



Stantec

Stantec Consulting Services Inc.

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

November 5, 2021

File: 179411027

Attention: Mr. Richard Gosselin, Chairman

MILLBURY PLANNING BOARD

Municipal Office Building

127 Elm Street

Millbury, Massachusetts 01527

Reference: Site Plan/Stormwater Management Permit

192 Millbury Avenue

Millbury, Massachusetts

Dear Mr. Gosselin:

Subsequent to our letter report of November 2, 2021 and pursuant to the Board's request, Stantec Consulting Ltd. has reviewed the Revised Site Plan/Stormwater Management Permit *192 Millbury Avenue*, a proposed multi-family building in Millbury. The following materials were received on November 4, 2021.

- Site Plan, Stormwater Plan, and Landscape Plan (3 Sheets), revised November 4, 2021 as prepared by Robert G. Murphy & Associates, Inc. (RMA)

The Site Plan/Stormwater Management Permit submittal was reviewed for conformance with the Town's Zoning Bylaws, the Board's Design Standards, and generally accepted engineering practice. We offer the following comments regarding the *Site Plan/Stormwater Management Permit 192 Millbury Avenue* submittal for the Board's consideration.

In general, the revised site plan submission adequately addresses Stantec's previous comments. We offer the following comments and recommendations on the remaining items in bold text which are cross-referenced to our November 2, 2021 letter report for the Board's consideration.

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. We offer the following comments for the Board's consideration:

1. Construction of the two paved drives off Millbury Avenue will require reconstruction of the existing sidewalk and curbing. We recommend these improvements be further identified on the site plan.

Stantec (11/02/2021) Comment remains to be addressed. We also recommend type of curbing (vertical or sloped granite) be further identified on the site plan and sidewalk be installed with the requirements of the Massachusetts Access Board (521 CMR).

Design with community in mind



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Stantec (11/05/2021) We recommend the use of slope granite curbing within the project site be confirmed by the applicant and proposed sidewalk be installed as per the requirements of the Massachusetts Access Board (521 CMR).

2. Location and dimensions of all signage and refuse containers need to be identified on the site plan.

Stantec (11/02/2021) We recommend dimensions/details of proposed signage be shown on the site plan.

Stantec (11/05/2021) We recommend dimensions/detail of proposed stop sign conform with the Manual on Uniform Traffic Control Devices (MUTCD).

3. Parking calculations on sheet 3 of 3 identify nine (9) proposed parking spaces. Stantec recommends the applicant provide documentation to support the proposed number of parking spaces as required per Section 33. Parking and Loading Requirements. We also recommend pavement markings delineating the parking spaces be shown on the plan and provisions for handicap accessible spaces be addressed by the applicant.

Stantec (11/02/2021) We recommend pavement markings delineating the nine (9) proposed parking spaces be shown on the site plan.

Stantec (11/05/2021) We recommend pavement markings delineating the employee parking spaces be shown on the site plan.

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 We offer the following comments for the Board's consideration:**

2. Circulation: Proposed parking area internal circulation, deliveries and signage be identified on the site plan.

Stantec (11/02/2021) See previous comment regarding signage. We question the location/feasibility of the two employee parking spaces within the area designated for deliveries.

Stantec (11/05/2021) Employee parking comment remains to be addressed. We recommend this item be further discussed with the planning board.



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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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cc. Ms. Laurie Connors, Town Planner