



Town of Lancaster, Massachusetts
Office of Community Development and Planning

**LANCASTER PLANNING BOARD
SITE PLAN APPLICATION**



Site Plan Information - General Submission Requirements

In addition to a **complete** application, the applicant must also provide:

- 1) (2) full-size (32"x24") sets of plans
- 2) (6) reduced copy (11"x17")
- 3) (1) Electronic copy of plans
- 4) Site Plan Checklist
- 5) Site Plan Application Fee
 - ◇ \$200.00 plus \$15.00 per parking space, plus professional review.
- 6) Revenue Certification Form

*****IMPORTANT*****

Site Plan Review will be scheduled for a Planning Board meeting
AFTER all required materials are received.

Building Commissioner Review: The Building Commissioner must review the plans and application.
One full set of plans and the site plan application must be submitted.

Engineering Review: The Town Engineer must review the plans and application. One full set of plans and the site plan application must be submitted.

Contact: Community Development and Planning
695 Main Street, Suite 4
Lancaster, MA 01523

978-365-3326 Ex. 1311 (Phone)
978-368-4009 (Fax)
mantonellis@lancasterma.net

Site Plan Information – General Submission Requirements

- 1.) *Identify property owner.
- 2.) Depict proposed square footage of all proposed and existing buildings.
- 3.) Depict setback limits.
- 4.) *Identify the specific use.
- 5.) *State the proposed hours of operation.
- 6.) *State the number of employees (both full and part-time).
- 7.) Depict parking spaces. All proposed parking should meet the requirements of Section 220-38.1 (Parking Design) of the Lancaster Zoning Bylaw. If utilizing shared parking, state whether or not the current parking lot is adequate and if there is some type of written shared parking agreement. If such a document needs to be drafted, the Planning Board will need a copy. They may need an engineer's written certification that the current (existing) parking lot is adequate to handle any increased demands on the proposed (or existing) building and the uses to be placed on it.
- 8.) Depict any loading areas, if applicable.
- 9.) Depict all existing or proposed water/sewer connections (specify type, size, etc.). State whether or not there is adequate capacity for either water/sewer. If so, the Planning Board will need an engineer's written certification demonstrating adequate capacity exists.
- 10.) Depict surface water drainage and provide, if necessary, an analysis of any runoff mitigation issues. All proposed drainage should meet the requirements of Section 220-37.2 (Erosion and Stormwater Control) of the Lancaster Zoning Bylaw. A Stormwater Management Permit may be required if disturbing more than one acre of land.

Site Plan Information – General Submission Requirements
(continued)

- 11.) Depict all utility connections. Any new connections should be underground.
- 12.) Depict building elevations with any proposed modifications.
- 13.) Depict existing and proposed landscaping. All proposed landscaping should meet the requirements of Section 220-37.1 (Landscaping Requirements).
- 14.) Depict existing and proposed site lighting, including, but not limited to, parking lot lighting, entry lighting, etc. All proposed lighting should meet the requirements of Section 220-36.2 (Lighting) of the Lancaster Zoning Bylaw.
- 15.) Provide a traffic impact assessment that documents existing traffic conditions, the effect of projected traffic generated by the proposed project, and identify measures to mitigate any adverse impacts on traffic. See Section 220-38.2 (Traffic Impact Assessment) of the Lancaster Zoning Bylaw.

Items marked with an asterisk (*) must be included in a narrative of no fewer than 200 words explaining the intended use of the property, modifications to property or structure, a change in use, impact on abutters or neighborhood, or any other specific information that cannot be depicted on the site plans.

The proposed project involves:

- the relocation of the existing office building,
- the resurfacing of the existing storage and driveway areas (reprocessed asphalt to bituminous concrete),
- and the upgrade of the stormwater management systems.

The existing operations at the site will be unchanged. The same use, number of employees, and hours of operation.



Town of Lancaster, Massachusetts
Office of Community Development and Planning

LANCASTER PLANNING BOARD
SITE PLAN CHECKLIST

Site Plan Title Drainage Improvement Project,
Bestway Lumber, 840 Sterling Rd., Lancaster MA

Latest Revision Date September 21, 2020

Plan Prepared by River Hawk Environmental, LLC

Address 2183 Ocean Street, Suite 2, Marshfield, MA 02050

Phone Number 781-536-4639

Applicant Bestway of New England, Inc.

Address 840 Sterling Rd., Lancaster MA

Phone Number (978) 368-7667

E-mail brego@riverhawkllc.com

LANCASTER ZONING BYLAW

Article 3 – Use Regulations

X Use allowed or Special Permit granted

Article 4 – Dimensional Requirements

X Lot area complies

X Frontage complies

X Street yard complies

X Access is adequate

X Side and rear yards comply

X Corner clearance is adequate

_____ Flexible development requirements met, if applicable

Article 6 – Required Off-Street Parking

X Number of spaces adequate. Computation: _____

_____ Curb cuts 30 feet or less

X No backing onto a public right-of-way

X Parking areas graded, surfaced and drained

X Spaces clearly marked (in lots over 20 spaces)

_____ Extended driveway requirements met, if applicable

Article 7 – Flood Plain Regulations

N/A Requirements met, if applicable

Article 8 – Signs and Illumination

- N/A Illumination complies
- N/A Location of signs complies
- N/A Sizes of signs complies
- N/A Number of signs complies
- N/A Kind of signs complies

Article 10 – Environmental Controls

Section 220-34 – Site Plan Review

- X Acceptable scale
- X Lot lines and dimensions
- X Streets, ways, drives, and egresses proposed
- X Structure locations, existing and proposed
- N/A Loading facilities
- X Parking (individual spaces shown)
- Landscaping and screening, existing and proposed (distinguished from each other)
- N/A Recreation areas
- X Service entries (e.g. water)
- X Storm drainage
- X Design by registered architect or professional engineer if more than 25 parking spaces or 35,000 square feet of building area
- N/A Ground floor plan
- N/A Architectural elevations
- N/A Lighting plan
- N/A Traffic impact assessment

Section 220-35 – Design Guidelines

- X Adequate access to each structure for emergency equipment
- X Utilities adequate
- X Major topography change minimized
- X Tree removal minimized
- X Wetland vegetation displacement minimized
- X Stormwater flow increase avoided
- X Drainage adequate, no ponding
- X Erosion prevention provided
- X Circulation safe for pedestrians
- X Circulation safe for vehicles
- X Air and water pollution minimized
- N/A Obstruction of water views minimized
- X Visibility of parking, storage and outside service areas minimized
- N/A Glare from headlights and area lighting minimized

Section 220-35.B – Building Design

- X Requirements met, if applicable

Section 220-36.1 – Disturbance Controls

- X Sound, noise, vibration, odor, flashing restrictions met

Section 220-36.2 – Lighting

- X Lighting requirements met

Section 220-37.1 – Landscaping Requirements ← Note: Parking Lot is existing, just a resurfacing project

- N/A Trees of 2-1/2-inch or more caliper
- N/A One tree per 30 feet planting area length
- N/A 15-foot planting strip along commercial street frontage
- N/A Sideline planting requirements met
- N/A 2% of parking area in landscaping
- N/A 1 tree and 4 shrubs for every 1,500 square feet of parking area
- N/A Plantings in 30 square foot soil plots
- N/A 10-foot planting strip along abutting districts
- X Existing plants within 25 feet of street retained

Section 220-37.2 – Erosion Control

- X Requirements met

Section 220-38 – Parking Design and Traffic Planning

- X Requirements met

Section 220-39 – Water Resource District

- X Requirements met, if applicable

Section 220-63 – Concept Plan

- X Site plan and approved concept plan consistent

REVENUE CERTIFICATION

Application/Petition/Appeal of:


- 1. Applicant: Bestway of New England, Inc.
- 2. Owner: Bestway of New England, Inc.
- 3. Property: Assessors Map 040.0 Parcel 0014.A

Pursuant to G.L. c. 40D, Section 57, and the General By-Laws of the Town of Lancaster, the undersigned applicant hereby certifies as follows:

- 1) The following named persons, firms or corporations constitute the complete list of all parties having an ownership or proprietary interest in the property or use subject to the above-entitled application.
- 2) Each of the below listed parties have complied with the laws of the Commonwealth of Massachusetts and the Town of Lancaster in that they have not neglected or refused to pay any local taxes, fees, assessments, betterments or other municipal charges for not less than a twelve month period.

NAME OF INTERESTED PARTY	ADDRESS
Bestway of New England, Inc.	
OWNER: Bestway of New England, Inc.	
APPLICANT: Bestway of New England, Inc.	
OTHER:	

Signed under the pains and penalties of perjury,

 Dated: 9-21-20
Signature of Applicant

CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR
 Dated: 10-8-20



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

PUBLIC HEARING NOTICE
Lancaster Planning Board
840 Sterling Road
(Assessor's Map 40 Parcel 14A)

Bestway of New England, Inc., seeks Site Plan Approval and Stormwater Permit under the requirements of the Lancaster Zoning Bylaw Section 220-34 and the Stormwater Control Bylaw 170-5 to construct a new parking lot with approximately 24 spaces and associated site improvements at a property within the General Industry Zoning district located at 840 Sterling Rad (Assessor's Map 40, Parcel 14A).

Notice is hereby given that the Lancaster Planning Board will hold a public hearing on this petition on Monday, November 9, 2020 at 7:00 PM via the Zoom™ App. A copy of the petition and accompanying documents are on file at the Community Development and Planning Office Prescott Building, 701 Main Street, Lancaster, MA. Call 978-365-3326 ext 1310 to schedule a time to review the documents.

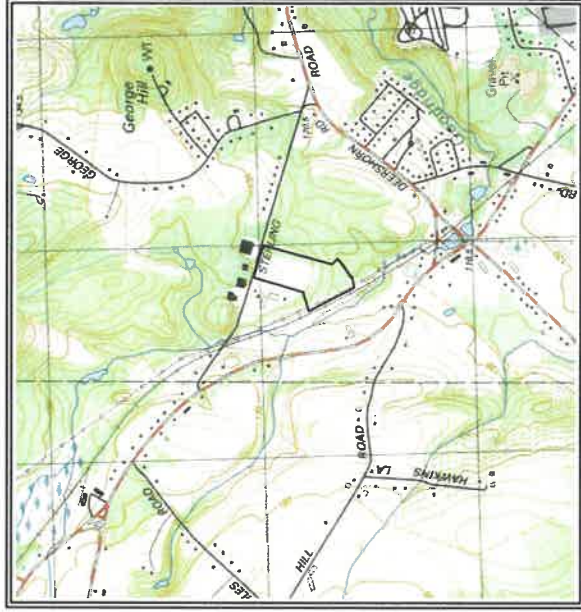
Lancaster Planning Board

c/o Community Development & Planning Office

Advertising Dates: Friday, October 23, 2020 and October 30, 2020

DRAINAGE IMPROVEMENT PROJECT BESTWAY LUMBER

MAP 040.0, BLOCK 0000, LOT 0014.A
840 STERLING ROAD, LANCASTER, MA



LOCUS MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE

TABLE OF CONTENTS

SHEET	PLAN ID	COVER SHEET
CS1.1		COVER SHEET
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SP1.2		UTILITY & DRAINAGE LAYOUT
D1.1		DETAILS 1
D1.2		DETAILS 2

OWNER & APPLICANT

BESTWAY LUMBERS OF NEW ENGLAND, INC.

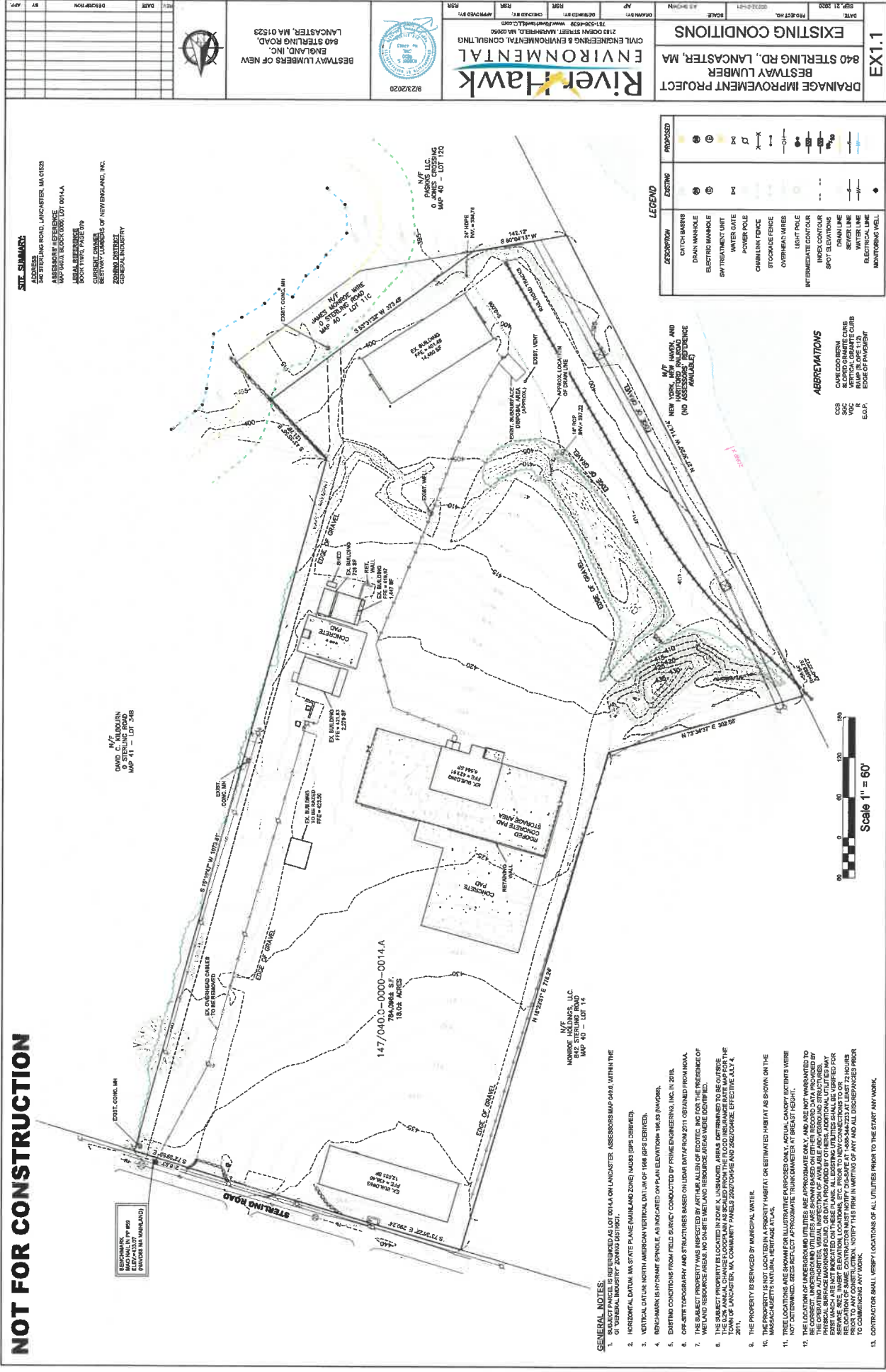
PREPARED SEPTEMBER 21, 2020
NOT FOR CONSTRUCTION

PREPARED BY:

RiverHawk
ENVIRONMENTAL
CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
2183 OCEAN STREET, MARSHFIELD, MA 02050
781-566-4859
www.riverhawk.com

PROJECT: 02282017 DRAINAGE COVER SHEET
SHEET CS1.1

NOT FOR CONSTRUCTION



GENERAL NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE ACCURATE. THE OPERATING AUTHORITIES SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. NOTIFY THE FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO ANY WORK.
2. THE PROPERTY IS NOT LOCATED IN A PROHIBITED AREA AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS.
3. NOT DETERMINED. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAK POINT.
4. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE ACCURATE. THE OPERATING AUTHORITIES SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. NOTIFY THE FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO ANY WORK.
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14. THE PROPERTY IS NOT LOCATED IN A PROHIBITED AREA AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS.
15. NOT DETERMINED. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAK POINT.

DESCRIPTION	EXISTING	PROPOSED
CATCH BASIN	○	○
DRAIN MANHOLE	○	○
ELECTRIC MANHOLE	○	○
SW TREATMENT UNIT	○	○
WATER GATE	○	○
POWER POLE	○	○
CHAIN LINK FENCE	—	—
STORAGE FENCE	—	—
OVERHEAD WIRES	—	—
LIGHT POLE	○	○
W/TERMINATE CONTOUR	—	—
INLET CONTOUR	—	—
SPOT ELEVATIONS	—	—
DRAIN LINE	—	—
WATER LINE	—	—
ELECTRICAL LINE	—	—
MONITORING WELL	○	○



SITE SUMMARY:

ADDRESS: 840 STERLING ROAD, LANCASTER, MA 01523

ASSIGNMENT REFERENCE: BESTWAY LUMBER, MA 01523

LOCAL JURISDICTION: BESTWAY LUMBER, MA 01523

COMMITTEE/COMMISSION: BESTWAY LUMBER, MA 01523

ZONING DISTRICT: COMMERCIAL INDUSTRIAL

ENVIRONMENTAL
RiverHawk
CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
2183 OCEAN STREET, MANHATTAN, MA 01946
TEL: 508-885-1111
WWW.RIVERHAWK.COM

DATE: SEP 21, 2022
PROJECT NO.: 22022-011
SCALE: AS SHOWN

DESIGNED BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

DESCRIPTION: DRAINAGE IMPROVEMENT PROJECT
BESTWAY LUMBER
840 STERLING RD., LANCASTER, MA

EXISTING CONDITIONS

EX 1.1



BESTWAY LUMBERS OF NEW ENGLAND, INC.
840 STERLING ROAD,
LANCASTER, MA 01523



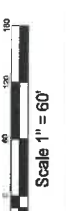
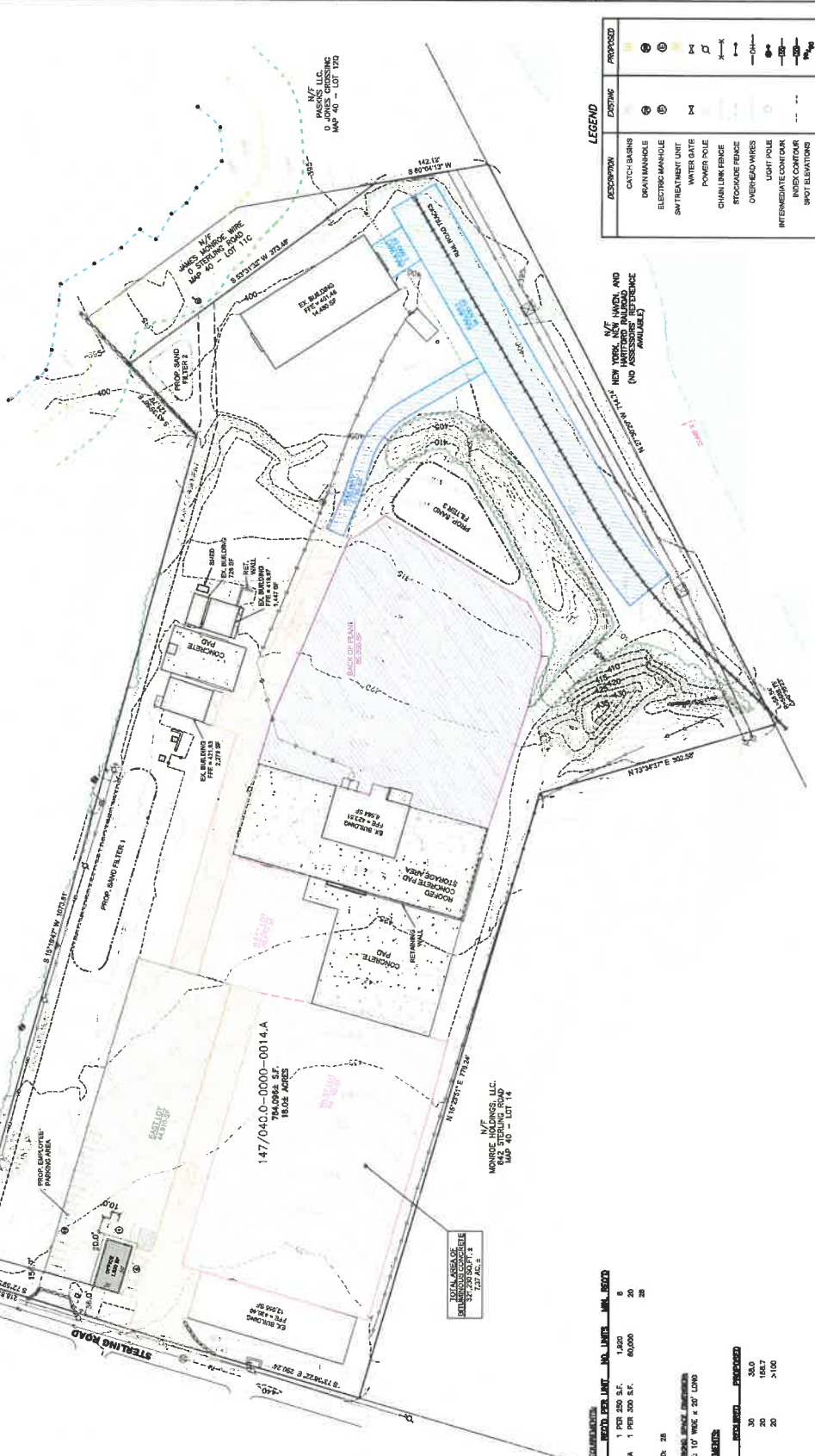
NOT FOR CONSTRUCTION

RAISED FLOOR PLAN NOTES:
 THE PROPERTY WILL BE PAVED IN PHASES. THE PAVING PLAN IS BROKEN UP INTO 5 PHASES AS SHOWN BELOW:

EAST LOT - 44,943 SF
 1/4" OF FINISH - 45,000 SF
 PAVING - 43,300 SF + 2,000 SF + 3,700 SF + 34,000 SF

N/T
 DAVIS COLLEGE
 1000 COLLEGE RD
 MAP 41 - LOT 34b

RECORDING # 999
 10/10/2020
 (10/10/2020)



USE, SQUARE FEET, AND NUMBER OF SPACES

USE	SQ. FT.	NO. SPACES	NO. LINES	NO. BAYS
OFFICE	1,000 S.F.	1,000	8	20
PRODUCTION AREA	1,000 S.F.	40,000	20	20
TOTAL BAY				

SPACES PROVIDED: 20

INTERNAL USE LANDING SPACE DIMENSIONS

STANDARD SPACES: 10' WIDE x 20' LONG

ZONING REGULATIONS

TYPE	REQUIREMENT	PROPOSED
MIN. SETBACK	20'	100.0'
SIDE SETBACK	20'	100.0'
REAR SETBACK	20'	>100'

LEGEND

DESCRIPTION	EXISTING	PROPOSED
CATCH BASIN	⊙	⊙
DRAIN MANHOLE	⊙	⊙
ELECTRIC MANHOLE	⊙	⊙
SM/TREATMENT UNIT	⊙	⊙
WATER POLE	⊙	⊙
POWER POLE	⊙	⊙
CHAIN LINK FENCE	—	—
RIDGE POLE FENCE	—	—
OVERHEAD WIRE	—	—
LIGHT POLE	⊙	⊙
INTERMEDIATE CONTROLLER	⊙	⊙
SPOT LIGHT	⊙	⊙
SEWER LINE	—	—
WATER LINE	—	—
ELECTRICAL LINE	—	—

N/T
 NEW YORK, NY, HOTEL AND
 RESTAURANT BUILDING
 (NO RECORDS AVAILABLE)

SP1.1

DRAINAGE IMPROVEMENT PROJECT
 BESTWAY LUMBER
 840 STERLING RD., LANCASTER, MA

SITE LAYOUT PLAN

CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
RiverHawk ENVIRONMENTAL
 2183 OCEAN STREET, LANCASTER, MA 02520

9/22/2020

BESTWAY LUMBERS OF NEW ENGLAND, INC.
 840 STERLING ROAD,
 LANCASTER, MA 01523

DATE: 9/22/2020
 TIME: 10:00 AM
 PROJECT NO: 2022-01-01
 DRAWING NO: 001
 SHEET NO: 1 OF 1

NOT FOR CONSTRUCTION

INFLATATION AREA ELEVATION SCHEDULE

BLI	184	184	184
TOP OF STONE ELEV.	432.70	415.99	398.50
18" IN. DUT	415.70	415.15	398.53
12" IN. DI.	417.30	417.15	398.60
24" IN. DI.	420.30	415.25	398.60
NUMBER OF ADS IN 12 ROWS	9	14	7
CHAMBERS PER ROW	3	5	3

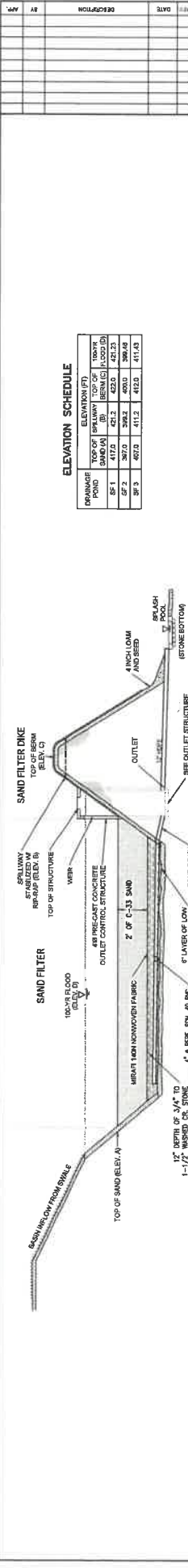


- SEWER AND DRAINAGE NOTES:**
1. THE TOWN OF LANCASTER HAS REVIEWED THIS PLAN WITH THE TOWN OF LANCASTER ENGINEERING DEPARTMENT.
 2. MAINTAIN A MIN. DISTANCE OF 1' BETWEEN WATER AND SEWER LINES, WHERE WATER AND SEWER LINES CROSS. CROSSINGS SHALL BE MADE AT A MINIMUM OF 1' BELOW THE BOTTOM OF THE WATER LINE.
 3. ALL DRAIN LINES ARE TO BE 12" AND WITH A SLOPE OF 0.005, UNLESS SPECIFIED OTHERWISE.
 4. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START ANY WORK.
 5. CONTRACTOR SUPERVISOR WILL REQUIRE APPROVAL OF SEWER COMMISSION.



LEGEND

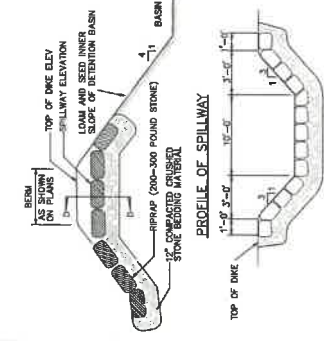
DESCRIPTION	EXISTING	PROPOSED
CATCH BASIN	⊙	⊙
DRAIN MANHOLE	⊙	⊙
ELECTRIC MANHOLE	⊙	⊙
SANITATION UNIT	⊙	⊙
WATER MATE	⊙	⊙
POWER POLE	⊙	⊙
CHALK LINE FENCE	—	—
STORAGE WARE	—	—
OVERHEAD WIRE	—	—
LIGHT POLE	—	—
INSECT CONTAINER	—	—
SPOT LIGHT	—	—
SEWER LINE	—	—
WATER LINE	—	—
ELECTRICAL LINE	—	—



SCHEMATIC CROSS SECTION OF STORM WATER TREATMENT SYSTEM (SAND FILTER)
NOT TO SCALE

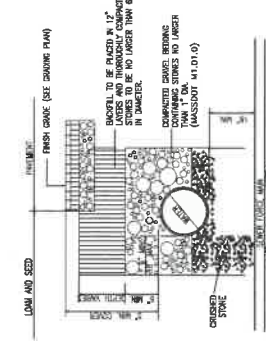
ELEVATION SCHEDULE

DRAINAGE POND	TOP OF SAND (A)	TOP OF SAND (B)	TOP OF SAND (C)	TOP OF SAND (D)	TOP OF SAND (E)	TOP OF SAND (F)
052-1	425.2	425.2	425.2	425.2	425.2	425.2
052-2	411.2	411.2	411.2	411.2	411.2	411.2

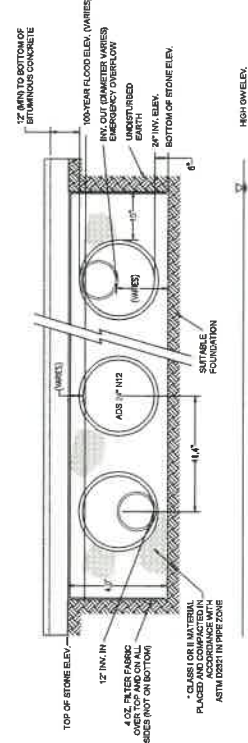


PROFILLE OF SPILLWAY
NOT TO SCALE

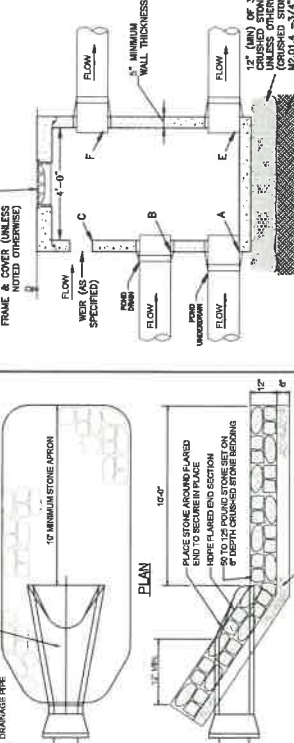
CROSS SECTION D-D
NOT TO SCALE



SEWERWATER MAIN CROSSING DETAIL
NOT TO SCALE



SUBSURFACE INFILTRATION SYSTEM
NOT TO SCALE

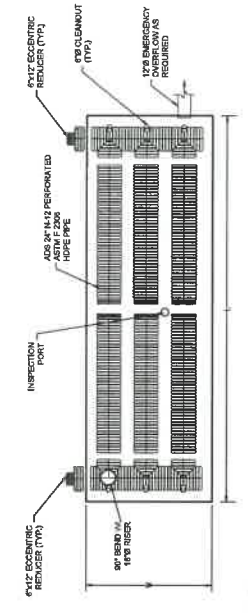


ELEVATION SCHEDULE
NOT TO SCALE

DRAINAGE POND	UNDER SAND (A)	UNDER SAND (B)	UNDER SAND (C)	UNDER SAND (D)	UNDER SAND (E)	UNDER SAND (F)
052-1	414.0	414.0	414.0	414.0	414.0	414.0
052-2	384.0	384.0	384.0	384.0	384.0	384.0
052-3	404.0	404.0	404.0	404.0	404.0	404.0

OUTLET STRUCTURE DETAIL
NOT TO SCALE

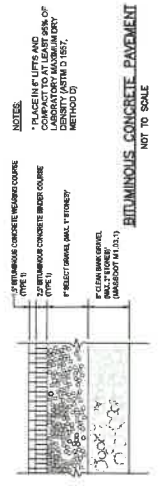
DRAINAGE POND	OUTLET DRAIN (E)	OUTLET DRAIN (F)	OUTLET DRAIN (G)	OUTLET DRAIN (H)	OUTLET DRAIN (I)	OUTLET DRAIN (J)
052-1	414.0	414.0	414.0	414.0	414.0	414.0
052-2	384.0	384.0	384.0	384.0	384.0	384.0
052-3	404.0	404.0	404.0	404.0	404.0	404.0



HEADWALL DETAIL
NOT TO SCALE

DRAINAGE POND	OUTLET DRAIN (A)	OUTLET DRAIN (B)	OUTLET DRAIN (C)	OUTLET DRAIN (D)	OUTLET DRAIN (E)	OUTLET DRAIN (F)	OUTLET DRAIN (G)	OUTLET DRAIN (H)	OUTLET DRAIN (I)	OUTLET DRAIN (J)
052-1	414.0	414.0	414.0	414.0	414.0	414.0	414.0	414.0	414.0	414.0
052-2	384.0	384.0	384.0	384.0	384.0	384.0	384.0	384.0	384.0	384.0
052-3	404.0	404.0	404.0	404.0	404.0	404.0	404.0	404.0	404.0	404.0

BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



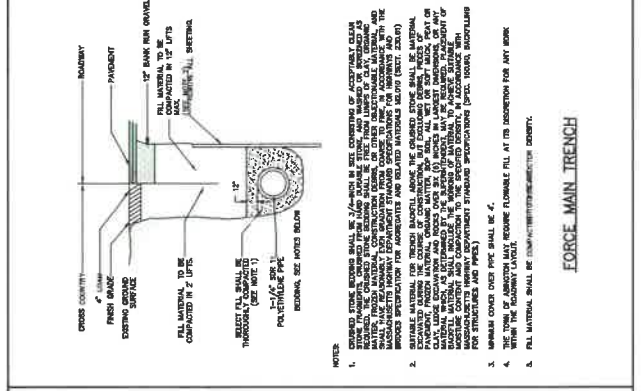
NO.	DATE	DESCRIPTION	BY

BESTVAY LUMBERS OF NEW
840 STERLING ROAD,
LANCASTER, MA 01523



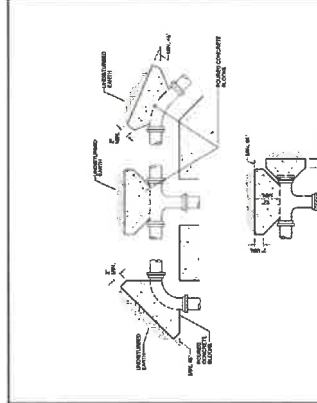
RiverHawk ENVIRONMENTAL
CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
2183 OCEAN STREET, MARSHFIELD, MA 01901
TEL: 978-253-4519
FAX: 978-253-4520
PROJECT NO: 002701-01
DATE: SEP 21 2020
DRAWN BY: AS SHOWN
CHECKED BY: [Signature]
APPROVED BY: [Signature]

D12
DRAINAGE IMPROVEMENT PROJECT
BESTVAY LUMBER
840 STERLING ROAD, LANCASTER, MA



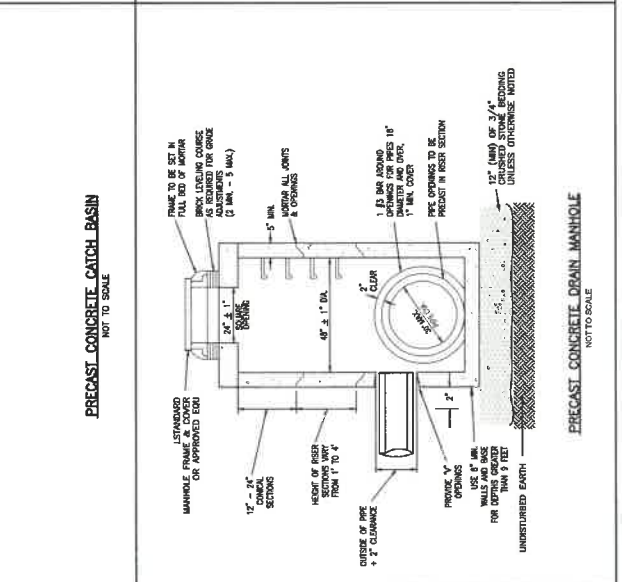
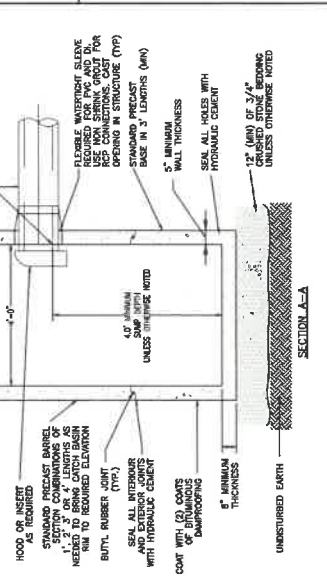
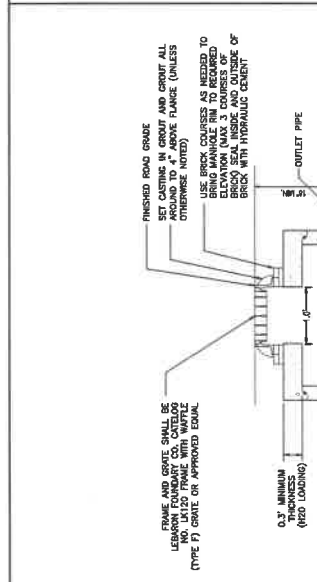
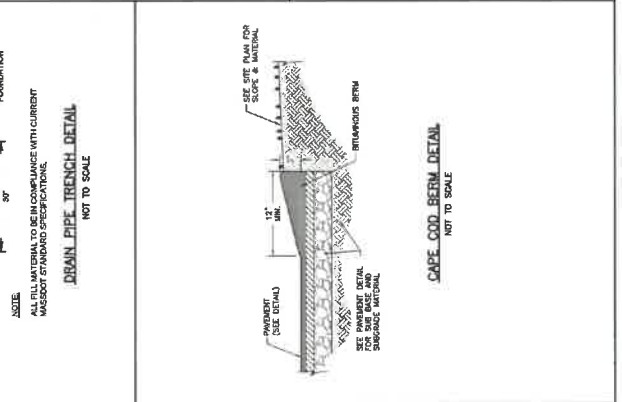
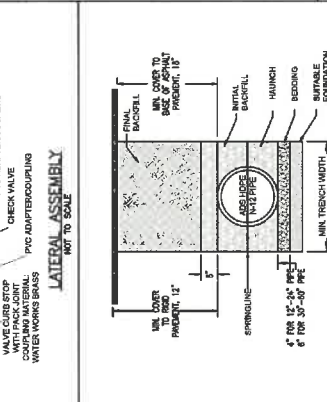
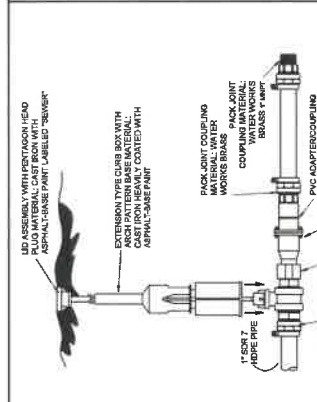
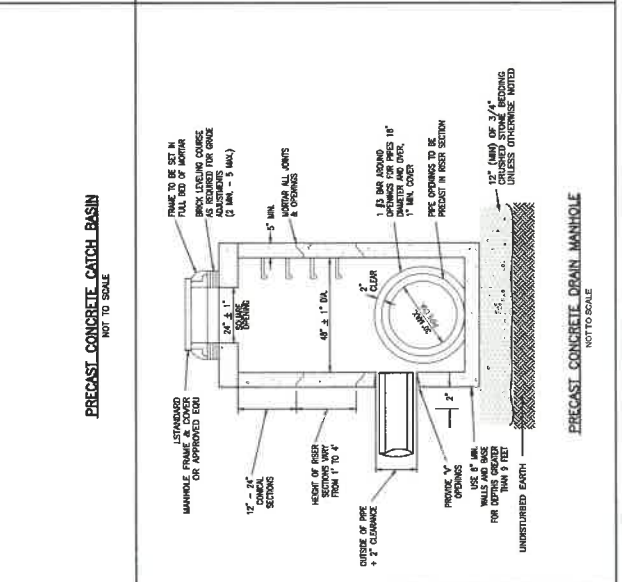
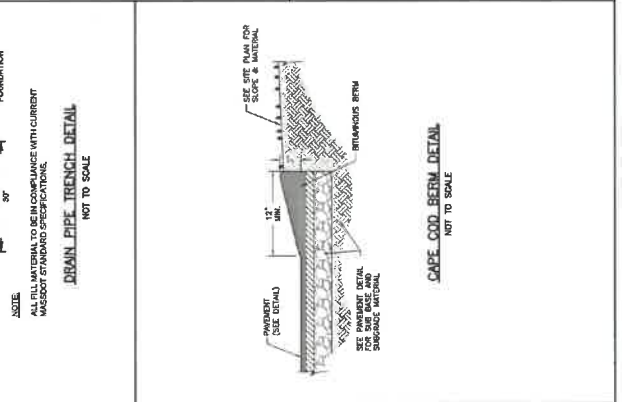
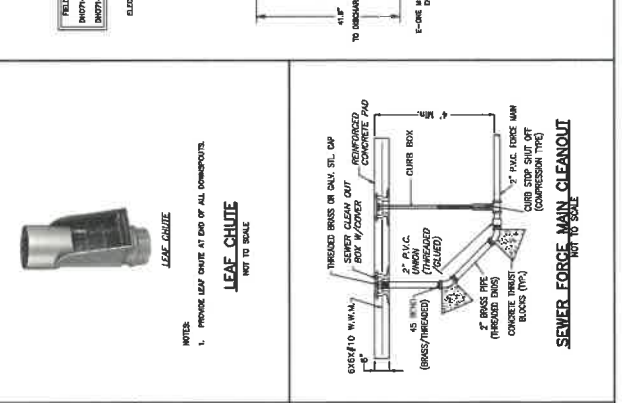
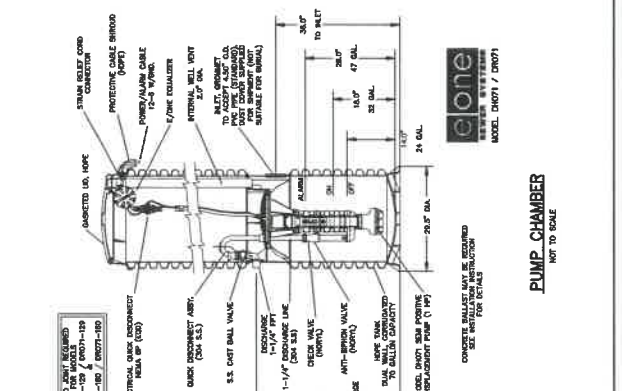
FORCE MAIN TRENCH
NOT TO SCALE

NOTES:
1. ALL MATERIAL SHALL BE IN COMPLIANCE WITH ALL AT ITS DISCRETION FOR ANY WORK.
2. ALL MATERIAL SHALL BE (CONCRETE/STEEL/REINFORCING CONCRETE).



TYP. THURIST BLOCK DETAIL
NOT TO SCALE

NOTES:
1. SPECIFIC THURIST BLOCK SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS.
2. PLACE 1/2\"/>



DATE: SEP 21 2020

PROJECT NO: 002701-01

DRAWN BY: AS SHOWN

CHECKED BY: [Signature]

APPROVED BY: [Signature]



Town of Lancaster, Massachusetts
Office of Community Development and Planning

TOWN CLERK
OCT 20 2020
LANCASTER, MA 01523

LANCASTER PLANNING BOARD
STORMWATER MANAGEMENT PERMIT APPLICATION

1. OWNER/PETITIONER Bestway of New England, Inc.
Address P.O. Box 1286, South Lancaster, MA 01561
Telephone _____

2. AGENT FOR OWNER (if applicable) River Hawk Environmental, LLC
Address 2183 Ocean St., Suite 2, Marshfield, MA 02050
Telephone 781-536-4639

3. PROPERTY LOCATION
Street Address 840 Sterling Road
Registry Worcester County Book 11970 Page 79
Assessors Map 040.0 Parcel 0014.A

4. REQUIRED SUBMITTALS

- Completed Stormwater Management Permit application
- Stormwater Management Plan
- Erosion Control Plan
- Operation and Maintenance Plan
- Certified list of abutters (within 300 feet)
- Revenue Certification Form
- Application Fee of \$500 (made payable to Town of Lancaster)
- Advertising Fee of \$50 (made payable to Town of Lancaster)

Please note that the applicant is responsible for payment of expenses incurred for consultants hired by the Planning Board for review of the plans and project.



**TOWN OF LANCASTER
BOARD OF ASSESSORS**

Request for Certified Abutters List

SUBJECT PARCEL: ADDRESS: 840 Sterling Road, Lancaster

MAP: 40 PARCEL: 14.A

CURRENT OWNER: Bestway of New England, Inc.

REQUESTER'S NAME: NAME: Bob Rego, River Hawk Environmental, LLC

MAILING ADDRESS: 2183 Ocean Street, Suite 2

CITY: Marshfield STATE: MA ZIP: 02050

PHONE#: (781) 536-4639

INTENDED USE: CHECK APPROPRIATE BOX

- | | |
|--|--|
| <input type="checkbox"/> BOARD OF APPEALS (ZONING) | <input type="checkbox"/> CONSERVATION |
| <input type="checkbox"/> BOARD OF HEALTH | <input checked="" type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> BOARD OF SELECTMEN | <input type="checkbox"/> OTHER: _____ |

CERTIFIED LIST SHOULD BE: CHECK APPROPRIATE BOX

- EMAIL TO: brego@riverhawkllc.com
- PICKED UP (WILL CALL WHEN READY)
- FORWARDED TO DEPARTMENT: _____
- MAILED TO OWNER
- MAILED TO REQUESTER
- OTHER: _____

09/21/2020 _____
DATE OF REQUEST SIGNATURE OF REQUESTER

**PLEASE ALLOW A MINIMUM OF 2 WORKING DAYS FROM REQUEST DATE
FOR COMPLETED CERTIFIED LIST**

DEBRA A. SANDERS
PRINCIPAL ASSESSOR, EXT 1301

BOBBY JO WILLIAMS
FINANCE TECHNICIAN, EXT 1312

701 MAIN STREET, SUITE 3, LANCASTER, MASSACHUSETTS 01523
TELEPHONE: 978-365-3326 FACSIMILE: 978-368-9083 EMAIL: ASSESSORS@LANCASTERMA.NET



300 foot Abutters List Report

Lancaster, MA
September 21, 2020

Parcel Number: 040-0015.0+16+17+18
CAMA Number: 040-0015.0+16+17+18
Property Address: 767 STERLING RD

Mailing Address: JAMES MONROE WIRE & CABLE CORP
P O BOX 1203
SO LANCASTER, MA 01561

Parcel Number: 041-0034.B
CAMA Number: 041-0034.B
Property Address: 0 STERLING RD

Mailing Address: KILBOURN DAVID C
PO BOX 593
SO LANCASTER, MA 01561

Michael Burke Sr.
Michael Burke Sr. Vice Chairman
Lancaster Board of Assessors
2 pages Sept 23, 2020



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/21/2020

Page 2 of 2

REVENUE CERTIFICATION

Application/Petition/Appeal of:

- 1. Applicant: Bestway of New England, Inc.
- 2. Owner: Bestway of New England, Inc.
- 3. Property: Assessors Map 040.0 Parcel 0014.A

Pursuant to G.L. c. 40D, Section 57, and the General By-Laws of the Town of Lancaster, the undersigned applicant hereby certifies as follows:

- 1) The following named persons, firms or corporations constitute the complete list of all parties having an ownership or proprietary interest in the property or use subject to the above-entitled application.
- 2) Each of the below listed parties have complied with the laws of the Commonwealth of Massachusetts and the Town of Lancaster in that they have not neglected or refused to pay any local taxes, fees, assessments, betterments or other municipal charges for not less than a twelve month period.

NAME OF INTERESTED PARTY	ADDRESS
OWNER: Bestway of New England, Inc.	
APPLICANT: Bestway of New England, Inc.	
OTHER:	

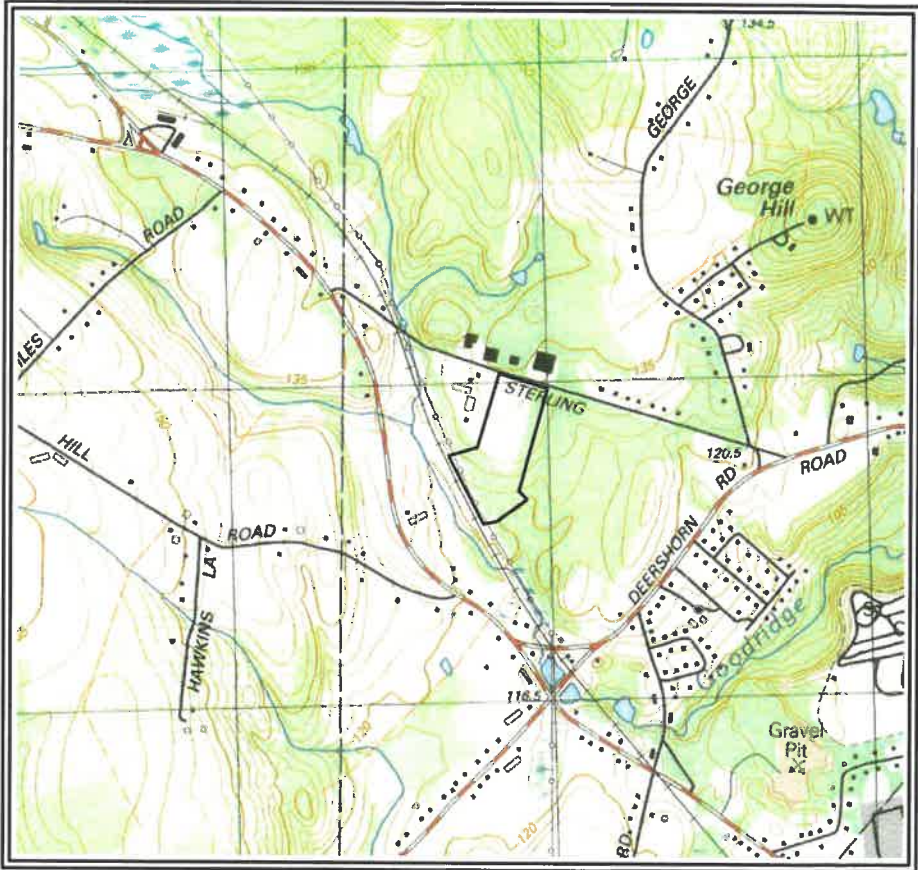
Signed under the pains and penalties of perjury,

[Signature] Dated: 9-21-20
Signature of Applicant

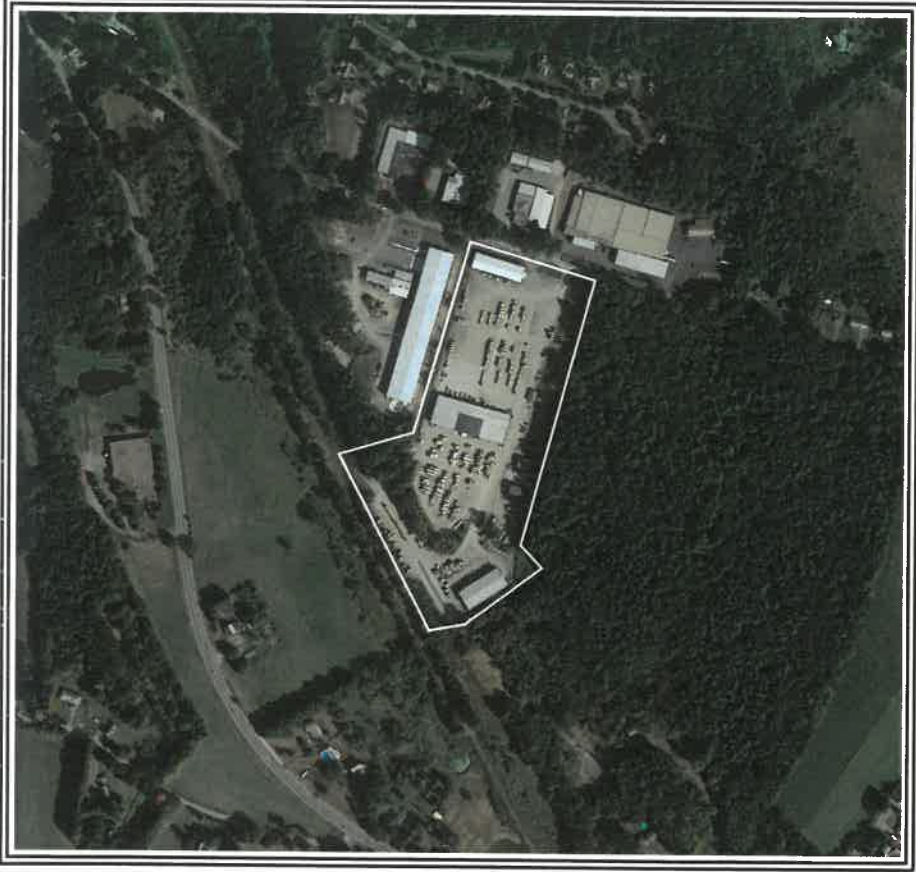
[Signature] Dated: 10-8-20
CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR

DRAINAGE IMPROVEMENT PROJECT BESTWAY LUMBER

**MAP 040.0, BLOCK 0000, LOT 0014.A
840 STERLING ROAD, LANCASTER, MA**



LOCUS MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE

TABLE OF CONTENTS

SHEET	PLAN ID
CS1.1	COVER SHEET
EX1.1	EXISTING CONDITIONS PLAN
SP1.1	SITE LAYOUT PLAN
SP1.2	UTILITY & DRAINAGE LAYOUT
D1.1	DETAILS 1
D1.2	DETAILS 2

OWNER & APPLICANT

BESTWAY LUMBERS OF NEW ENGLAND, INC.

**PREPARED SEPTEMBER 21, 2020
NOT FOR CONSTRUCTION**

PREPARED BY:

RiverHawk
ENVIRONMENTAL

CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
2183 OCEAN STREET, MARSHFIELD, MA 02050
781-536-4639 www.RiverHawkLLC.com

NOT FOR CONSTRUCTION

SITE SUMMARY:

ADDRESS
840 STERLING ROAD, LANCASTER, MA 01523

ASSESSORS' REFERENCE
MAP 040.0, BLOCK 0000, LOT 0014.A

LEGAL REFERENCE
BOOK 11970, PAGE 079

CURRENT OWNER
BESTWAY LUMBERS OF NEW ENGLAND, INC.

ZONING DISTRICT
GENERAL INDUSTRY

BENCHMARK
MAG NAIL IN PP #59
ELEV=433.07
(NAVD88 MA MAINLAND)

N/F
DAVID C. KILBOURN
0 STERLING ROAD
MAP 41 - LOT 348

147/040.0-0000-0014.A
784,098± S.F.
18.0± ACRES

N/F
MONROE HOLDINGS, LLC.
842 STERLING ROAD
MAP 40 - LOT 14

GENERAL NOTES:

- SUBJECT PARCEL IS REFERENCED AS LOT 0014.A ON LANCASTER ASSESSORS MAP 040.0, WITHIN THE "GENERAL INDUSTRY" ZONING DISTRICT.
- HORIZONTAL DATUM: MA STATE PLANE (MAINLAND ZONE) NAD83 (GPS DERIVED).
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (GPS DERIVED).
- BENCHMARK IS HYDRANT SPINDLE, AS INDICATED ON PLAN ELEVATION= 196.83 (NAVD88).
- EXISTING CONDITIONS FROM FIELD SURVEY CONDUCTED BY PRIME ENGINEERING, INC. IN 2018.
- OFF-SITE TOPOGRAPHY AND STRUCTURES BASED ON LIDAR DATA FROM 2011 OBTAINED FROM NOAA.
- THE SUBJECT PROPERTY WAS INSPECTED BY ARTHUR ALLEN OF ECOTEC, INC FOR THE PRESENCE OF WETLAND RESOURCE AREAS. NO ON-SITE WETLAND RESOURCE AREAS WERE IDENTIFIED.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF LANCASTER, MA, COMMUNITY PANELS 25027C0454E AND 25027C0462E, EFFECTIVE JULY 4, 2011.
- THE PROPERTY IS SERVICED BY MUNICIPAL WATER.
- THE PROPERTY IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS.
- TREE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL CANOPY EXTENTS WERE NOT DETERMINED. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START ANY WORK.

Scale 1" = 60'

ABBREVIATIONS

CCB CAPE COD BERM
SGC SLOPED GRANITE CURB
VGC VERTICAL GRANITE CURB
R RAMP (SLOPE 1:12)
E.O.P. EDGE OF PAVEMENT

LEGEND

DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS	⊞	⊞
DRAIN MANHOLE	⊙	⊙
ELECTRIC MANHOLE	⊙	⊙
SW TREATMENT UNIT	⊙	⊙
WATER GATE	⊙	⊙
POWER POLE	⊙	⊙
CHAIN LINK FENCE	⊙	⊙
STOCKADE FENCE	⊙	⊙
OVERHEAD WRES	⊙	⊙
LIGHT POLE	⊙	⊙
INTERMEDIATE CONTOUR	⊙	⊙
INDEX CONTOUR	⊙	⊙
SPOT ELEVATIONS	⊙	⊙
DRAIN LINE	⊙	⊙
SEWER LINE	⊙	⊙
WATER LINE	⊙	⊙
ELECTRICAL LINE	⊙	⊙
MONITORING WELL	⊙	⊙

DATE: SEP. 21, 2020	PROJECT NO. 00232-01-01	SCALE: AS SHOWN	DRAWN BY: AP	DESIGNED BY: RSR	CHECKED BY: RSR	APPROVED BY: RSR	REV. DATE DESCRIPTION BY APP.
<p>DRAINAGE IMPROVEMENT PROJECT BESTWAY LUMBER 840 STERLING RD., LANCASTER, MA EXISTING CONDITIONS</p>							
<p>RiverHawk ENVIRONMENTAL CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING 2183 OCEAN STREET, MARSHFIELD, MA 02050 781-532-4638 www.RiverHawkLLC.com</p>							
<p>9/23/2020</p>							
<p>BESTWAY LUMBERS OF NEW ENGLAND, INC. 840 STERLING ROAD, LANCASTER, MA 01523</p>							
<p>9/23/2020</p>							

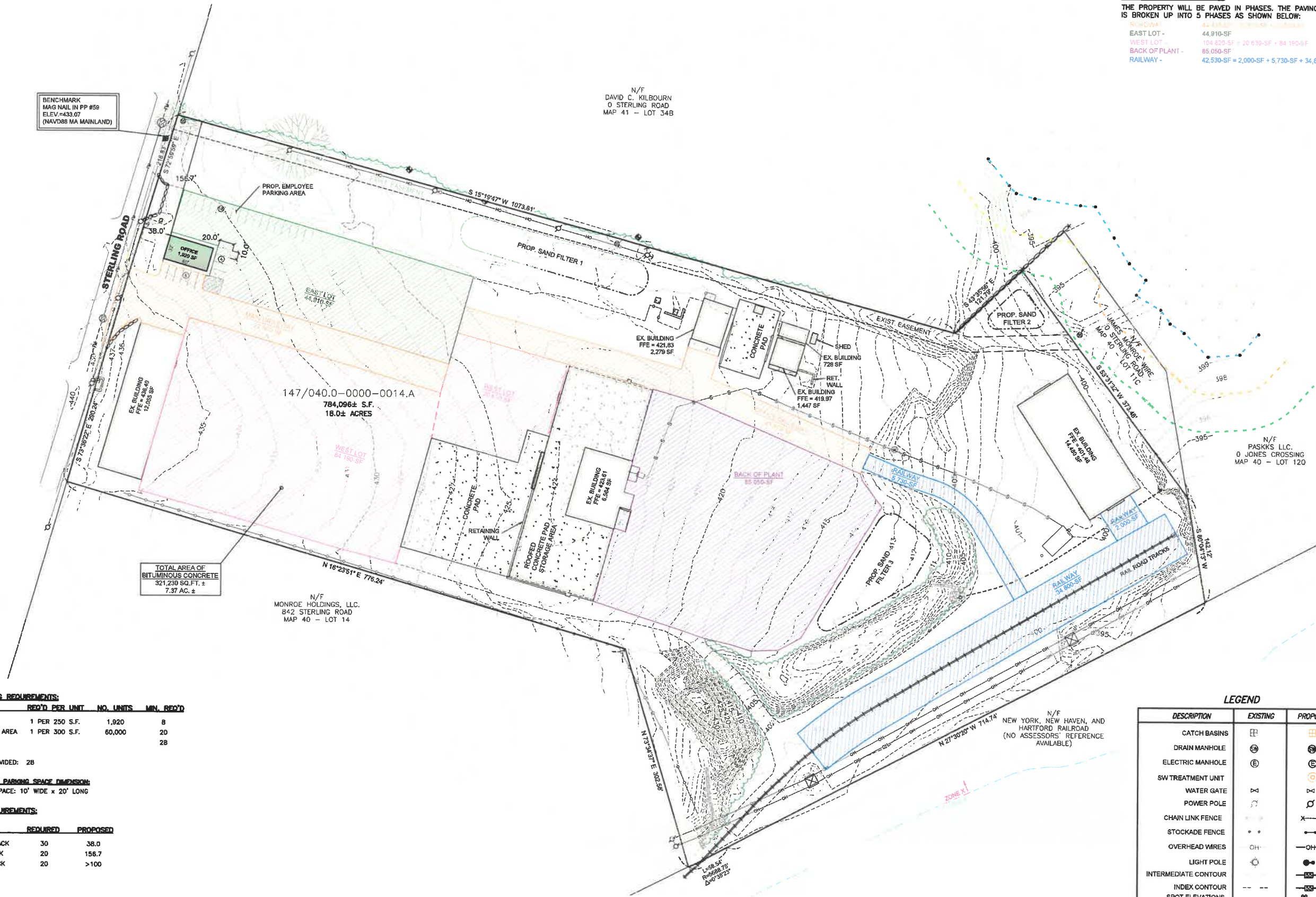
NOT FOR CONSTRUCTION

PHASED PAVING PLAN NOTES:
 THE PROPERTY WILL BE PAVED IN PHASES. THE PAVING PLAN IS BROKEN UP INTO 5 PHASES AS SHOWN BELOW:

R/W/D/W/A: 44,910-SF
 EAST LOT: 44,910-SF
 WEST LOT: 104,820-SF = 20,630-SF + 84,190-SF
 BACK OF PLANT: 85,050-SF
 RAILWAY: 42,530-SF = 2,000-SF + 5,730-SF + 34,800-SF

BENCHMARK
 MAG NAIL IN PP #59
 ELEV = 433.07
 (NAVD88 MA MAINLAND)

N/F
 DAVID C. KILBOURN
 0 STERLING ROAD
 MAP 41 - LOT 34B



147/040.0-0000-0014.A
 784,096± S.F.
 18.0± ACRES

TOTAL AREA OF
 BITUMINOUS CONCRETE
 321,230 SQ.FT. ±
 7.37 AC. ±

N/F
 MONROE HOLDINGS, LLC.
 842 STERLING ROAD
 MAP 40 - LOT 14

N/F
 NEW YORK, NEW HAVEN, AND
 HARTFORD RAILROAD
 (NO ASSESSORS' REFERENCE
 AVAILABLE)

CAR PARKING REQUIREMENTS:

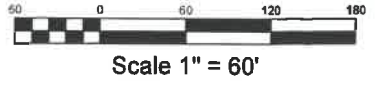
ITEM	REQ'D PER UNIT	NO. UNITS	MIN. REQ'D
OFFICE	1 PER 250 S.F.	1,920	8
PRODUCTION AREA	1 PER 300 S.F.	60,000	20
TOTAL REQ'D			28

SPACES PROVIDED: 28

TYPICAL CAR PARKING SPACE DIMENSION:
 STANDARD SPACE: 10' WIDE x 20' LONG

ZONING REQUIREMENTS:

ITEM	REQUIRED	PROPOSED
FRONT SETBACK	30	38.0
SIDE SETBACK	20	156.7
REAR SETBACK	20	>100



LEGEND

DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS	⊞	⊞
DRAIN MANHOLE	⊙	⊙
ELECTRIC MANHOLE	⊕	⊕
SW TREATMENT UNIT	⊗	⊗
WATER GATE	∇	∇
POWER POLE	⊠	⊠
CHAIN LINK FENCE	⊘	⊘
STOCKADE FENCE	⊙	⊙
OVERHEAD WIRES	—	—
LIGHT POLE	⊙	⊙
INTERMEDIATE CONTOUR	—	—
INDEX CONTOUR	—	—
SPOT ELEVATIONS	•	•
DRAIN LINE	—	—
SEWER LINE	—	—
WATER LINE	—	—
ELECTRICAL LINE	—	—

RiverHawk
ENVIRONMENTAL
 CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
 2183 OCEAN STREET, MARSHFIELD, MA 02050
 781.536.4633 www.RiverHawkLLC.com

DRAINAGE IMPROVEMENT PROJECT
BESTWAY LUMBER
 840 STERLING RD., LANCASTER, MA
SITE LAYOUT PLAN

SP1.1

REV	DATE	DESCRIPTION	BY	APP.



BESTWAY LUMBERS OF NEW
 ENGLAND, INC.
 840 STERLING ROAD,
 LANCASTER, MA 01523



DATE	PROJECT NO.	SCALE	AS SHOWN	DESIGNED BY:	CHECKED BY:	APPROVED BY:	RSR
SEP. 21. 2020	0022-01-01	AS SHOWN					

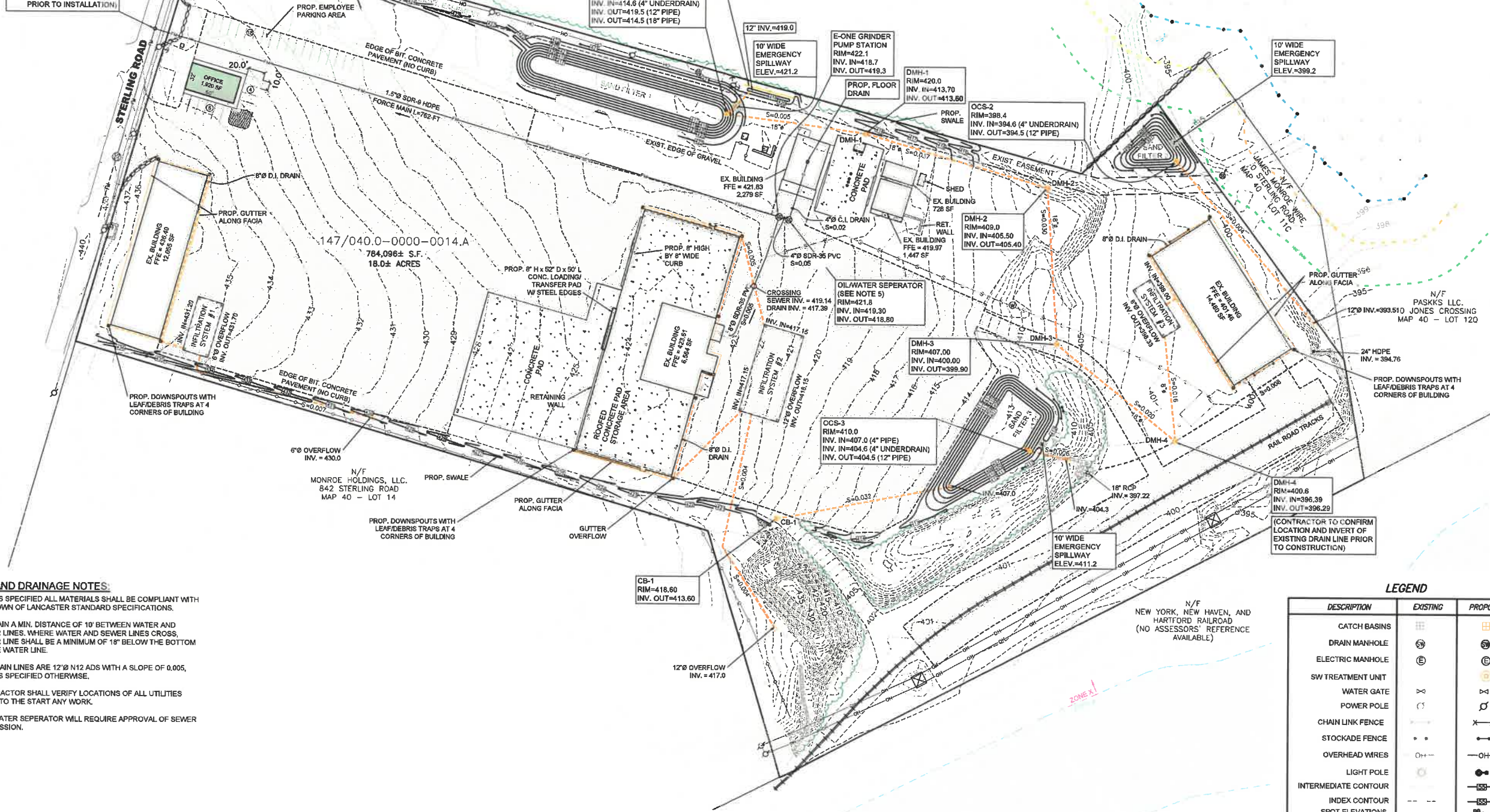
NOT FOR CONSTRUCTION

INFILTRATION AREAS ELEVATION SCHEDULE

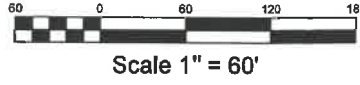
	IS-1	IS-2	IS-3
TOP OF STONE ELEV.	432.70	418.88	396.50
100-YR FLOOD ELEV.	432.38	418.95	396.36
12" INV. OUT	431.70	418.15	388.33
12" INV. IN	431.20	417.15	388.00
24" INV. ELEV.	430.20	416.15	387.00
BOT. OF STONE ELEV.	429.70	415.65	386.50
NUMBER OF ADS N-12 ROWS	9	14	7
CHAMBERS PER ROW	3	5	3

BENCHMARK
MAG NAIL IN PP #59
ELEV.=433.07
(NAVD88 MA MAINLAND)

PROP. CONNECTION TO
EXISTING SEWER FORCE MAIN
(CONTRACTOR TO CONFIRM
ELEVATION AND MATERIAL
PRIOR TO INSTALLATION)



- SEWER AND DRAINAGE NOTES:**
- UNLESS SPECIFIED ALL MATERIALS SHALL BE COMPLIANT WITH THE TOWN OF LANCASTER STANDARD SPECIFICATIONS.
 - MAINTAIN A MIN. DISTANCE OF 10' BETWEEN WATER AND SEWER LINES. WHERE WATER AND SEWER LINES CROSS, SEWER LINE SHALL BE A MINIMUM OF 18" BELOW THE BOTTOM OF THE WATER LINE.
 - ALL DRAIN LINES ARE 12" N12 ADS WITH A SLOPE OF 0.005, UNLESS SPECIFIED OTHERWISE.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START ANY WORK.
 - OIL / WATER SEPARATOR WILL REQUIRE APPROVAL OF SEWER COMMISSION.



LEGEND

DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS	[Symbol]	[Symbol]
DRAIN MANHOLE	[Symbol]	[Symbol]
ELECTRIC MANHOLE	[Symbol]	[Symbol]
SW TREATMENT UNIT	[Symbol]	[Symbol]
WATER GATE	[Symbol]	[Symbol]
POWER POLE	[Symbol]	[Symbol]
CHAIN LINK FENCE	[Symbol]	[Symbol]
STOCKADE FENCE	[Symbol]	[Symbol]
OVERHEAD WRES	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
INTERMEDIATE CONTOUR	[Symbol]	[Symbol]
INDEX CONTOUR	[Symbol]	[Symbol]
SPOT ELEVATIONS	[Symbol]	[Symbol]
DRAIN LINE	[Symbol]	[Symbol]
SEWER LINE	[Symbol]	[Symbol]
WATER LINE	[Symbol]	[Symbol]
ELECTRICAL LINE	[Symbol]	[Symbol]

DATE: SEP. 21, 2020	PROJECT NO. 02233-01-01	SCALE: AS SHOWN	DRAWN BY: AP	DESIGNED BY: RSR	CHECKED BY: RSR	APPROVED BY: RSR
<p>DRAINAGE IMPROVEMENT PROJECT BESTWAY LUMBER 840 STERLING RD., LANCASTER, MA UTILITY & DRAINAGE LAYOUT</p>						
<p>9/23/2020</p> <p>RiverHawk ENVIRONMENTAL CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT 2183 OCEAN STREET, MARSHFIELD, MA 02550 781-556-4639 www.RiverHawkLLC.com</p>						
<p>9/23/2020</p> <p>BESTWAY LUMBERS OF NEW ENGLAND, INC. 840 STERLING ROAD, LANCASTER, MA 01523</p>						
<p>147/040.0-0000-0014.A 784,096± S.F. 18.0± ACRES</p>						

