



**SITE ASSESSMENT**

Access to Upper Pine Street will be a costly endeavor from either Pine Street or Crooked Lane. It may be worth exploring additional parcels in this area previously reviewed by the Town to determine if additional land could be developed concurrently to lessen the expense of the road expansion. The Conservation Commission should be consulted regarding a wetland crossing to allow additional field construction on the current study site.

- Conservation/Wetland Issues
  - Thin blue line on USGS connects 3 wetland areas shown on MassGIS
  - Outstanding Resource Waters Area (ORW) – Surface Water Supply
  - Entire Site is in Town Water Resources Protection District
- Zoning/Setback Issues
  - Single Residence C, Municipal Uses Allowed
- Access/Egress Issues
  - No evident existing connections/access points
  - Frontages on Rt 128, Crooked Lane (undeveloped)
  - Crooked Lane Access may require wetland crossing, expansion of Crooked Lane, ledge excavation, impacts to residents
  - Access from Pine Street requires major earthwork and ledge excavation
  - Development of site requires MassHighway Indirect Access Permit
- Neighbor Concerns
  - Residential Abutters could take issue with access on Crooked Lane
  - Otherwise fairly isolated, abutting Rt 128
- Field Layouts with Proper Solar Orientation
  - Fairly flat site, significant grade change toward Crooked Lane
  - Site Access Points will be major impact on site layout
  - 2 regulation (360'X225') soccer, 1 regulation (320' foul line) baseball field, if wetland crossings allowed by Conservation Commission
  - PENDING WETLAND DELINEATION
- Parking Capacity
  - Approximately 125 cars, pending grading, field selection, impacts of ORW
  - Increased Parking areas = increased detention needs
  - Consider Porous Pavement pending site soils and groundwater analysis
- Site Utility Requirements
  - Electrical, Sewer, Water needed; assumed to be available in adjacent neighborhoods
- Estimate of Probable Construction Costs
  - Earthwork and ledge removal could be major expense
  - Wetlands, MassHighway Permitting



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North Arrow



Legend

- PROPERTY LINE
- EXISTING CONTOUR
- WETLAND
- 100 FT WETLAND BUFFER
- RIVER
- 100 FT RIVERFRONT
- 200 FT RIVERFRONT
- PROPOSED CONTOUR

Notes

The features represented on this drawing are not created from ground survey. This information does not conform to National Map Accuracy Standards or ALTA Survey standards.  
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Permit-Seal

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
11/13/2008

Client/Project  
**MANCHESTER BY THE SEA**  
 RECREATION MASTER PLAN  
 SITE SELECTION  
 Manchester-By-The-Sea, Massachusetts

Title  
**UPPER PINE STREET**

Project No. 210800384    Scale 0 150' 300'  
 Drawing No. Sheet    Revision

**L109**    9 of 11    0

**NOTE:  
SCALE REDUCTION**  
 THESE REDUCED PLANS MAY NOT BE EXACTLY TO SCALE. ALL INDICATED SCALES ARE REDUCED TO APPROXIMATELY HALF SIZE.