



**ROBERT G. MURPHY & ASSOCIATES, INC.**  
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Oct. 19, 2021

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

**Reference: Site Plan/Stormwater Management Permit  
192 Millbury Ave. – Review Comments**

Laurie,

This office has revised the plans and documents for 192 Millbury Ave. based upon the comments submitted in the Stantec Review dated Sept. 24, 2021. Below is a response to the peer review. It should be noted that this lot as recently surveyed by Land Planning, Inc. is shown on the recorded plan at the Worcester Registry of Deeds in Plan Book 959, Plan No. 21. A copy of the plan is to accompany this letter.

**Site Plan Review, Section 12.44:**

1. The north arrow and correct scale have been added to the title box on sheet 1 of 3. The property line bearings have been adjusted to correctly match the north arrow as shown.
2. Additional details showing the curbing, sidewalks, handicap ramps and grass strip have been added to the plans. The existing concrete pad at the front door is to remain.
3. A note has been added to the plans showing the snow to be removed to an approved offsite location. This is due to the limited space for proper onsite snow storage.
4. Signage and a refuse container have been added to the plan. The applicant may apply for a business mansard sign at a later time.
5. A new water service has been installed. The existing sewer service is to be utilized.
6. This office is currently working with LSI Lighting to provide the Photometric Plan.
7. Parking requirements based on Sec. 33-2 have been added to the plans.
8. A waiver has been previously requested to exclude the isometric line drawing. The existing building is to be renovated as currently approved by the building dept.

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**Site Plan Review, Section 12.45:**

1. The applicant has been denied an easement for constructing the retaining wall along the northeast property line adjacent to #198. Construction details with a 4' chain link fence are to be submitted to the Building Dept. prior to construction start. These plans are to be stamped.
2. Internal vehicular circulation, signage and location for deliveries has been added to the plans.
3. Photometric Lighting Plan. See #6 above.
4. Due to the existing developed conditions at this site, the applicant will be requesting an additional waiver to landscape the site within the setbacks as shown. Currently there is no appreciable landscaping found at this site.
5. Walkways and Handicap ramps have been added to the plans to best facilitate the parking.

**Stormwater Management:**

- The revised construction sequence has been added to the plans.
- The drainage basin details have been revised to show additional grades and groundwater.
- The BMP Performance Curve showing 98% Pollution Removal has been submitted.

**Mass DEP Stormwater Standards:**

1. Rip -rap specifications have been added to the details based upon the submitted Isbash Curve.
2. The drainage computations have been revised to reflect the latest NOAA Atlas 10 data.
3. The drainage basin details have been revised to show additional grades and groundwater. The exiting grades have been shown on the soil logs. The basins are to be 4' above the groundwater.
4. Standard 4 has been met.
5. Standard 5 does not apply.
6. Standard 6 does not apply.
7. Standards for a redevelopment project have been met.
8. The revised construction sequence has been added to the plans.
9. Standard 9 has been met.

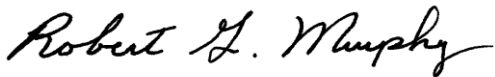
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**Mass DEP Stormwater Standards:**

10. The Illicit Discharge Statement is contained in the original submitted Stormwater Report. A copy of this Statement has been added as a separate document.

If you have any questions with reference to the revised plans and documents, feel free to contact this office or call my cell phone at 508-826-1859.

Respectfully submitted,

A handwritten signature in black ink that reads "Robert G. Murphy". The signature is written in a cursive style with a large, prominent "R" and "M".

Robert G. Murphy, Project Manager

Cc: Stantec, Norman Hill, Client, file