



**Stantec**

**Stantec Consulting Services Inc.**

65 Network Drive 2nd Floor, Burlington MA 01803-2767

February 19, 2021

File: 179410984

**Attention: Mr. Richard Gosselin, Chairman**

MILLBURY PLANNING BOARD

Municipal Office Building

127 Elm Street

Millbury, Massachusetts 01527

**Reference: Singletary Arms**

**Site Improvement Plan**

**115 West Main Street/4 Burbank Street**

**Millbury, MA**

Dear Mr. Gosselin:

Subsequent to our letter report of January 21, 2021 and pursuant to the Board's request; Stantec Consulting Services Inc. (Stantec) has reviewed the Revised Site Plan submittal located at 115 West Main Street for a proposed renovation and development of a mixed-use building consisting of 197 multi-family dwellings, a 2,400 square foot restaurant space, and a 7,500 square foot office space on 12.5 acres of land. A total of 330 parking spaces are proposed in a combination of underground parking garages and surface parking.

**Stantec attended a conference call on January 29, 2021 and February 8, 2021 with Ms. Laurie Connors, Planning Director and Mr. Michael Stalzer, Applicant' Engineer to further review and discuss our comments of January 21, 2021.**

The following materials as submitted by Michael Stalzer; P.E. were received by email on February 16, 2021.

- Site Improvement Plans (54 sheets), revised February 15, 2021.
- Schematic Intersection Improvement Plan (1 sheet) dated February 15, 2021.
- Written response letter to Stantec's letter report of January 21, 2021.
- Written response letter to Town Planner's letter of January 20, 2021.
- Stormwater Report dated February 13, 2021.

**The Revised Site Plan submittal was reviewed for conformance with the Town's Zoning Bylaws, the Board's Design Standards, and generally accepted engineering practice. Review of the schematic intersection improvement plan for the Burbank Street/High Street/West Main Street Intersection is provided under a separate letter report, dated February 17, 2021.**

**We offer the following comments and recommendations on the remaining items in bold text which are cross-referenced to our January 21, 2021 letter report for the Board's consideration.**



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### **SITE PLAN**

Section 12.4 - *Site Plan Review*, Subsection 12.44 – *Contents and Scope of Application* of the Town's *Zoning Bylaws* requires specific information be shown on the Site Development Plan. **Stantec has performed a technical review of these requirements with the understanding the Town Planner will perform an independent review of the Site Plan for conformance with the site plan review zoning bylaw. In general, the site plan conforms to the Town's *Zoning Bylaws*, with the following exceptions. The following list refers to the Millbury Planning Board Submission of Site Plan Review Checklist:**

- j) Proposed water, sewer, and electric utilities have been identified on the Site Plan. Additional information on the existing conditions plan should identify the existing infrastructure along Burbank and West Main street. We question if the applicant has received comments from the Millbury DPW regarding connections to the existing sewer and drainage. We also question if Aquarian Water Company has received and reviewed the proposed plans.

Stantec (10/26/2020) We recommend status of review by Aquarian Water Company be addressed by the applicant.

Stantec (12/14/2020) Comment remains. We recommend status of review by Aquarian Water Company be addressed by the applicant.

Stantec (1/21/2021): Comment Remains. Applicant is waiting for response from Aquarian Water Company.

**Stantec (2/19/2021): Aquarian Water Company comments were provided in a letter dated January 22, 2021. Applicant is waiting for response from Millbury DPW.**

Section 12.4 - *Site Plan Review*, Subsection 12.45 – *Design Standards* of the Town's *Zoning Bylaws* requires applicant to adhere to general principles regarding site design. **In general, the Site Plan of Land appears to conform to the Town's *Design Standards*, with the following exceptions.**

- q. Stantec recommends the applicant provide final designed stamped drawings of the proposed modular block retaining wall and approval from the building department prior to construction.

Stantec (10/26/2020) Comment Remains- Applicant indicated final stamped drawings will be provided in a separate submittal.

Stantec (12/14/2020) Review of the retaining wall details on Sheet C-25 in relation to the subsurface detention system raises the following concern. We recommend the engineer



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address the geogrid depth/reinforced soil and potential conflict with the proposed subsurface chambers.

Stantec (1/21/2021): Sheet C-25.1 identifies an alternative proposed gravity block retaining wall "Redi-Rock" adjacent to subsurface chamber system no. 1, thereby eliminating reinforced grid tie backs associated with the Reinforced Grid Retaining Wall as shown on Sheet 25. The "Redi Rock" gravity wall eliminates the potential conflict with the subsurface chamber system.

We continue to recommend final designed engineered stamped drawings of each proposed retaining wall (Reinforced Grid and Redi-Rock) be provided for approval prior to construction.

Stantec also recommends the applicant review access for construction of the 20-Foot High Reinforced Grid retaining wall at the southern end of the site, adjacent to the Rodriguez property. With less than 10 feet clearance between the retaining wall and the lot line installation we question the need for an easement.

**Stantec (2/19/2021): Comment addressed with alternative proposed gravity block retaining wall "Redi-Rock" which eliminates reinforced grid tie backs/over excavation and need for an easement. We recommend fence post/rail size and type of material be labeled on sheet C-25.1.**

**STORMWATER MANAGEMENT PLAN**

The submitted Site Improvement Plan provides a layout of the proposed drainage system facilities, including Best Management Practices (BMPs) such as catch basins and subsurface detention basins. In general, stormwater runoff from the pavement areas will flow into the proposed BMPs prior to discharging to Singletary Brook located upstream of the Steelcraft Building or Burbank Street.

Municipal Code Chapter 13.15 Post-Construction Stormwater Management of New Developments and Redevelopments identifies information required for the Board to evaluate the environmental impact, effectiveness, and acceptability of the proposed measures, as well as meet the Massachusetts Stormwater Management Standards as set by the Department of Environmental Protection (DEP).

**Stantec offers the following comments for the Board's consideration.**

- Stantec questions the location of the proposed porous pavers. It was unclear where these are proposed on the plan. Stantec also questions the mitigation of stormwater flows from the proposed parking lot/subsurface detention basin no. 2 on the West side of Burbank Street and hydraulic capacity of the existing drainage system located on Burbank Street.



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Stantec (10/26/2020) We recommend additional x-sections identifying refusal and construction details of each subsurface detention basin and pervious pavers be provided for review.

Stantec (12/14/2020) The pervious paver details provided on Sheet C-31 are conceptual/preliminary and recommend site specific engineered drawings including interface with the subsurface chamber system be provided for review.

Stantec also requests the review of the specific maintenance requirements for porous pavers be added to the provided long term pollution prevention plan.

Stantec (1/21/2021): We continue to recommend site specific engineered drawings including interface with the subsurface chamber system be provided for review. As previously noted, the pervious paver and subsurface chamber system details provided on Sheet C-29 and C-31 are conceptual/preliminary. Maintenance requirements for porous pavers are provided long term pollution prevention plan.

**Stantec (2/19/2021): Subsurface Chamber System Nos.1 and 2 have been revised to a corrugated metal pipe (CMP) system with inspection port risers. System No.1 consists of 998 linear feet of 48-inch solid CMP and 1275 linear feet of 54-inch solid CMP. System No. 2 consists of 987 linear feet of 60-inch perforated CMP. Pervious pavers are proposed above each subsurface system and installation of an 8-inch perforated underdrain around the perimeter of each subsurface system. Stantec recommends limits of the pervious pavers and underdrain system be shown on sheet C-20 thru Sheet C-21.3. We also recommend additional inspection ports be provided at the end of each CMP section.**

**Response: The limits of the pervious pavers and underdrain have been added to sheets C-20 through C-21.3.**

- Stantec recommend cross sections of the proposed subsurface detention basin Nos.1 and 2 identifying items such as existing and proposed grades, refusal and/or seasonal high groundwater be provided on the plans.

Stantec (10/26/2020) We recommend additional x-sections identifying ledge and construction details of each subsurface detention basin and pervious pavers be provided for review.

Stantec (12/14/2020) Comment remains, see above discussion on page 9 of this letter.

Stantec (1/21/2021): We request cross section of subsurface chamber system no.2 as shown on sheet C-21.2 include the proposed water 6-inch water line and proposed 6-inch sewer service from Building No.1 be identified on the sheet and recommend consideration to relocating the water line and sewer service outside the subsurface chamber system footprint.



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**Stantec (2/19/2021): Comment addressed. Proposed water and sewer service have been relocated to avoid conflict with subsurface system no. 2.**

If there are any questions regarding our comments and recommendations, please do not hesitate to call at 1-781-221-1134.

Regards,

**STANTEC CONSULTING SERVICES INC.**

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