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CODE ANALYSIS & PERMIT REQUIREMENTS

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6.1 Code Analysis

The Schematic Design for the new Florence Roche Elementary School was reviewed by a professional code consultant. The following Executive Summary chart is excerpted from the Code Compliance Report by Building, Fire & Access, Inc. For the complete report, refer to Appendix 21/6.1 – Code Analysis.

For a memo detailing the firewall and its impact on the path of egress, refer to Appendix 21/6.1 Fire Wall Approach.

Massachusetts General Law Chapter 148 Section 26G	The building is greater than 7,500 gsf in aggregate area. M.G.L. Chapter 148 Section 26G is applicable and requires sprinklers to be installed throughout. Likewise, sprinklers are required under 780 CMR Table 903.
Fire Department Access	Fire department access criteria of 527 CMR requires every point of the grade floor exterior wall to be within 250 feet of 20' wide apparatus access roads and approval by the Groton Fire Department approval.
Uses	<ul style="list-style-type: none"> • Educational, Group E • Accessory Assembly, Group A (A-2/A-3/A-4) • Accessory Business, Group B
Special Uses	Platform – Section 410
Mixed Use Approach	Non-separated Mixed-Use Approach.
Proposed Height & Area	<ul style="list-style-type: none"> • Height (Feet) – 36'6" feet • Height (Stories) – 2 Stories • Maximum Footprint Area – 63,992 gsf • Aggregate Area – 110,104 gsf
Allowable Construction	Type IIB (Nonrated noncombustible). One 2-Hour Fire Wall is being provided to separate the building into two areas for construction classification purposes.
Exterior Walls	Exterior walls may be non-rated because the fire separation distance allows unlimited unprotected openings.
Exterior Openings	Unlimited unprotected openings are permitted because the fire separation distance is greater than 20 feet.
Sprinklers & Standpipes	Sprinklers are required throughout. Standpipes are not required.
Fire Alarm	A voice alarm system is required throughout.
CO Detection	CO Detection is required throughout classrooms.
Two-Way Communication Systems	Two-way communication systems are required between each elevator lobby/landing and an approved location.
Fire extinguishers	Fire extinguishers are required at a maximum travel distance of 75'.
Emergency Responder Radio Coverage	Emergency Responder Radio Coverage is required throughout.
Risk Category	The building is a Risk Category III per Table 1604.5.
Wind Borne Debris	Wind Borne Debris glazing is not required.
Accessibility	The building must be fully accessible.
Plumbing Fixtures	A discussion with the building and plumbing official should be scheduled as soon as possible to discuss the design occupant load. Fixtures are provided for up to 960 students and 480 staff. Fixtures in the lobby can serve an 800 person special event.

6.2 Permitting Requirements

Groton-Dunstable Regional School District is proposing to construct a new elementary school to be located directly behind the existing Florence Roche Elementary School and a 400m track and field behind Middle School South in Groton, MA. A Complete Guide to Permitting for the Town of Groton, MA can be found in Appendix 21/6.2 – Town of Groton Permitting Guide.

The Groton Permitting Guide provides an overview of permitting in Groton. The Form of Intent is the initial step to begin gathering feedback and guidance from various Town departments relative to a specific project. The town also offers prospective applicants the opportunity to meet with various Town officials in the Land Use Committee. This is a private, informational meeting in the pre-application stage, which can be helpful in determining the project specific steps for meeting all permitting requirements. We anticipate starting this process in the Design Development phase.

The following outlines a chronological step-by-step explanation of the permit process:

1. **Contact the Land Use Director/ Town Planner** to schedule a preliminary consultation meeting.
2. **Submit a completed Form of Intent to the Land Use Department.** In the Schematic Design phase, the project will file a Form of Intent with the Town of Groton Planner to initiate the regulatory process with the Town, identify the permits required, and establish the process. This form can be found in Appendix 21/6.2 – Land Use Department Form of Intent.
3. **Schedule preliminary consultation meeting with the Land Use Departments** to determine if the Form of Intent is complete.
4. **All Issuing Authority Meetings will be scheduled within 30 days after an application is submitted.** Notice of the requisite public hearings shall be given for zoning and subdivision matters by publication not less than 14 days before the day of the hearing.
5. **If, after notification has been sent that an application is complete,** an Issuing Authority determines that a previously unidentified permit or other pre-development review process is necessary, it shall immediately notify the applicant of such additional requirements.
6. **Each Issuing Authority must act on the permit, license or other approval** within its purview and file its decision with the Town Clerk within the predetermined time period.
7. **The applicant may request a permit modification if deemed necessary.**
8. **The applicant shall apply for all other development related permits, approvals and licenses from the Commonwealth of Massachusetts and Federal**

Permits.

9. **The applicant is responsible for the recording of certain permit(s) at the Registry of Deeds** for Special Permits, Variances, and Orders of Conditions.
10. **Permits shall not transfer automatically** to successors in title, unless the permit expressly allows the transfer without the approval of the Issuing Authority.
11. **Applying to the Building Inspector for a Building Permit.** Upon receiving all necessary permits, approvals and licenses from the regulatory bodies, Boards, and Commissions and any necessary state and federal approvals, the applicant will need to submit them to the Land Use Director/ Town Planner before applying for a Building Permit.

The project may need to engage with the following entities:

STATE

Massachusetts Environmental Protection Act (MEPA) – requires state agencies to evaluate the environmental impact of all projects or activities undertaken by state agencies, or private projects seeking state funding or permits. The site has been identified to be located in the Petapawag Area of Critical Environmental Concern.

Prior to beginning construction, the project site will be required to develop a Stormwater Pollution Prevention Plan SWPPP and file an ENOI with the EPA by the site operator.

At this point however, it appears MEPA permitting will not be required, due to the fact that the project location does not seem to trigger thresholds such as (not an exclusive list):

1. Direct alteration of 50 or more acres of land.
2. Creation of ten or more acres of impervious area.
3. Alteration requiring a variance in accordance with the Wetlands Protection Act.
4. New withdrawal or Expansion in withdrawal of: 2,500,000 or more gpd from a surface water source

Massachusetts Clean Water Act, Sewer Extension/ Connection Permits – Required for the connection of a project to a sewer system unless exempted, administered through Groton Sewer Department.

Hazardous Waste Management Act – may be required from the federal Environmental Protection Agency or state Department of Environmental Protection if any wastes generated by the project are hazardous, depending on the types of quantities generated,

reviewed by the Groton Fire Department.

Massachusetts Historical Commission (MHC) – The Project Notification Form (PNF) was submitted to the MHC for this project during PDP phase on Feb. 3, 2020. MHC reviewed the PNF and indicated that the existing Florence Roche Elementary School is neither included in MHC’s Inventory of Historic and Archaeological Assets, nor listed in the National and State Registers of Historic places. No further review by the MHC is required. See Appendix 6 / 3.8 - Massachusetts Historic Commission Response for the letter as such from MHC dated March 4, 2020.

Wetlands Protection Act – requires a landowner to obtain a permit (Order of Conditions or Determination of Applicability) from the local Conservation

Commission prior to doing any work within 200 ft. of perennial streams or 100 ft. of wetlands or the 100-year floodplain.

Groton Conservation Commission and DEP – Any work within 100’ of Bordering Vegetated Wetlands (BVW) will require approval from the Groton Conservation Commission with a review by DEP. Due to wetland resource areas located on and adjacent to the site, any new construction will require approval from the Groton Conservation Commission and DEP at a minimum.

TOWN OF GROTON

The Town of Groton required permits and schedule are outlined in the following table.

TOWN OF GROTON PERMIT REQUIRED	PERMITTING AUTHORITY	ANTICIPATED FILING DATE	DURATION (APPROXIMATION)
WETLANDS	Groton Conservation Commission & DEP	During Design Development phase	60-120 Days
GROTON STORMWATER	Groton Earth Removal Stormwater Advisory Committee	During Design Development phase	60-120 Days
GROTON SEWER CONNECTION	Sewer Department	During Design Development phase	30-60 Days
GROTON WATER CONNECTION, FIRE FLOW TEST, WATER EXTENSION	Water Department	During Design Development phase	30-60 Days
HAZARDOUS MATERIALS	Fire Department	During Design Development phase	30-60 Days
PETAPAWAG AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACECS)	Natural Heritage and Endangered Species Program (NH&ESP)	During Design Development phase	60-120 Days
SITE PLAN REVIEW, SPECIAL PERMIT, SIGN PERMIT AS PART OF SITE PLAN REVIEW	Planning Board	During Design Development phase	45-120 Days
EARTH REMOVAL	Board of Selectman	During Design Development phase	60-120 Days
ZONING APPEALS, SPECIAL PERMIT, VARIANCE	Zoning Board of Appeals	During Design Development phase	60-120 Days
KITCHEN FACILITY REVIEW	Board of Health	During Construction Administration phase	60-120 Days
STORMWATER POLLUTION PLANS (SWPPP)	National Pollution Discharge Elimination System (NPDES)/ Stormwater Pollution Plans (SWPPP)	2 weeks prior to Construction	14 Days by GC, prior to commencing construction
BUILDING PERMITS (C of O, ELECTRICAL, FIRE ALARM/SUPPRESSION, GAS, PLUMBING)	Building Department	Construction Administration	

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