



January 8, 2021

File: 179410997

**Attention: Mr. Richard Gosselin, Chairman**

MILLBURY PLANNING BOARD

Municipal Office Building

127 Elm Street

Millbury, Massachusetts 01527

**Reference: McCracken Road - Lot 2R  
Preliminary Subdivision Plan  
Millbury, Massachusetts**

Dear Mr. Gosselin:

Pursuant to the Board's request, Stantec has reviewed the Preliminary Subdivision Plan submittal for McCracken Road, a proposed residential subdivision in Millbury.

The following materials received to date relative to this submittal include the following:

- "Butler Way", Preliminary Subdivision Plan (4 Sheets), dated November 25, 2020; Preliminary Plan checklist and Application, dated December 11, 2020 each as prepared by Quinn Engineering, Inc. (QE)

The Preliminary Plan submittal was reviewed for conformance with the Town's Zoning Bylaws, the Board's Rules and Regulations Governing the Subdivision of Land, and generally accepted engineering practice. We offer the following comments regarding the *Preliminary Subdivision Plan, Butler Way* submittal for the Board's consideration.

**SITE VISIT**

As part of the Stantec's review, Mr. David Glenn (Stantec) conducted a site visit to view existing surface features and site conditions.

**PRELIMINARY SUBDIVISION PLAN**

The subject property is located within the Suburban I (S1) District and is bounded westerly by the town line between Auburn and Millbury; to the east by residential homes along McCracken Rd.; to the south by McCracken Rd. and to the north by undeveloped woods. Landscape features include wetlands to the north of the proposed subdivision, forested areas throughout the parcel. A "right of way to standard oil company" runs along the northerly property line, located in the Town of Auburn. Stone piles and rock outcrops are present at various locations throughout the approximately 6.8-acre site. The subject property lots will be serviced by private wells and septic systems. We recommend provisions for fire protection be addressed by QE.

Topographic features of the parcel are typified by localized high points of rock outcroppings located, with moderate to steep slopes ranging on average from 7% to 15% northerly with selected areas exceeding 25%. In general, the on-site slopes fall off to the northerly part of the project site. The proposed development slopes generally fall off in a south to north direction to the

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proposed stormwater basins. In general, stormwater runoff associated with the proposed roadway is collected and conveyed through proposed stormwater basins located along the westerly property line prior to discharging to the existing wetland resource area at the northern portion of the project area. **Stantec recommends the applicant provide a statement to the Board relative to the wetland delineation as shown on the Preliminary Plan and whether these delineations have been submitted accepted by the Millbury Conservation Commission.**

**The Preliminary Plan consists of three (3) proposed building lots numbered 1 through 3 and two (2) parcels labelled 1A and 3A. No area within the project site is currently designated as open space. We note parcel 3A is being utilized for a stormwater basin. We recommend disposition of these parcels be further discussed with the Board. Lot No. 3 extends over the town line into the Town of Auburn and we recommend the area within the Town of Auburn be labeled on then plan. As shown on the preliminary plan, Lot nos. 1 through 3 meet the area requirements of 60,000 square feet as specified in the Town's Zoning Bylaws. We are unable to confirm the lots meet Section 32.12 of the Town's Zoning Bylaws for Odd-Shaped Lots and recommend additional documentation be provided by QE.**

**ROADWAY**

Ingress and egress to the project site is shown via McCracken Rd. We note the proposed Butler Way is identified as 40-foot right-of-way, which meet the definition of "Access Street" as per the *Boards Subdivision Rules and Regulations*. The proposed roadway is approximately 450 feet in length with a scaled 22-foot wide paved roadway which ends in a cul-de-sac. The cul-de-sac paved diameter is 100 feet. **Preliminary roadway design has raised the following comments:**

1. For clarification, we recommend a typical 40-foot roadway and cul-de-sac section be provided on the preliminary plan.
2. Stantec recommends the applicant provide documentation to ensure a public safety vehicle (fire truck) can properly access make the proposed cul-de-sac when performing the subdivision design.
3. Stantec recommends that the applicant provide the proposed roadway centerline geometry to ensure that the radii of the proposed curves are more than 100 feet.
4. We question the minimum vertical sight distance of 150 feet and recommend the provided sight distance be included on the roadway profile plan.

**STORMWATER MANAGEMENT**

The submitted Preliminary Plan provides a layout of the proposed drainage system facilities, including Best Management Practices (BMPs) such as catch basins and subsurface detention systems. In general, stormwater runoff from the proposed roadway will flow into the BMPs prior to discharging to the wetland resource area located at the northern project limits. The applicant should be aware of the Board's Design Standards requiring the storm drainage system be designed in accordance with the Municipal Code Chapter 13.15 Post-Construction Stormwater Management of



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New Developments and Redevelopments and Massachusetts Department of Environmental Protection Stormwater Management Standards. **We offer the following comments regarding the preliminary stormwater management system.**

1. We question if additional drainage infrastructure may be required to control runoff associated with the proposed roadway. The preliminary plan indicate the subdivision roadway will provide two (2) proposed catch basins.
2. We recommend test pits and additional soil information be provided within the proposed stormwater basin areas. The multiple areas of rock outcroppings indicate areas of refusal and question the ability of infiltration at the basin locations. We also question access to the basins for future maintenance.
3. Parcel 3A identifies a proposed temporary basin and drainage swale to stormwater basin which appears to be a permanent feature. We request further clarification from QE.

**RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND**

Section 5 – *Procedures for the Submission and Approval of Subdivision Plans*, Subsection 5.1 – *Preliminary Plan* requires specific information be shown on the Preliminary Plan. In general, the Butler Way Preliminary Residential Subdivision Plan appears to conform to the Board's Rules and Regulations Governing the Subdivision of Land, with the following exceptions.

The following list refers to the Millbury Planning Board Submission of Preliminary Plan Checklist:

- a. The Preliminary Plan shall reference NAD83 and NAVD 88 datums. This note should be added to the plan.
- g. The width and location of Existing Hidden Meadow Roadway is not identified on the plan.
- h. The limits of forested areas are shown on the plans, large caliper trees should be identified.
- i. As indicated in the checklist, SCS soil maps should be provided.
- k. The applicant provide abutter information within 500 feet of the project. Abutter information on the southern side of McCracken is not shown on the plans.
- n. Zoning districts are shown for Millbury, The rear of the project falls outside of Millbury and within the town of Auburn.



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- o. It is noted that the three (3) required boundary markers with Massachusetts Grid Plane coordinates are identified on the plans. Further, all three (3) boundary markers require the elevation indicated on the plan.

**DESIGN STANDARDS WAIVERS**

It appears the applicant will be not be requesting waivers and recommend confirmation from the applicant.

Regards,

**STANTEC CONSULTING SERVICES INC.**

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cc. Ms. Laurie Connors, Town Planner