

QUINN ENGINEERING, INC.

P.O. BOX 107
PAXTON, MASSACHUSETTS 01612
(508)753-7999
FAX:(508)795-0939

January 26, 2021

Millbury Planning Board
Town of Millbury
127 Elm Street
Millbury, MA 01527

RECEIVED
FEB 02 2021
MILLBURY PLANNING BOARD

Re: Butler Way
Preliminary Subdivision Approval

To the Board;

Quinn Engineering, Inc., has revised the Preliminary Subdivision plans for Butler Way in response to comments received by peer review, staff, board members, and abutters. The follow items were discussed or revised as follows:

1. *Consider a private roadway over a public roadway to reduce pavement requirements.* Considered and declined for private street requirements.
2. *Consider ownership of proposed lot 1A in addition to lot 3A (to be revised to include stormwater facilities) as common to all owners of Lots 1-3 via common deed or home owners association.* Considered and anticipate documenting compliance at the Definitive stage. Plans have been revised to reflect common ownership.
3. *Communicate with the Fire Department to determine the preferred cistern location, minimum driveway width, maximum driveway length, vehicle turning requirements, etc.* Fire Department agreed to waive the cistern requirement due to the small size of the subdivision.
4. *Revise the topographic survey information to include ties to the property lines from the Millbury/Auburn Town and the utility easement, proposed iron pins at each property corner, and 1' contours.* Topographic survey revisions to be submitted at the Definitive stage.

5. *Revise the location of the proposed driveways for lots 1 and 2 to provide greater separation.* The driveways have been relocated for greater separation...
6. *Consider a “no cut” buffer along exterior lot lines for the subdivision.* No cut buffer added to the plan set.
7. *Provide test pits at 100’ intervals along the roadway and at the stormwater basins at the time of filing for Definitive Subdivision approval.* Test pits to be provided at the Definitive stage.
8. *Provide information related to the wetland delineation and approval.* Ecotec delineated the wetlands – note added to plans. CC approvals to be sought at the Definitive stage.
9. *Label lot area in Auburn.* Note added.
10. *Provide lot layout plan with dimensions to confirm dimensional requirements.*
Lot layout plan added to plan set.
11. *Provide typical roadway section.* Standard detail added to plans.
12. *Provide roadway centerline geometry to confirm dimensional requirements.*
Vertical geometry appears on the road profile, horizontal data has been added to the lot layout plan.
13. *Provide site distance evaluation.* Site distance evaluation completed and is attached.
14. *Provide drainage support calcs.* Calcs to be provided at the Definitive stage. If additional drainage structures are required to manage roadway stormwater, they will be addressed at that time.
15. *Provide clarification over temporary vs permanent drainage features.* Temporary features were shown as dashed lines on the plans to show how stormwater will be managed during construction for the benefit of downstream abutters and wetland features. Upon implementation of stormwater controls and vegetative stabilization, temporary features can be removed.

16. *Provide datum reference.* Datum reference appears next to the North Arrow on plan sheets. Note added to plans.
17. *Provide width and location of Hidden Meadow roadway.* Note added to plans.
18. *Identify large caliper trees.* We propose large trees to be identified at the Definitive stage.
19. *Provide soil mapping.* USGS soil mapping added to plans.
20. *Provide abutter identification across McCracken Road.* Added abutter note to plans.
21. *Provide Auburn Zoning district information for portion of project in Auburn.* Auburn Zoning added to plans.
22. *Provide elevations for MGP coordinates on existing conditions plan.* Added elevation notes on plans.
23. *Identify lot 1R as an abutter and not part of the subdivision.* Added abutter note to plans.
24. *Consider reduction in road width to 20' and request waiver.* Considered and declined for private street requirements.
25. *Consider landscape island in the cul de sac with reduced pavement width and right of way width and request waiver.* Considered and declined for private street requirements.
26. *Work to protect large diameter pine trees during lot development.* Note added to plans.

If you have any questions about the information submitted with this request, please do not hesitate to contact this office.

Sincerely,
QUINN ENGINEERING, INC.



Chris Keenan
Project Engineer

Memo

To: Town of Millbury, Planning Department, 127 Elm Street, Millbury, MA 01527

From: Chris Keenan

cc: Stantec, Millbury BOH, VBM Properties, file

Date: 2-2-21

Re: **Preliminary Residential Subdivision Application:** McCracken Road, Parcel 33_4, VBM Properties, LLC.

Please find attached a Preliminary Residential Subdivision Application package. The following items are included in this submission:

- 2 copies of comment response letter
- 9 copies of site distance assessment
- 3 full size copies of the revised Preliminary Residential Subdivision Plan
- 6 reduced size copies of the revised Preliminary Residential Subdivision Plan
- 1 digital set of all materials included in this submission (by email).

Copies of this submission package are also being sent to the following:

- Stantec, Dave Glenn, 17 Hammond Rd, Hopedale, MA 01747
- VBM Properties, 4 Hidden Meadow Drive, Millbury, MA 01527

Chris Keenan
Quinn Engineering, Inc.