of wetlands vegetation affected. There will be no noise, dust, fumes, noxious gases, radiation or water pollutants created as part of the construction and operation of the building. Affected noise level will be minimal as on occasion the fire department will need to use the siren to alert motorists as they enter onto Park Street or Prospect. The fire department uses sirens on a limited basis and only if absolutely necessary when exiting onto the street. Weekly 'exercising' of the standby back up power generator and HVAC equipment are the main building related sounds that will be introduced to the site. As noted above, the (1) home closest to the proposed building is 75' away and will be partially shielded by natural vegetation, terrain, and the proposed project landscaping.

- The plan outlines the restoration of vegetative wetlands and areas previously disturbed.
- The LOMA has been reviewed and is pending approval as part of the Conservation Commission Notice of Intent process.
- The project has followed the DEP Stormwater Standards – refer to Nitsch's Stormwater Report on file with this application.
- Minimal vegetation is to be removed and minimal tree removal as part of the construction of the new fire station. The 50' "no-touch" zone as indicated on the site plan have been

preserved. Refer to the tree-line buffer zone around the building at the perimeter of the property.

- Earth removal has been minimized as part of the project and the proposed cut & fill is balanced as a whole.
- Compliance with the Environmental Code and local regulations/policies for sewage treatment have been followed as part of the civil design. A new municipal sewer connection is being installed to replace the onsite sewerage system.
- Water demand calculations have been provided as it will affect public water system.
- A full Phase I and II Assessment has been provided as part of the project application.
- Stormwater and snow melt drainage shall be provided for without causing surface flows across any public sidewalks and without creating more than a 10% increase in peak flows in any off-site drainage structures.
- Water Quality and Erosion: Control measures shall be employed to mitigate any substantial threat to water quality or soil stability during and after construction.
- Hazardous Materials: As part of the preparation for the upcoming project, an under ground fuel oil tank has been removed, and the entire existing building is to be remediated of the various hazardous materials and completely disposed of. The derelict vehicles and other debris fond onsite will be disposed of or recycled / repurposed.

ECONOMIC IMPACT ASSESSMENT:

This is a municipal building dedicated to the health, welfare, service, and safety to the Town of Stoughton residents. There is a continued need for local public services while there is minimal impact on economic base as this location supplements the existing public safety infrastructure as a municipal service with minimal impact on taxes and infrastructure.

COMMUNITY IMPACT ASSESSMENT:

The proposed Prospect Street Fire Station serves the community of Stoughton and serves the public during times of emergency and benefits the health and welfare of citizens of Town of Stoughton and adjacent communities via mutual aid when requested.

ZONING REQUIREMENTS:

RB DISTRICT

USE	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Yard: Front (feet)	Yard: Side (feet)	Yard: Rear (feet)	Maximum Height (feet)	Maximum Stories (#)	Maximum Building Area (%)	Minimum Open Space (%)
Any Permitted Use	55,000	125’	125’	140’	40’	20’	40’	35’	2.5	20%	50%
Proposed	**372,990**	**545’**	**50’**	**291’**	**681’**	**282’**	**341’/55’-4**	**30’-1”**	**2**	**5%**	**95%**