
TOWN PLANNER QUESTIONS, COMMENTS AND RECOMMENDATIONS

Proposed Development:	Multi-family Special Permit & Post-Construction Stormwater Permit for 17 Rice Road
Applicant:	Clay Street Properties, LLC
Site Plan Submitted:	April 14, 2021
Public Hearing Scheduled:	May 10, 2021

Project Description: The Applicant proposes to construct a 52-unit condominium development consisting of 26 duplex buildings on a 15.6-acre parcel of land at 17 Rice Road. The Applicant proposes to demolish an existing single family home on the property and construct a new, private drive named Hillcrest Circle that will provide access to the condominium units. The parcel is otherwise undeveloped. The subject property is served by public water and sewer and is located within a Residential I District. The proposed dwelling units will be a mix of two- and three-bedroom floor plans, with all units having a two-car garage. Ten surplus parking spaces at three different site are also proposed. The property contains sufficient lot size and frontage to accommodate the development and the proposed buildings comply with the maximum lot coverage and height requirements.

Issues:

- 1) The Applicant submitted a waiver request for the requirement to submit isometric line drawings. I am amenable to this waiver request.
- 2) In accordance with Zoning Bylaws, Section 12.44(a), please revise the plan as follows or request a written waiver from the applicable requirements:
 - i) Site Plans should be at a scale of 1" = 20'.
 - ii) Existing and Proposed Site Plans should be at one (1) foot intervals. The Site Plan is currently drawn to 2 foot intervals.
 - iii) Include datum references and a surveyors stamp on the Existing Conditions Plan.
 - iv) Identify the style, type and location of all proposed signage, including development signage at the entrance of Hillcrest Circle, stop signs, street signs, etc. All signs must be in conformance with Section 34 of the Zoning Bylaw. At a minimum, the Applicant should include a stop sign and street sign at the entrance to the development, as well as a stop sign at the intersection in front of units 37 & 38.
 - v) Identify snow storage areas in the Site Plan.
 - vi) Add five signature lines for Planning Board Approval to all Site Plan sheets.
 - vii) Indicate on the Site Plan that Hillcrest Circle will be a private way.
 - viii) Include information on the type, style, and intensity of street lighting within the project area.
 - ix) Include the size of the parking area on ten surplus parking spaces on the site plan.
- 3) In accordance with Zoning Bylaw 12.44(b), please add a "Landscape Plan" label to sheets LS-1 & LS-2. The Applicant should also add labels to the landscape plan, LS-1, to show areas that will be loamed and seeded.
- 4) In accordance with Zoning Bylaw 12.44(e), please add elevation measurements to the Elevation Plans, particularly for total height of the proposed structures. Please also indicate the type and color of materials to be used on facades.

- 5) The Applicant may consider narrowing the proposed roadway to 22' to reduce the amount of impervious surfaces and the amount of stormwater created from the roadway, and to provide additional space for sidewalks.
- 6) The Applicant should revise the Grading Plans to show contour lines sloping away from the proposed dwelling units, particularly between dwelling units where the grade should be pitched away from the sides of the buildings, per applicable Building Codes.
- 7) Zoning Bylaws Design Standards 12.45(a) state that "the landscape shall be preserved in its natural state by minimizing tree and soil removal...Finished site contours shall depart only minimally from the character of the natural site and the surrounding properties." The design proposes significant grade changes within 100' of the pond in violation of this design standard. I recommend redesign of the site plan to minimize regrading in the 100' buffer area and impacts to the pond. The Applicant should consider eliminating units 9-12 and retaining this area in its natural state.
- 8) In accordance with Zoning Bylaw Design Standards 12.45(k), the Applicant should include plantings that serve as an effective privacy screen, such as arborvitae or similar evergreens, where the property abuts 11 and 19 Rice Road, the railroad, and any another area that will not retain existing vegetation as a visual buffer in order to maintain privacy to abutting property owners.
- 9) For the safety of those living in units abutting the railroad, fencing should be installed.
- 10) In accordance with Zoning Bylaw Design Standards 12.45(r), the Applicant should install concrete sidewalks on at least one side of the proposed roadway for the safety and facilitation of pedestrian movement. The Town of Millbury is a Complete Streets Community and, as such, looks to accommodate all modes of transportation in all new developments, whether it be public or private.
- 11) In accordance with Zoning Bylaw Design Standards 12.45(o), concrete curbs and gutters shall be installed around the perimeter of all driveways and parking areas. Granite curbs shall be installed in front of sidewalks abutting buildings. If the applicant is proposing sloped granite curbing, they should submit a waiver request.
- 12) In accordance with Zoning Bylaw Design Standards 12.45(t), the Applicant should provide a detail of the proposed outdoor lighting and ensure that the luminaire shields in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture is projected below the horizontal plane. The fixture should be decorative in design to fit with the character of the development and neighborhood.
- 13) The Applicant should clarify the method of trash removal from the project site. No dumpster pads/areas are identified on the site plans and it is not mentioned in the Development Impact Statement.
- 14) The Applicant should provide additional detail to the site plan as soon as practicable regarding the sports court over the large infiltration area, including the proposed material (grass, artificial turf, etc.) and any additional site amenities, such as benches, lights. The Applicant should add (or label) a fence along the property line facing the railroad.
- 15) The Applicant should consider including an ADA-accessible parking space as one of the 10 surplus parking spaces.

- 16) The Applicant should consider installing signage, including a map with mileage, at each end of the proposed walking trail, and should provide detail on the construction material, width, and maintenance plan for the walking path.
- 17) The Applicant should provide detail on the design, materials, and maintenance plan of the proposed dog park. I would recommend a 5' tall black vinyl-coated chain-link fence for the perimeter, trash bins for dog waste, and signage for policies and hours of operation. A maintenance plan should be provided for the upkeep of the dog park area. If hours of operation go beyond dusk at points throughout the year, the Applicant should consider installing lighting, in accordance with 12.45(t).
- 18) The Applicant should denote the location of exterior mailboxes, if any, and include a detail.
- 19) Please demonstrate that all turning radii are sufficient to accommodate the Fire Department's Tower 1 truck (truck specifications are attached). Hydrant locations are subject to Fire Department review and approval.
- 20) Due to the presence of wetlands and proximity of the project to the Town's water supply reservoirs, I recommend inclusion of a Condition of Approval stating that no sodium based de-icing agents shall be utilized on the site. Agents such as potassium chloride or calcium chloride are deemed acceptable for usage at the site.
- 21) In accordance with Zoning Bylaws Design Standard Section 12.45(f), please specify that areas to be planted shall contain good quality loam of not less than 6" compacted depth.
- 22) In accordance with Millbury Municipal Code, Chapter 13.15, please submit TSS, Total Phosphorus and Nitrogen removal calculations.
- 23) Please submit an Erosion & Sediment Control Plan depicting the location of the anti-tracking pad, settling basins, soil stockpiles, and other measures described on Sheet D4.
- 24) Rice Road is in poor condition. Comment should be received from the DPW Supervisor regarding the paving schedule, which I understand was originally planned for 2021.
- 25) Please update the Site Plan so that it complies with Subdivision Rules and Regulations, Section 5.3(3).
- 26) The design of Hillcrest Circle should comply with Subdivision Rules and Regulations Section 6.7. Please revise accordingly.