



Stantec

Stantec Consulting Services Inc.

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

November 2, 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 September 24, 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 October 20 and 22, 2021.

- Site Plan, Stormwater Plan, and Landscape Plan (3 Sheets), revised October 19, 2021; Response to Stantec's comment letter, dated October 19, 2021; Waiver request letter, dated October 19, 2021; Stormwater Management Analysis, revised October 7, 2021 and supporting documentation each 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 September 24, 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.

Design with community in mind



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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).

2. We question on-site snow storage locations and recommend additional provisions for snow removal be addressed by the applicant.

Stantec (11/02/2021) As noted on Sheet 3 of 3, excess snow is to be removed from the site by mechanical means.

3. 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.

4. The site plan indicates the site will be serviced by municipal water and sewer. We question if the applicant has received approval from the Town DPW and Aquarion Water Company regarding these service connections.

Stantec (11/02/2021) We recommend status of approval be addressed by RMA.

5. Lighting and Photometric Plan was not provided with the Site Plan submission. We recommend this item be addressed by the applicant.

Stantec (11/02/2021) As noted by RMA, a lighting/photometric plan will be provided to the Board for review.

6. 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.

7. An isometric line drawing, building plans and development impact statement were not provided with the Site Plan submission.

Stantec (11/02/2021) The applicant has requested a waiver from the Planning Board.



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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:**

1. Landscaping: As shown on sheet 3 of 3, proposed grading includes fills between 2 and 6 feet within the site. As such, retaining walls are proposed along the northerly and easterly property line in varied height between 2 and 5 feet. We recommend the applicant provide final designed stamp drawings of the proposed retaining walls and evaluate the need for a guard rail adjacent to the proposed parking areas. We note segments of the proposed retaining walls are approximately 2 feet off the property line and question the need for temporary construction easements from the abutting properties.

Stantec (11/02/2021) As noted by RMA, final designed stamp drawings of the retaining walls will be submitted to the Building Department. We recommend the need for a guard rail adjacent to the proposed parking areas be evaluated by RMA.

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.

4. Landscaping: We question if the proposed landscaping complies with the "landscaping within the setbacks requirements".

Stantec (11/02/2021) The applicant has requested a waiver from the Planning Board

5. Interior Walkways/Pedestrian Path: We recommend proposed walkways and pedestrian paths within the parking area be identified on the site plan.

Stantec (11/02/2021) We recommend dimensions of proposed walkways/pedestrian path be shown on the site plan.

STORMWATER MANAGEMENT

The Stormwater Management Report is included under a separate cover of the same name with the Site Plan submission. Stantec offers the following comments and recommendations for the Board's consideration.

The following list refers to the Millbury Planning Board Submission of Stormwater Plan Review Checklist. Our review has only included "design" related items as part of the checklist.



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- A sequence of construction has been provided in the Stormwater Pollution Prevention Plan. We recommend the construction sequence be added to the Site Plan.

Stantec (11/02/2021) Comment addressed by the revised site plan submission.

- Stantec recommend cross section of the proposed two subsurface chamber systems identifying items such as existing and proposed grades, refusal and/or seasonal high groundwater be provided on the plans.

Stantec (11/02/2021) Comment addressed by the revised site plan submission.

- Provide calculations regarding the average annual load of Total Phosphorus and estimated pollution removal

Stantec (11/02/2021) Comment addressed by the revised site plan submission.

MassDEP Stormwater Standards

1. No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

We note the applicant has not provided rip-rap sizing calculations at the subsurface chamber outfall and recommended these calculations be provided for review.

Stantec (11/02/2021) Comment addressed by the revised site plan submission.

2. Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

Recommend rainfall amounts used be based on the 1998 Cornell University Study, NOAA Atlas Volume 10 Point Precipitation Frequency be used in estimating the pre and post development peak discharge rates for the 2, 10 and 100 yr. storm events.

Stantec (11/02/2021) Comment addressed by the revised site plan submission.

3. Loss of annual recharge to groundwater should be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type.



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The applicant has provided groundwater recharge and time required for the two subsurface chamber systems. Stantec recommend cross section of the proposed two subsurface chamber systems identifying items such as existing and proposed grades, refusal and/or seasonal high groundwater be provided on the plans.

Stantec (11/02/2021) Comment addressed by the revised site plan submission.

4. A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

Erosion and sedimentation control measures are identified on the Site Plans and further described in the submitted Stormwater Pollution Prevention Plan. A sequence of construction has been provided in the Stormwater Pollution Prevention Plan. We recommend the construction sequence be added or referenced to the Site Plan.

Stantec (11/02/2021) Comment addressed by the revised site plan submission.

5. All illicit discharges to the stormwater management system are prohibited.

An illicit discharge statement was not included as part of this submission. We recommend this be provided by the applicant.

Stantec (11/02/2021) Comment addressed by the revised site plan submission.

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.

Vannary Tan

Vannary Tan
Civil Engineer Designer
Phone: 781-221-1114
vannary.tan@stantec.com



Stantec

Stantec Consulting Services Inc.

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

David Glenn

David Glenn, P.E.
Senior Transportation Engineer
Phone: 781-221-1134
david.glenn@stantec.com

cc. Ms. Laurie Connors, Town Planner