



GARCIA • GALUSKA • DESOUSA

Consulting Engineers Inc.

375 Faunce Corner Road, Suite D
Dartmouth, MA 02747-1217

L#75207
J#640 053 00.00

March 10, 2021

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

Attn: Mr. Richard G. Gosselin, Jr., Chairman

Re: Site Plan Review
Millbury Fire Station

Dear Mr. Gosselin,

As you are aware, Laurie Connors, the Director of the Millbury Planning & Development Office, has reviewed the initial Planning Board Submission plan package, Drainage Analysis and the Site Plan Review Application package, all dated January 25, 2021. A revised submission dated March 1, 2021 was sent to the Planning Board addressing the February 11, 2021 comments. Further comments have been provided. In response to the review items noted in the March 2, 2021 letter, we provide the following:

Item 1: The Applicant seeks a waiver from the application fees (Site Plan Review and Stormwater Management Permit Application Fees).

GGD Response: No response required.

Item 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.

GGD Response: No response required.

Item 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'.
- Provide an existing condition 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.
- Identify Elm Street as a "public way".
- Identify the locations of proposed snow storage areas.
- Identify location of the dumpster and how it will be screened.
- Provide parking calculations.

- 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.
- Location, structural design and dimensions of all signage.

GGD Response:

- *A locus plan has been provided on the updated plan cover page.*

Planner Response (3/2/2021): A site locus plan at the scale of 1"=150' is found on Sheet A0.1. This comment is addressed.

GGD Response (3/9/2021): No response required.

- *The stamped existing conditions plan was not included in the drawing set. That plan has been included in the updated drawing set. In addition, the following changes have been made to the proposed drawing set:*

Planner Response (3/2/2021): 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.

GGD Response (3/9/2021): No response required.

- *Elm Street has been identified as a "public way" on the revised drawing C1.1, Site Layout & Materials Plan.*

Planner Response (3/2/2021): This comment is addressed by the plan modifications (See Sheet C1.1).

GGD Response (3/9/2021): No response required.

- *Proposed snow storage areas have been identified on the revised drawing C1.1, Site Layout & Materials Plan.*

Planner Response (3/2/2021): This comment is addressed by the Plan modifications.

GGD Response (3/9/2021): No response required.

- *No dumpster is being provided on the site. The Owner will be utilizing rolling trash & recycling bins, similar to the existing station. A dedicated space is provided within the proposed building to store the bins.*

Planner Response (3/2/2021): 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.

GGD Response (3/9/2021): No response required.

- *The Millbury Zoning Bylaw does not identify a fire station use for calculating the minimum number of parking spaces. As discussed in the design narrative, the 31 parking spaces provides for projected future staffing and 4 visitor parking spaces on site. A table utilizing Dwelling Units (dorms) and Office space have*

been added to drawing C1.1, Site Layout & Materials Plan identifying a minimum of 25 spaces being required. The provided 31 spaces meets that quantity, provides 4 visitor spaces and allows for future staffing expansion.

Planner Response (3/2/2021): This comment is addressed by the plan modifications.

GGD Response (3/9/2021): No response required.

- *The requested photometric plan and cut sheets have been provided in this updated submission.*

Planner Response (3/2/2021): This comment is addressed by the plan modifications.

GGD Response (3/9/2021): No response required.

- *Traffic signage is identified on drawing C1.1, Site Layout & Materials Plan with dimensions shown on detail 9/C0.2. The location of the proposed Fire Department sign has been identified on drawing C1.1, Site Layout & Materials Plan. It has been decided by the Owner that there will be no free-standing site identification signage on the site. Lettering will be provided on the building only.*

Planner Response (3/2/2021): 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.

GGD Response (3/9/2021): The architect will provide the requested type of materials and whether/how the wall signs will be lit.

Item 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).

GGD Response: This portion of curbing on the south side of the Waters Street driveway was discontinued as it did not act as a gutter for stormwater. To meet the requirement of Section 12.45(o) of the Millbury Zoning Bylaws, the vertical granite curbing has been added to the revised drawing C1.1, Site Layout & Materials Plan.

Planner Response (3/2/2021): 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.

GGD Response (3/9/2021): The vertical granite curb on the north edge of the six space parking lot on the east side of the garage access has been added to the proposed construction documents.

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Item 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.

GGD Response: *The proposed natural gas-fired emergency generator proposed at the northwest corner of the property will be contained within a sound attenuating enclosure to reduce noise. The proposed manufacturer's literature indicates a noise level of 70 dB(A) at approximately 23 feet from the enclosure. With no further mitigation, the noise level would be approximately 60 dB(A) at 70 feet. The noise level is the equivalent of conversational speech from three feet away. The generator will typically be exercised once a week, during daylight hours and be used for emergency purposes during a grid failure. Drawing C1.1, Site Layout & Materials Plan, has been revised to indicate an eight foot tall solid cedar plank fence. Detail 9/C0.4 is included for your review.*

Planner Response (3/2/2021): *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.*

GGD Response (3/9/2021): *No response required.*

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

GGD Response: *Grading in the area of the stone retaining walls on the east and west side of the Elm Street apron have been lowered. This results in the stone retaining walls being less than 4 feet in height.*

Planner Response (3/2/2021): *The grading has been adjusted such that all walls will be less than 4' in height. This comment is addressed.*

GGD Response (3/9/2021): *No response required.*

Item 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.

GGD Response: *A dedicated Erosion & Sediment Control Plan has been developed and added to the drawing set as C1.0A. Said plan reflects the proposed locations of site entrance mats and silt fence/compost wattle limits. As well, truck wash down areas, dewatering pump discharge locations and contractor refueling areas will be diagrammatically shown. Notation will be added to indicate that in addition to the individual catch basins identified on the plan, the Contractor shall install and maintain sediment control bags in new catch basins until adjacent earthwork has been stabilized. Drawing C3.1, Site Grading Plan, has been updated to show the proposed locations where erosion control blankets will be placed.*

Planner Response (3/2/2021): *This comment is addressed by the plan modifications.*

GGD Response (3/9/2021): *No response required.*

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Item 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.

GGD Response: The proposed work will not be phased. Erosion & Sediment Control Narrative Note #5 was inadvertently included and has been deleted on the updated drawing C0.1, Site Legend, Notes & Details.

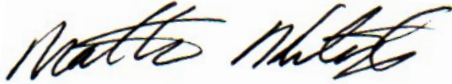
Planner Response (3/2/2021): This comment is addressed by the plan modifications. The project will not be phased so the note was eliminated.

GGD Response (3/9/2021): No response required.

If you should have any comments or questions regarding the above, please contact our office at your earliest convenience.

Very truly yours,

GARCIA • GALUSKA • DESOUSA
Consulting Engineers Inc.



Nathan C. Ketchel, EIT

NCK: sms

Enc.

Cc: Laurie Connors, Town of Millbury
Angela Campbell, AIA, Context Architecture
Christopher M. Garcia, PE, GGD

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).

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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