

February 3, 2022

Millbury Planning Board  
127 Elm Street  
Millbury, Massachusetts 01527

**RE: 1497 Grafton Road (aka 0 Abbott Place)**

Dear Members of the Board:

This letter is in response to comments received by this office on January 10, 2022 from the Planning Director regarding the above referenced project. We have reviewed these comments and provide the following responses. For clarity we have inserted The Planning Director's comments followed by our responses in bold.

Our responses are as follows:

1. The Applicant should work with the Police Chief to obtain an address for the property as soon as possible and prior to issuance of this Certificate of Decision.

**The Applicant coordinated with the Police Chief and obtained an address of 1497 Grafton Road for the property. The Site Plans have been revised to show this address.**

2. The Applicant seeks a waiver from Zoning Bylaws, Section 12.44(c) as it pertains to the isometric line drawing. The Planning Board should determine if they are amendable to the grant of this waiver request.

**Acknowledged.**

3. The Applicant seeks a waiver from Zoning Bylaws, Section 12.44(f) as it pertains to submission of a Development Impact Statement. The Planning Board should determine if they are amendable to the grant of this waiver request.

**Acknowledged.**

4. The Applicant seeks a waiver from Zoning Bylaws, Section 12.44(o) as it pertains to installation of concrete curbs and gutters around the perimeter of the driveway and parking area. The Applicant proposes to utilize cape cod berm at the perimeter of parking areas and vertical granite curb at the driveway radii. The Planning Board should determine if they are amendable to the grant of this waiver request

**Acknowledged.**

5. The Applicant seeks a waiver from Zoning Bylaws, Section 12.45(r) as it to installation of car stops for all parking spaces. The Planning Board should determine if they are amendable to the grant of this waiver request.

**Acknowledged.**

6. Please modify the site plan to include a signature block for Planning Board signatures.

**The signature block has been added to all site plans sheets.**

7. Please modify sheet 4 of the Site Plan to make it clear that electric, cable, and telephone utilities will be installed underground in conformance with Zoning Bylaws, Section 12.45(i).

**The location of proposed underground electric, cable and telephone utilities is now shown on Sheet 4.**

8. Please specify how trash will be handled. If a dumpster is proposed, please modify the site plan to depict a dumpster pad and enclosure in accordance with Zoning Bylaws, Section 12.44(a). Stockade fencing is preferred.

**The applicant plans to utilize barrels to be picked up by a private trash hauler. No dumpster is proposed for the site.**

9. In accordance with Zoning Bylaws, Section 12.44(a), please provide information about the location, type, style of fixture and intensity of lighting.

**The location of proposed lamp posts and wall mounted building lighting is now shown on Sheet 6. A detail for the proposed lamp post fixtures has been provided.**

10. Please provide the left elevation of the proposed building for Planning Board review and approval.

**The elevation plan has been provided.**

11. Zoning Bylaws, Section 33.3 states that within the front yard setback of 20', no driveway shall be located closer to a side lot line than the required side yard setback (15'). Please shift the driveway location to the east so that it is outside of the minimum side setback or seek a variance from the Board of Appeals to have the driveway located within the side setback.

**The driveway has been relocated.**

12. Please identify the limit of disturbance on the site plan.

**The limit of disturbance is now shown.**

13. Note that walls retaining 4' or more of unbalanced fill require submission of a structural engineered plan and building permit application.

**Acknowledged. Structural designs of any proposed walls over 4' in height will be submitted as part of the building permit application.**

14. Due to the presence of wetlands on-site, I recommend inclusion of a Condition of Approval that prohibits the use of sodium based de-icing agents on site. Agents such as potassium chloride or calcium chloride are acceptable for usage at the site.

**This condition is acceptable. The Post Development Operation & Maintenance Plan has been revised to state that sodium based di-icing agents shall not be used on site.**

15. I recommend requiring the Applicant to patch the roadway from curb-to-curb wherever it is impacted by utility construction.

**A saw cut line has been added on Sheet 3 showing patching from curb to curb.**

Respectfully,

*John Grenier*

John Grenier  
J.M. Grenier Associates Inc.

cc: Parklund Place, LLC