



October 15, 2020

Mr. Richard Gosselin, Chairman  
Millbury Planning Board  
127 Elm Street  
Millbury, MA 01527

***Re: Peer Review Comment Responses***

***“Clearview Open Space Community” – 66 Park Hill Avenue, Millbury, MA  
TPE Project No.: 1014***

Dear Mr. Gosselin and Members of the Board:

Turning Point Engineering (“TPE”) is in receipt of review comments furnished to the Planning Board by Stantec Consulting Services, Inc. (“Stantec”), dated September 23, 2020 and by Laurie Connors, Town Planner, dated September 22, 2020, from their review of the above referenced project. Stantec’s and Ms. Connors’ review comments are shown in *italic* font and TPE’s response to each review comment is provided in **bold** font below. Their comment sequencing has been maintained.

**Stantec Review Comments & Responses:**

*Stantec performed a cursory review of the submittal and provided initial comments via email on April 9, 2020. Comments remaining to be addressed based on the Planning Board Notice of Decision for Site Plan Approval, dated September 9, 2019 include Condition 5(f) Items 1, 2, 3, 5, 7 and 8*

*Stantec (09/22/2020):* *We recommend the applicant provide additional plans and/or documentation to address Condition 5(f) Items 2, 3, 5, 7 and 8.*

**TPE (10/15/20): Additional plans and/or documentation for Condition 5(f) items 2, 3, 5, 7, and 8 have all been previously provided.**

**DEFINITIVE SUBDIVISION PLAN**

*We recommend the applicant provide a statement to the Board relative to the wetland delineation as shown on the Definitive Subdivision Plan and whether the delineation has been accepted by the Millbury Conservation Commission.*

**A notation has been added to Sheet C-1.0 stating that the wetland delineation was performed by Brian Waterman of WDA Design Group on December 5-7, 2018 and located by instrument survey by Turning Point Engineering. A Notice of Intent application shall be submitted to the Millbury Conservation Commission and the Massachusetts Department of Environmental Protection (MassDEP).**

*Stantec (09/23/2020):* *Comment remains to be addressed. As noted by TPE, a Notice of Intent will be submitted to the Millbury Conservation Commission and MassDEP.*

**TPE (10/15/20):** A Notice of Intent application has been filed with the Millbury Conservation Commission and the Massachusetts DEP. The wetland delineation performed by WDA Design Group has not been accepted to date.

*Subsection 5.3.4 – Environmental Analysis:*

*The applicant should provide additional information in the Design Impact Statement relative to the Environmental Analysis.*

**Additional information relative to the Environmental Analysis has been provided in the revised Design Impact Statement enclosed herewith.**

*Stantec (09/23/2020): We recommend the applicant provide additional documentation regarding the proposed sewer system and status of review with the Millbury DPW.*

**TPE (10/15/20):** The Applicant helped fund a sewer capacity study commissioned by the Millbury Sewer Commission. The study included the installation of flow meters and rain gauges at numerous points throughout the town's sewer system and ten (10) weeks of readings. The results have been compiled and are currently under review by the town's sewer consultant, Weston & Sampson.

*Subsection 5.3.5 – Construction Plan:*

*On Sheet C-8.3 notes indicated a progression of work and a maximum amount of disturbed areas not to exceed 5 acres. Stantec recommends the applicant submit an Erosion Control Plan and Narrative to include a construction sequence, maintenance, and inspection program during construction. Proposed location of where earth and construction materials will be stockpiled on-site should be identified on the plan.*

**Updated erosion control plans (Sheets C-8.1 – C-8.6) include construction sequencing, maintenance, inspections, equipment staging, and material stockpiling information. In addition, project phasing has been illustrated on Sheets C-13.1 & C-13.2.**

*Stantec (09/23/2020): We recommend TPE provide an erosion control plan/narrative and narrative to include a construction sequence, maintenance, and inspection program during construction activities associated with Project Phasing Sheets C-13.1 and C-13.2. We note sheet C-13.1 identifies an area of earthwork/disturbance of approximately 50 acres.*

**TPE (10/15/20):** A detailed erosion control narrative that includes construction sequencing, maintenance, and inspections during construction activities is provided on Sheet C-8.5 of the plan set.

*We recommend construction phasing of the roadway, utility, dwelling units and offsite roadway improvements on Park Hill Avenue and submission of the Stormwater Pollution Prevention Plan, as required by the NPDES General Permit, be submitted to the Board prior to the start of any construction activities.*



**Prior to the start of construction, a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and a NPDES Notice of Intent shall be file with the U.S. EPA.**

*Stantec (09/23/2020): The applicant indicated a SWPPP will be prepared for the project and a NPDES/NOI application will be filed with the EPA. Stantec recommends the documentation be provided to the Board prior to construction.*

**TPE (10/15/20): Prior to the start of construction, a copy of the SWPPP, including the NPDES permit, shall be provided to the Planning Board.**

#### Section 6 – Design Standards

*We recommend further discussion between the Board and the Applicant regarding proposed restoration/landscaping resulting from the Proposed Park Hill Improvements.*

**No response required.**

*Stantec (09/23/2020): This comment remains to be addressed.*

**TPE (10/15/20): Proposed Park Hill Avenue improvements include drainage improvements and pavement widening & resurfacing. To accomplish this, the work will require the removal of some existing trees and shrubs, but will result in an overall improved roadway corridor. In a recent meeting with the Millbury DPW, the proposed improvements were found to be acceptable to the DPW. The Applicant will discuss this matter with the Planning Board at the upcoming public hearing.**

#### *Subsection 6.7.4.c – Streets and Ways, Location and Alignment:*

*The applicant has provided this information as part of the approved Open Space Preliminary Plans. The Park Hill Improvement plans indicate increasing the roadway width to 24FT. We recommend the applicant provide a proposed typical cross section of the roadway illustrating the limits of milling/ paving/ full depth construction and utility improvements within the roadway right of way. We also recommend the applicant provide documentation of approval from the Millbury DPW.*

**Sheet C-10.1 of the revised plan set illustrates a typical cross section for the road improvements to Park Hill Avenue. Copies of the revised plan shall be furnished to the Millbury DPW for review and approval.**

*Stantec (09/23/2020): The applicant provided typical roadway cross section and bituminous concrete pavement section. We recommend items such as travel lane width, top course/binder course thickness, and depth of gravel sub-base be added to sheet C-10.1. We also recommend status of review with the Millbury DPW be discussed with the Board.*

**TPE (10/15/20): In a recent meeting with the Millbury DPW, the proposed improvements were found to be acceptable to the DPW. The Applicant will discuss this matter with the Planning Board at the upcoming public hearing.**



*Subsection 6.8 – Street Signs:*

*We recommend proposed crosswalk signage be added to the Layout & Materials Plan at the proposed crosswalks.*

Stantec (09/23/2020): *Comment remain to be addressed.*

**TPE (10/15/20): Crosswalk signage has been added to the revised Layout & Materials Plans.**

*Subsection 6.10 – Curbing:*

*The applicant has been granted a waiver from this requirement along roadway segments within the proposed development. We note the applicant should clarify if curbing is proposed as part of the Park Hill Improvement Plans.*

**No curbing is proposed as part of the improvements to Park Hill Avenue.**

Stantec (09/23/2020): *No curbing is proposed as part of the Park Hill Improvement Plan. We recommend status of review with the Millbury DPW be discussed with the Board.*

**TPE (10/15/20): In a recent meeting with the Millbury DPW, the proposed improvements were found to be acceptable to the DPW.**

*Subsection 6.15 – Water System:*

*The proposed water mains indicate a depth of 5Ft. below grade. Water pipes should be placed with cover not less than six (6) feet. In locations where the proposed watermain is not looped a hydrant with a blow off should be provided. See proposed hydrant at the intersection of “Clearview Terrace” and Park Hill Ave.*

**The revised plans illustrate the water main with six (6) feet of cover.**

*We noted that a proposed water booster it stated on the Park Hill Improvement Plans. Stantec did not receive plans for this feature and did not perform a review of the proposed booster station. We recommend the applicant provide documentation of approval from Aquarian Water Company and Millbury Fire Department.*

**The applicant has submitted an application package to Aquarion Water Company for review.**

Stantec (09/23/2020): *The applicant has submitted a package for review by the Fire Department and Aquarian Water Company. Stantec recommends status of review by these entities be addressed by the applicant.*

**TPE (10/15/20): The Applicant met with the Millbury Fire Chief and the proposed water system was found to be acceptable. A review by Aquarion is on-going and the Applicant**



**would accept a condition of approval that the proposed water system be approved by Aquarion prior to the water system installation.**

*Subsection 6.16 – Sewer System:*

*We note there are several drop manholes for the proposed sewer approximately 5 feet. The applicant should indicate the greatest drop elevation proposed for this project.*

**Revised plans illustrate that the greatest drop elevation of any sewer manhole is 5 feet.**

*Stantec (09/23/2020): The revised plans indicate a maximum SMH drop of 5 feet. We note a sewer drop manhole detail is shown on sheet C-7.5 and recommend sewer drop be encased in concrete.*

**TPE (10/15/20): The sewer drop manhole detail on Sheet C-7.5 has been revised to show concrete encasement for the sewer drop.**

*The proposed sewer connection from SMH-XC1 to the existing stub on Park Hill Ave is 8 inches. We question is the intent on connecting to this stub or coring a new connection at this invert.*

**The proposed sewer connection to the existing manhole in Park Hill Avenue will not utilize the existing stub. The sewer manhole will be cored to accommodate the new sewer connection.**

*Stantec (09/22/2020): Addressed. The applicant indicates a new sewer connection at Park Hill Ave. callout should be added to sheet C-6.1 reflecting this connection.*

**TPE (10/15/20): A callout has been added to revised Sheet C-6.1 for the proper removal of the existing sewer stub and sealing of the manhole.**

*We also recommend the applicant provide documentation of approval from the Millbury DPW.*

**The revised plans shall be furnished to the Millbury DPW for their review.**

*Stantec (09/23/2020): This comment remains to be addressed.*

**TPE (10/15/20): In a recent meeting with the Millbury DPW, the proposed sewer system was found to be acceptable to the DPW. DPW's approval can be verified through the Planning Board.**

**STORMWATER MANAGEMENT PLAN**

8. *Standard 8 - A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.*

*Stantec (5/11/20): Stantec recommends the applicant submit an Erosion Control Plan and Narrative to include a construction sequence, maintenance, and inspection program during*



*construction. Proposed location of where earth and construction materials will be stockpiled on-site should be identified on the plan.*

*We recommend construction phasing of the roadway, utility, dwelling units and offsite roadway improvements on Park Hill Avenue and submission of the Stormwater Pollution Prevention Plan, as required by the NPDES General Permit, be submitted to the Board prior to the start of any construction activities.*

**Updated erosion control plans (Sheets C-8.1 – C-8.6) include construction sequencing, maintenance, inspections, equipment staging, and material stockpiling information. In addition, project phasing has been illustrated on Sheets C-13.1 & C-13.2.**

Stantec (09/23/2020): *We recommend TPE provide an erosion control plan/narrative and narrative to include a construction sequence, maintenance, and inspection program during construction activities associated with Project Phasing Sheets C-13.1 and C-13.2. We note sheet C-13.1 identifies an area of earthwork/disturbance of approximately 50 acres.*

**TPE (10/15/20): A detailed erosion control narrative that includes construction sequencing, maintenance, and inspections during construction activities is provided on Sheet C-8.5 of the plan set.**

*Chapter 16 – Water, Sewer, and Sewage Disposal, Section 16-3 – Post-construction Stormwater Management of New Developments and Redevelopments, Subsection 7 – Stormwater Management Plan of the Town's General Bylaws identifies information required for the Board to evaluate the environmental impact, effectiveness, and acceptability of the proposed measures, as well as meet the Massachusetts Stormwater Management Standards as set by the Department of Environmental Protection (DEP). The Project Definitive Plan appears to conform to the Town's Stormwater Management Plan requirements, with the following exceptions.*

*The following list refers to the Millbury Plan Board Submission of Stormwater Plan Review Checklist. Our review has only included “design” related items as part of the checklist.*

- m. The existing and proposed ground cover and runoff coefficients have been provided in the Stormwater Management report. The watershed maps are missing the Tc and CN values.*

Stantec (09/23/2020): *Drainage area maps showing pre- and post-construction watershed drainage area, time of concentration and CN values for sub catchment P-7 do not agree between the HydroCAD model and the listed values.*

**TPE (10/15/20): Corrected drainage area maps that correspond to the HydroCAD model have been enclosed herewith.**

- n. Drainage area maps showing pre-and post-construction watershed boundaries, drainage area and stormwater flow paths has been provided. The provided maps do not agree between the HydroCAD model and the listed values.*

Stantec (09/23/20): *See comment above regarding HydroCAD model and drainage area maps.*





**TPE (10/15/20):** Corrected drainage area maps that correspond to the HydroCAD model have been enclosed herewith.

**Laurie Connors Review Comments & Responses:**

1. *Currently there exists a Definitive Plan for the property approved by the Planning Board in 2005. The property is also under covenant. The definitive plan must be rescinded and the covenant released PRIOR to Planning Board issuance of definitive plan approval of this project. A public hearing must be held to consider the rescission and mortgage holders (if any) must be identified and consent to the rescission in writing. I strongly recommend that the Applicant submit application to rescind the subdivision and release the covenant with the definitive plan submittal. The current deed and list of mortgage holders (if any) should be submitted at that time.*

September 22<sup>nd</sup> Comment: *The requested rescission paperwork was submitted with the formal definitive plan application. Note that the deed identifies Czervik Properties, LLC as the new owner of the parcel.*

**(TPE 10/15/20):** No response required.

2. *Please submit the required application forms with the definitive plan submission (Form C, Checklist, Designers Certificate, Abutters Request Form), two copies of surveyor's certificate that the center-line stationing stakes of all roadways have been set and marked, and language of any easements or deed restrictions.*

September 22<sup>nd</sup> Comment: *The requested information was submitted with the definitive plan application*

**(TPE 10/15/20):** No response required.

3. *In accordance with Subdivision Regulations, Section 5.3(1)(n), please submit test pit results for every 100' along proposed roadways. Test pits shall be witnessed by Stantec, the Planning Board's consulting engineer.*

September 22<sup>nd</sup> Comment: *This comment is partially addressed. Test pit results were submitted for locations throughout the site; however, test pits were not conducted at 100' intervals along proposed roadways. Also, none of the test pits were witnessed by Stantec. The Applicant should either comply with this requirement or submit a written waiver request for Planning Board consideration.*

**(TPE 10/15/20):** An updated waiver request list enclosed herewith includes a request to waive the requirement to perform test pits every 100 feet along the proposed roadways.

4. *Please identify the certified wetlands scientist who flagged the wetlands on Sheet C1.0 of the plan set.*

September 22<sup>nd</sup> Comment: *The certified wetlands scientist is identified on Sheet C1.0.*



**(TPE 10/15/20): No response required.**

5. *In accordance with Subdivision Regulations, Section 5.3(2)(r), at least three boundary marker locations, remotely separated, shall be indicated with Massachusetts Grid Plane Coordinates. Please modify Sheet C-11.1 accordingly and show locations of monuments and boundary markers on Sheet C-11.1 in compliance with Section 6.9.*

September 22<sup>nd</sup> Comment: *The plan was modified to address this comment. Sheets C-11.1 and C-11.2 are stamped by a professional land surveyor and the datum references are included.*

**(TPE 10/15/20): No response required.**

6. *In accordance with Subdivision Regulations, Section 5.3(2), Sheet C-11.1 shall be stamped by a registered land surveyor, contain datum references, notation that Planning Board approval is required, contain a Certificate of No Appeal block for Town Clerk's signature, and legal references for abutters including those on the opposite side of the street. The purpose of easements and zoning information shall be indicated on the plan and the New England Power Company easement off of Park Hill Avenue shall be fixed.*

September 22<sup>nd</sup> Comment: *These comments are largely addressed, although the proposed access and utility easements shall be fixed and monumented on the final version of the definitive plan to be recorded at the Registry of Deeds.*

**(TPE 10/15/20): The revised plans enclosed illustrate proposed monuments for all of the proposed easements.**

7. *Submit a signed statement on the Plan stating that the relative error of closure shall exceed CMR 250.6 in accordance with Subdivision Regulations, Section 5.3(2)(s).*

September 22<sup>nd</sup> Comment: *The plan was modified to address this comment.*

**(TPE 10/15/20): No response required.**

8. *In accordance with Subdivision Regulations, Section 5.3(2)(h), include a note on Sheet C-11.1 stating that "Street numbers are assigned by the Millbury Police Department, for further information call (508) 865-3521.*

September 22<sup>nd</sup> Comment: *The plan was modified to address this comment.*

**(TPE 10/15/20): No response required.**

9. *The Planning Board indicated preliminary support for the following waivers during site plan review. The Applicant should confirm whether they still wish to seek Planning Board approval for these waivers by resubmitting them with the Definitive Plan application. That will enable the Planning Board to formerly weigh in on the waiver requests.*

a. *Waiver of lot lines;*





- b. *Millbury Subdivision Regulations, Section 6.7(5): Reducing the outside roadway diameter of a cul-de-sac to 120' and the placement of a circular landscaped island with a 20' diameter;*
- c. *Millbury Subdivision Regulations, Section 6.7(6): Reducing roadway widths to 24' (Road A) and 20' (Roads B, C, and D) provided that Road B shall be one-way;*
- d. *Millbury Subdivision Regulations, Section 6.10: In lieu of vertical granite curb, installation of cape cod berm;*
- e. *Millbury Subdivision Regulations, Section 6.13: A single sidewalk on one side of sub-collector streets (Road A);*
- f. *Millbury Subdivision Regulations, Section 6.20: reducing the maximum 500' distance between hydrants and dwellings provided that hydrants are installed at intersections and along the water main extension on Park Hill Avenue. The hydrant layout will be further defined during the Definitive Plan permitting process in consultation with the Fire Chief.*

**(TPE 10/15/20):** An updated waiver request list enclosed herewith includes a request to waive the requirement to perform test pits every 100 feet along the proposed roadways.

- 10. *Subdivision Regulations, Section 5.3(5)(b) requires existing and proposed topography to be shown at 1' contour intervals. The plan depicts existing and proposed topography at 2' contour intervals. Please modify the Plan to comply with this requirement or submit a written waiver request for Planning Board consideration.*

September 22<sup>nd</sup> Comment: *The Applicant submitted an updated letter including this waiver request.*

**(TPE 10/15/20):** No response required.

- 11. *Please specify the total number of proposed structures and dwelling units within the Zoning Dimensional Zoning Requirements Table on Sheet C-2.0.*

September 22<sup>nd</sup> Comment: *The plan was modified to address this comment.*

**(TPE 10/15/20):** No response required.

- 12. *The proposed 2-acre playing field has been eliminated from the project, therefore the total number of dwelling units should be reduced by 1 unit or, alternatively, the Applicant can identify an alternative means for earning back that density bonus unit. Zoning Bylaws, Section 44.7 specifies how density bonus units may be earned.*

September 22<sup>nd</sup> Comment: *The Applicant proposes a monetary contribution to be used for needed improvements to existing park facilities in lieu of the 2-acre playing field. Based on the contributions provided by other developers of residential projects (Casa Verde Village and Jessica J. Extension), I recommend a \$35,000 contribution. The other developers paid \$5,000 per 20 units of housing in the development.*

**(TPE 10/15/20):** The applicant agrees to the suggested contribution of \$35,000 for improvements to existing park facilities.



13. *Please modify Sheet C-2.0 so that it includes the information from Sheet S1 of the approved Open Space Community Site Plan dated May 16, 2019, last revised August 26, 2019. In accordance with Zoning Bylaws, Section 44.10(4), surface stormwater management systems shall not count towards the minimum required common open space or density bonus. Note that the dimensions of the facilities shown on Sheets C-2.0 and C-4.1 – C-4.4 do not accurately reflect the size of the basins as shown on Sheets C-5.1- C-5.4. Basins include all associated grading and outfalls necessary to make them function, not just the basin bottom. The Zoning Dimensional Zoning Requirements chart on Sheet C2.0 should be updated to include surface stormwater facilities within the “Land designated for roads, driveway, sidewalks, buildings, and surface stormwater facilities” calculation and removed from the “open space provided calculation”. The dimensions of the surface stormwater facilities shown on Sheets C-2.0, C-4.1-C-4.4, and C-5.1- C-5.4 should match.*

September 22<sup>nd</sup> Comment: *The easement areas for stormwater facilities are now depicted and associated grading is specified. The table on Sheet C-2.1 appears to include these easements within the “Land designated for roads, driveway, sidewalks, buildings, and surface stormwater facilities”, although it appears as though the club house, associated parking lot and driveways have been removed from that designation and are now included within the Open Space B calculation that is part of the density bonus. Please clarify how these facilities meet the requirements for “Common Open Space” specified in Zoning Bylaws, Section 44.10(4).*

**(TPE 10/15/20):** Zoning Bylaw Section 44.10(4) states that the Planning Board may permit up to 5% of the open space to be paved or built upon for structures accessory to the dedicated use or uses of such open space. Since the proposed clubhouse will include certain amenities within it, the we believe that it meets this criteria and can be within land designated as Open Space.

14. *In accordance with Subdivision Regulations, Section 5.3(6), include a limit of disturbance and phasing plan for the project, which I understand from the Development Impact Statement will be built over 5 years.*

September 22<sup>nd</sup> Comment: *The Erosion & Sediment Control Plan shows the extent of the proposed silt fence and straw wattle. If this is intended to serve as the limit of disturbance, the Applicant should identify it accordingly in the legend.*

*The requested phasing plan appears on Sheets C-13.1 and C-13.2. Two areas are identified as Phase II. Was that intentional? Please clarify.*

**(TPE 10/15/20):** The limit of disturbance has been clearly illustrated on the revised plans enclosed and the phase numbering has been corrected.

15. *Subdivision Regulations, Section 6.13 requires sidewalks along one side of all roadways at a minimum. Please extend the sidewalk along one side of unnamed roadway off of Park Hill Avenue (egress closest to intersection with Martin Road) to terminate at the roadway’s intersection with Park Hill Avenue. Please identify a name for this roadway and location of street sign.*

September 22<sup>nd</sup> Comment: *This comment is addressed by plan modifications.*

**(TPE 10/15/20):** No response required.



16. Please provide AAB-compliant ramps at the following locations:
- Crossing at intersection of Clearview Terrace and Logan's Run (in front of unit 75);
  - Parking lot on Clearview Terrace (across from units 15 & 16).

September 22<sup>nd</sup> Comment: This comment is addressed by plan modifications.

**(TPE 10/15/20): No response required.**

17. The plan shows sidewalks terminating before the cul-de-sacs of Horizon Drive and Pinnacle Place. In conformance with Subdivision Regulations, Section 6.13, sidewalks should extend all the way around the bulb of the cul-de-sacs and terminate with a set of AAB-compliant ramps.

September 22<sup>nd</sup> Comment: The Applicant submitted a written waiver request. The Planning Board should determine if they are amenable to it.

**(TPE 10/15/20): No response required.**

18. Subdivision Regulations, Section 6.19 requires street lights to be placed at all street intersections, in the area of fire hydrants, and a maximum of 300' apart. There are locations where street light placement is greater than 300' apart. Please reevaluate street light intervals, add lights where intervals are greater than 300' and also add lights at proposed parking lots and at the intersection of unnamed street (ends across from units 69 and 70) and Park Hill Avenue.

September 22<sup>nd</sup> Comment: For the most part, the plan was revised to address this comment. However, an additional street light should be added at the midpoint along Pinnacle Place.

**(TPE 10/15/20): An additional street light has been added at the midpoint of Pinnacle Place on the revised plans enclosed.**

19. Please add a detail of proposed street lights and provide associated cut sheets. LED street lights should be residential in character and no greater than 20' in height.

September 22<sup>nd</sup> Comment: This comment is partially addressed. The spec is provided on Sheet C-7.6, but it is so blurry that it is illegible.

**(TPE 10/15/20): A more legible detail for the ornamental street light has been provided on Sheet C-7.6 of the revised plan set.**

20. In accordance with Subdivision Regulations, Section 6.14, please denote the location of underground utilities (electric, telephone, cable) on the utilities plan sheets C-6.1-C-6.4 and on the construction details sheet C-7.1.

September 22<sup>nd</sup> Comment: This comment is addressed by plan modifications.

**(TPE 10/15/20): No response required.**



21. *Please modify the Loam & Seed Detail on Sheet C-7.1 to identify 6" compacted depth of screened loam.*

September 22<sup>nd</sup> Comment: *This comment is addressed by plan modifications.*

**(TPE 10/15/20): No response required.**

22. *Please denote the location of street name signs on Sheets C-4.1-C-4.4.*

September 22<sup>nd</sup> Comment: *This comment is addressed by plan modifications.*

**(TPE 10/15/20): No response required.**

23. *The accessible curb ramp details on Sheet C-7.2 depict sidewalk abutting vertical granite curb. This project proposes a 3' grass strip between concrete sidewalk and modified cape cod berm. Please modify the details to reflect the configuration proposed and include detectable warning strips. The notes on the Accessible Curb Ramps should specify the need to comply with MA Architectural Access Board requirements.*

September 22<sup>nd</sup> Comment: *This comment is partially addressed. Sheet C-7.2 has been modified to include the grass strip but no detectable warning strip. Also, the Cement Concrete Sidewalk detail 5 on Sheet C-7.1 still shows sidewalk directly abutting vertical curb. That should be altered such that it shows the 3' grass strip.*

**(TPE 10/15/20): Accessible curb ramp details have been revised on the revised plans enclosed to reflect the proposed grass strip.**

24. *Clearly identify the location of basin access drives and drainage easements on the grading & drainage plan. Stormwater facilities, drainage access roads, and sewer lines located within open space areas to be conveyed to another party (i.e. the Conservation Commission) should be included within easements to be retained by the homeowner's association. Drainage easements are depicted on Sheet C-11.1, but the dimensions of those easements should be included on the drainage & grading plan sheets so that one can clearly discern that the easements are large enough to encompass the totality of these features. The homeowner's association shall be forever responsible for the maintenance of these facilities.*

September 22<sup>nd</sup> Comment: *This comment is addressed by plan modifications.*

**(TPE 10/15/20): No response required.**

25. *The Applicant should satisfy the following Conditions of Approval as identified in Condition f of the "Notice of Decision for Site Plan Approval Open Space Community Clear View", which was approved by the Planning Board on September 9, 2019 and filed with the Town Clerk on September 12, 2019:*

- *Provide elevation drawings for the proposed duplexes and club house.*



September 22nd Comment: Front and rear elevations were provided for Units B and Units A/E. Side elevations were provided for the Community Center. Are these the only options for all 71 structures? If so, I recommend a greater variety of options for differing needs. Also, please provide elevations of all 4 sides of proposed structures.

**(TPE 10/15/20):** Elevation drawings showing all 4 sides of a typical structure are enclosed herewith. A minimum of 4 different unit designs with varied facades will be intermingled throughout the site working with the contoured site topography. A mix of exterior materials in a cohesive varied color palette will be incorporated. The Applicant would be willing to accept a condition of approval requiring a variety of options for differing needs.

- *Provide landscape plan for stormwater management facilities showing how plantings will enhance these facilities.*

September 22nd Comment: Sheet L 1.1 was updated to include plantings along the top of the stormwater basins. No plantings are proposed for the basins themselves.

**(TPE 10/15/20):** In order to ensure the proper operation of the stormwater basins, it's not advised to install plantings within the basins. The interior of the basins will be planted with a water tolerant grass seed such as New England Erosion Control/Restoration Seed Mix as sold by New England Wetland Plants, Inc., or approved equal.

- *Provide information about the ownership of Open Space A and Open Space B as well as how these properties and the recreation facilities on them will be maintained.*

September 22<sup>nd</sup> Comment: In letter dated August 28, 2020, Turning Point Engineering stated that the Applicant intends to offer Open Space A, totaling 76.28 acres to the Conservation Commission. Comment should be received from the Conservation Commission as to their willingness to accept ownership of this land. Also, is it the Applicant's intent to convey the Conservation Easement for Open Space B to the Conservation Commission as well? If so, that should be discussed with the Conservation Commission as well.

**(TPE 10/15/20):** Open Space A will be offered to the Town of Millbury, through their Conservation Commission. Open Space B will be owned and maintained by the Homeowner's Association (HOA) to be created for the project. The Applicant shall provide the HOA with a reasonable sum of money for the maintenance of the trails within Open Space A.

- *Submit supplemental study of existing and future (build) traffic conditions and levels of service of roads, ways and intersections that are north of the proposed development and within 1000 feet. Include the intersection of SW Cutoff (Route 20)/Granite Street/Park Hill Avenue in this study. Evaluate the impact of new traffic generated by the project on these roads, ways and intersections. Describe efforts to minimize traffic and safety impacts.*



September 22<sup>nd</sup> Comment: This comment is partially addressed. The Applicant submitted a supplemental analysis of the Holman Road/Park Hill Avenue intersection but nothing for the Park Hill Avenue/Route 20/Granite Street intersection, which is the intersection of primary concern. As requested repeatedly during Site Plan Review, the Applicant should submit supplemental analysis of the Park Hill Avenue/Route 20/Granite Street intersection and suggest improvements, if appropriate.

**(TPE 10/15/20):** Information provided to the Planning Board in a memorandum by AK Associates dated September 27, 2020 explains that MassDOT will provide significant improvements to the Park Hill Avenue/Route 20/Granite Street intersection as part of DOT Project #601966 that should address any concerns.

- *Submit details of measures that will minimize traffic and safety impacts at the Martin Street/Main Street intersection. Work shall be performed within the limits of the road ROW and without cost to the Town of Millbury.*

September 22<sup>nd</sup> Comment: The Applicant has not yet addressed this comment.

**(TPE 10/15/20):** The Applicant met with the Millbury Police Chief to discuss this matter and it was concluded that there are no reasonable solutions to address existing problems at this intersection. Vehicles looking to travel east on Main Street (Rt. 122A) would best be served to continue down Park Hill Avenue to North Main Street where they can safely take a left turn at a signalized intersection onto Main Street (Rt. 122A).

- *Provide information about the proposed booster station, including its specific location, and confirm that the water main extension on Park Hill Avenue includes ties for abutters interested in tying in. The Development Impact Statement states that the booster station will be built upon the property N/F owned by Alfred Boden (22 Park Hill Avenue). Please provide written confirmation that the owner of 22 Park Hill Avenue is aware of the proposal and is willing to provide the easement.*

September 22<sup>nd</sup> Comment: The comment is partially addressed. The Definitive Plan includes details of the booster station and easement; however, they did not confirm that ties will be provided to abutters interested in tying in. The Applicant should address this issue.

**(TPE 10/15/20):** As part of the Park Hill Avenue improvements related to the project, water services shall be provided to the property lines of the houses which are located along Park Hill Avenue where the water main is being extended to service the project.

26. *In conformance with Condition g of the “Notice of Decision for Site Plan Approval Open Space Community Clear View”, which was approved by the Planning Board on September 9, 2019 and filed with the Town Clerk on September 12, 2019:*

- *The Applicant shall deed ownership of a 50’ x 50’ area on the higher elevation of Open Space A, specific location to be determined by the Applicant, Fire Department and Police Department with approval of the Planning Board, for a possible public safety repeater site.*





September 22<sup>nd</sup> Comment: This Condition of Approval is partially addressed. The updated plan includes a 50' x50' area as shown on Sheet C-11.1, but it is along the Park Hill Avenue frontage at one of the lower elevations. Comment was received from the Millbury Fire Chief stating that this will not meet their needs due to proximity to power lines and telephone poles. They recommend shifting the location 150' to the east.

**(TPE 10/15/20):** The Applicant met with the Millbury Fire and Police Chiefs to discuss this matter and a new location for the public safety repeater site was identified and is illustrated on the revised plans enclosed.

- The Applicant shall donate and install a “DCR style” information kiosk at the trailhead of the gravel parking lot that alerts potential users to the trail network, depicts a trail map, identifies the property owner, and lists permitted uses within the open space. Kiosk wording, final design and location are subject to Planning Board approval.

September 22<sup>nd</sup> Comment: The Applicant concurs with this Condition of Approval. If the Conservation Commission agrees to accept ownership of Open Space A, their approval of the information kiosk design and location should be added to the Condition.

**(TPE 10/15/20):** No response required.

- To the maximum extent feasible, mature trees, stone walls and fencing within required buffer areas shall not be disturbed or removed except where the Tree Warden determines that damage, disease or death are present. I do, however, recommend removing brush and limbs that interfere with sight distance along Park Hill Avenue.

**(TPE 10/15/20):** The applicant agrees to this condition.

- Language to this effect shall be included on the definitive plan.

September 22<sup>nd</sup> Comment: The Applicant agrees with this Condition of Approval, however a comment to this effect should be added to the Definitive Plan.

**(TPE 10/15/20):** A note has been added to the revised plans enclosed.

27. Sheet C-10.1 depicts a basin installed on the property N/F owned by Ashley Fisher. Please provide written proof that the property owner knows of this proposal and has agreed to it.

September 22<sup>nd</sup> Comment: The Applicant determined that the proposed basin is no longer necessary, therefore it has been removed from the Definitive Plan.

**(TPE 10/15/20):** No response required.

28. Please provide a cross section of Park Hill Avenue where it will be improved.

September 22<sup>nd</sup> Comment: The requested cross section appears on Sheet C-10.1. The cross section should be updated to specify the depth of gravel base under the widened section of roadway.



**(TPE 10/15/20): A revised cross section of Park Hill Avenue has been added to Sheet C10.1.**

29. *The Development Impact Statement specifies that construction will take place from 7 am to 5 pm Monday through Friday and from 7 am to 1 pm on Saturdays. As part of all definitive plan decisions, the Planning Board typically issues a standard Condition of Approval specifying that work cannot begin prior to 8 am on Saturdays.*

September 22<sup>nd</sup> Comment: *The Applicant agrees to abide by the typical construction schedule included as a standard Condition of Approval.*

**(TPE 10/15/20): No response required.**

Additional Comments (9/22/20):

30. *Open Space A is identified as having 76.28 acres on Sheet C-2.1. However, on Sheet C-11.1, Parcels A & B (which make up Open Space A) are identified as having 79.08 acres. Please address this discrepancy.*

**(TPE 10/15/20): The area of Open Space A on Sheet C-2.1 has been corrected on the revised plans to correspond to the area shown on Sheet C-11.1.**

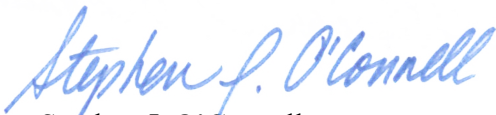
31. *Subdivision Regulations, Section 6.9 requires concrete bounds to be set at the intersection of lot lines and permanent easements and at all points of change of direction of boundary lines in a subdivision. Please revise Sheets C-11.1 & C-11.2 accordingly and provide a detail for concrete monuments within the plan set.*

**(TPE 10/15/20): Proposed concrete bounds are illustrated on plan sheets C-11.1 and C-11.2 of the revised plan set. A concrete bound detail has been provided on revised plan Sheet C-7.6.**

We hope this serves your needs at this time. Should you have any questions or require additional information, please contact us.

Sincerely,

**TURNING POINT ENGINEERING**



Stephen J. O'Connell  
Project Engineer

Enclosure(s)

C: Ms. Laurie Connors  
Chad Boardman – Eastland Partners, Inc.

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