

60 MAPLE STREET MANSFIELD, MA

Client: Dacon Corporation

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The Eastern Container warehouse, which is located in the Town of Mansfield, Ma is a 15.94 acre lot located on the northerly side of Maple Street and the easterly side of Oakland Street on the Foxborough Town line. The site contained a 130,000 sf warehouse which the owner wanted to expand by 100,000 sf.

The site lies within a town designated Groundwater Protection District and the amount of impervious area breached the Town's threshold, which required the filing of a special permit with the Planning Board and variances with the Zoning Board of Appeals. The site was adjacent to a residential zoning district in the Town of Foxborough and the abutters were active during the permitting process and actually appealed the permit after it was issued by the Town. As the project civil engineer Bay Colony Group, Inc. was responsible for taking the architectural concept and turning it into a site plan that met the requirements of the Town's zoning bylaws. BCG had to prepare layout, grading, materials, utilities design and drainage plans for the site and present them to the Town during the public hearing process. Since the project was located in the Groundwater Protection District particular attention was paid to the storm water collection system to ensure that runoff would not impact the Town's water well, which was only ½ mile from the site.

The project was approved and constructed in 1999 after the appeals from the neighbors were dismissed.

