
PLANNING DIRECTOR QUESTIONS, COMMENTS AND RECOMMENDATIONS

Proposed Development:	Site Plan Review & Stormwater Management Permit for 130 Elm Street
Applicant:	Millbury Fire Department
Application Submitted:	January 30, 2021
Public Hearing Scheduled:	February 22, 2021

Project Description: The Applicant seeks approval to construct a new fire station totaling 17,535 square feet, 31 parking spaces and associated improvements. The property is within the Residential I District and is served by municipal water, municipal sewer and gas.

Issues/Comments:

Comments are based on the site plan entitled “Millbury Fire Station, 130 Elm Street, Millbury, MA” dated 1/25/21, prepared by Garcia-Galusk-Desousa Consulting Engineers and Context Architecture.. Comments dated March 2nd are based on the site plan last revised 3/1/21.

1. The Applicant seeks a waiver from the application fees (Site Plan Review and Stormwater Management Permit Application Fees).
2. The Applicant seeks a partial waiver from Zoning Bylaws, Section 12.44(f) – Requirement to submit a full Development Impact Statement. The Applicant seeks permission to waive both the Traffic Impact Assessment and Fiscal Impact Assessment.

Comment: I recommend that the Planning Board grant this waiver request as the Fire Station currently exists a few hundred feet from the proposed site therefore the level of traffic associated with the new station should replicate that of the existing condition. Also, this is a town-owned facility that does not generate tax revenue for the Town. The fiscal impact to the Town relates to the cost of design and construction.
3. In accordance with Zoning Bylaws, Section 12.44, please revise the plan as follows or submit written waiver request for Planning Board consideration:
 - Provide a locus plan at a scale of 1”=100’.

March 2nd Comment: A site locus plan at the scale of 1”=150’ is found on Sheet A0.1. This comment is addressed.
 - Provide an existing conditions plan that includes Assessor’s Map/Lot numbers for the subject property and at least 3 property boundary markers, remotely separated, with MA Grid Plane Coordinates. The existing conditions plan shall be stamped by a Registered Land Surveyor and the plan shall be drawn to NAD 83 and NAVD 88 datum.

March 2nd Comment: This comment is addressed by the Plan modification. A stamped existing conditions survey drawn to the proper datum with datum references is included in the plan set.
 - Identify Elm Street as a “public way”.

March 2nd Comment: This comment is addressed by the plan modifications (See Sheet C1.1).
 - Identify the locations of proposed snow storage areas.

March 2nd Comment: This comment is addressed by the Plan modifications.
 - Identify location of the dumpster and how it will be screened.

March 2nd Comment: *In response to my comments dated March 1, 2021, Garcia Galuska & Desousa states that the owner will utilize rolling trash and recycling bins, which will be stored inside the garage. This comment is therefore addressed.*

- Provide parking calculations.

March 2nd Comment: *This comment is addressed by the plan modifications.*

- Provide a photometric plan demonstrating that lighting of parking spaces and walkways will be sufficient but not excessive, and will not negatively impact abutting properties. Include specifications/cut sheets for all proposed lights. Energy-efficient decorative LED lights are preferred.

March 2nd Comment: *This comment is addressed by the plan modifications.*

- Location, structural design and dimensions of all signage.

March 2nd Comment: *In response to my comments dated March 1, 2021, Garcia Galuska & Desousa states that no freestanding signage will be installed on site.*

Wall signage will be mounted to the front and rear façades of the building as shown on the elevation drawings. The Applicant should specify the type of materials and whether/how the wall signs will be lit.

4. The Applicant proposes to install vertical granite curb around the perimeter of all driveways and parking areas except for a small portion of driveway along the south side off of Waters Street and a portion of the 6 space parking lot east of the garage access at the front of the building (south elevation). Was the curb in these areas removed for stormwater mitigation reasons? If so, the Applicant should specify that or revise the plan so that it conforms with Zoning Bylaws, Section 12.45(o).

March 2nd Comment: *This comment is partially addressed. Vertical granite curb is depicted along the driveway off of Waters Street, but not along the portion of the 6 space parking lot east of the garage access at the front of the building. Either the Applicant should add vertical granite curb at this location or submit a written waiver request for Planning Board consideration.*

5. A gas-fired emergency generator is proposed for the northwesterly corner of the property less than 70 feet from the multi-family and single family properties N/F owned by Reginald Gauthier. What will the noise impact of the generator be on these abutting properties when in use? The Applicant may wish to consider a stockade or vinyl fence in lieu of the chain link fence if it will help attenuate the noise.

March 2nd Comment: *This comment is addressed. The generator will now be enclosed within an 8' tall stockade fence enclosure which will help attenuate noise. The noise level of the generator from 70 feet away will be 60 dB(A) without the stockade fence, which will be equivalent to conversational speech from 3 feet away.*

6. All walls retaining 4' or more of unbalanced fill require a building permit and a structural engineer's design.

March 2nd Comment: *The grading has been adjusted such that all walls will be less than 4' in height. This comment is addressed.*

7. Please provide an Erosion Control Plan that specifies the location of site entrance mats, erosion control blankets, truck wash down area, contractor refueling area, and other erosion control measures. It should include the limit of disturbance and specify that sediment control bags should be installed within all catch basins until adjacent surface is permanently stabilized.

March 2nd Comment: This comment is addressed by the plan modifications.

8. Note #5 under the Erosion & Sediment Control Narrative on Sheet C0.1 states that the work is to be phased. Please submit the Phasing Plan for Planning Board review and approval.

March 2nd Comment: This comment is addressed by the plan modifications. The project will not be phased so the note was eliminated.

cc: Christopher M. Garcia, Garcia, Galuska, DeSousa, Inc.
Dave Glenn, Stantec