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MILLBURY PLANNING BOARD

August 26, 2021

Laurie Connors
Director of Planning & Development
Municipal Office Building
127 Elm Street
Millbury, MA 01527

Reference: 192 Millbury Ave. – Site Plan Review & Stormwater Management Permit

Laurie,

At the request of the applicant Katherine Fairbanks, this office has prepared a complete set of civil engineering plans showing the proposed alterations to the site located at 192 Millbury Ave. The intent of the applicant is to develop this property in a manner consistent with the design standards of the abutting properties within the B-2 and R-3 Zoning Districts. While the scope of this project may not require a formal Development Impact Statement, it should be noted that the existing building within this neighborhood will provide moderate income housing compatible with the Millbury Ave. neighborhood along with the proposed commercial office. A brief review of the standards of assessment reveals no adverse impacts as a result of this project. There are no waivers requested relative to the Stormwater Management Permit.

The intent of the designer is to follow all the required guidelines as noted in the various municipal standards. However, there are several specifications that may be waived without producing a negative impact upon the final construction documents or the project in general. The applicant respectfully requests the following waivers to the Site Plan Review Application and Submission Checklist:

Section 12.44 (a) A waiver request to show 2 foot contours where the slopes are steep and 1 foot contours where the slopes are shallow. Spot grades are provided specific to the paving and landscape requirements.

Section 12.44 (c) A waiver request to allow the applicant to provide the Planning Board with Elevation drawings of the four sides of the building in lieu of an isometric line drawing.

Section 12.44 (d) A waiver request to allow the locus plan on sheet 1 to be shown as 1" = 1000'.

Section 12.44 (f) A waiver request to forego the need for a Development Impact Statement.

It is a pleasure working with the Millbury Planning Board and their Staff in assisting Katherine Fairbanks with her application for a Site Plan/Stormwater Management Review of this commercial/residential project. If you have any questions with reference to these design documents or the project in general, please feel free to contact this office.

Respectfully submitted,

Robert G. Murphy, Project Manager

Cc: Client, file