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## **SECTION FIVE**

## **PROJECT SCHEDULE**

### **5.1 PERMITTING REQUIREMENTS AND TIMELINE**

#### **SITE PLAN REVIEW – GRAFTON PLANNING BOARD**

The proposed new school building on the existing 30 Providence Road Municipal Building site will require a Site Plan Review by the Grafton Planning Board, per the Zoning By-Laws (§1.3.2.4, §1.5.1 & §3.2.3.1). The parcel is located within the Low Density Residential (R-40) zoning district.

The parcel is also located within the Water Supply Protection Overlay District. The Overlay District requires educational uses to be serviced by a municipal sewer, which is available at the site.

The maximum building height in the R-40 district and for any educational use in the town is 35 feet. The proposed project expects to apply to the Planning Board during the Site Plan Review for a Special Permit for relief from building height and parking requirements.

The Planning Board must hold a public hearing within sixty-five days from receipt of Site Plan Review Application. Within ninety days of the public hearing the Planning Board will determine whether the project complies with Grafton's zoning bylaw.

After issuance of Site Plan Approval and Special Permits from the Planning Board there is a 20 day appeal period. If no appeals are filed within the 20 day period the decision is certified by the Town Clerk and recorded at the Worcester District Registry of Deeds. Once the decision is recorded the project can then apply for a Building Permit.

It is assumed that the Town, as the applicant, will participate in all public hearings and will help expedite the permitting process. The application for Site Plan Review will be submitted during the Design Development phase.

#### **NOTICE OF INTENT – GRAFTON CONSERVATION COMMISSION**

Approximately half of the site boundary is defined by the bank of Lake Ripple. There may be additional bordering vegetated wetlands (BVW) at some locations along the lake bank. In addition, the Quinsigamond River, a perennial stream, flows south from the dam that forms Lake Ripple; the 200' riverfront area

extends onto a portion of the site. Project work is expected to be within 100' of the lake bank, and within the 200' riverfront area. Accordingly, the project will require a Notice of Intent (NOI) with the Grafton Conservation Commission.

Within the 100' buffer of the lake and wetlands, and within the 200' riverfront area, the project must comply with the Commonwealth's Wetlands Protection Act Regulations (310 CMR 10.00). In addition, the Grafton Regulations for the Administration of the Wetlands Bylaw require an additional 25' No Disturb Zone adjacent to the bank and BVW.

The Conservation Commission will hold a public hearing within 21 days of the filing to discuss and review the project. The public hearing may be continued multiple times depending on the level of review and comments received.

The Conservation Commission will issue an Order of Conditions within 21 days of the conclusion of the public hearing process. The decision of the Conservation Commission may be appealed according to the provisions of the Massachusetts General Laws. If appealed the DEP will review the application and likely issue a Superseding Order of Conditions.

The site is primarily located within Zone X, "areas determined to be outside 500-year flood-plain" on the latest FEMA Flood Insurance Rate Map (FIRM), Community-Panel Number 250306 0003 D, Map Revised September 20, 1992. A narrow strip of land adjacent to the bank of Lake Ripple is within the 100-year flood-plain. This area is predominately within the 25' No Disturb zone, and is not expected to impact site development. The 100-year flood-plain is a resource area administered by the Grafton Conservation Commission; no filing with FEMA is anticipated.

It is assumed that the Town, as the applicant, will participate in all public hearings and will help expedite the permitting process. The Notice of Intent will be submitted during the Design Development phase.

### **MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA)**

MEPA review is applicable to projects that receive state funding and exceed certain defined thresholds summarized in eleven defined categories. If one or more of the thresholds are exceeded, MEPA requires the filing of an ENF (Environmental Notification Form) or ENF with Mandatory EIR (Environmental Impact Report), depending on the threshold.

The MEPA threshold categories include:

- Land
- Wetlands, Waterways& Tidelands

**NEW GRAFTON HIGH SCHOOL  
SCHEMATIC DESIGN REPORT**

- Water
- Wastewater
- Transportation
- Energy
- Air
- Solid & Hazardous Waste
- Historical & Archaeological Resources
- Areas of Critical Environmental Concern
- Regulations

This project will receive state funding and will exceed the Traffic and Land thresholds (301 CMR 11.03), and therefore the project will require an ENF. The Project does not meet the thresholds for a Mandatory EIR; further review beyond the ENF will be at the discretion of the MEPA secretary.

## 5.2 DESIGN AND CONSTRUCTION SCHEDULE

The proposed timeline identifies construction commencing in the August – September timeframe of 2010. The decision for selecting the project procurement method (Design / Bid / Build or CM at Risk) has not yet been made by the committee. This decision will influence the construction start date.

This proposed schedule will allow for the completion of permitting; Design Development and Contract Documents following the Town approvals in the winter of 2010. This aggressive schedule is important to the *time to market* strategy.

The schedule anticipates the following major milestones:

- MSBA Board approval to move to Schematic Design      Sept. 30, 2009
- MSBA Board approval of final scope and budget      January 27, 2010
- Town Meeting appropriating total project funding      February 6, 2010
- Construction commencement      August - September, 2010
- School Opening      August 15, 2012

The design phase includes a cost estimating and value engineering period, during the Design Development Phase, and a constructability review, cost estimating and budget validation period during the Construction Document Phase, to ensure the project remains within the approved budget.