
PLANNING DIRECTOR QUESTIONS, COMMENTS AND RECOMMENDATIONS

Proposed Development:	Site Plan Review & Stormwater Management Permit 0 Abbott Place (Map 6, Parcel 190)
Applicant:	Parklund Place, LLC
Site Plan Submitted:	November 23, 2021
Public Hearing Scheduled:	January 10, 2022

Project Description: The Applicant proposes to construct a new two-family structure, a 6-space parking lot and associated improvements. The parcel currently contains a paved parking lot for the commercial facility located at 4 Abbott Place. The proposed development is located within the new East Millbury Business District, which allows two-family dwellings by-right. The proposed development will be served by municipal water and sewer. The parcel contains 42,013 square feet. The structure contains parking on the first floor and two 2-bedroom apartments above. The 6 required parking spaces will be accommodated in an off-street parking lot behind the proposed building because the Applicant proposes storing her own personal vehicles in the garage on the first floor.

Questions and Comments:

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.
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.
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.
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.
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.
6. Please modify the site plan to include a signature block for Planning Board signatures.
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).
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.
9. In accordance with Zoning Bylaws, Section 12.44(a), please provide information about the location, type, style of fixture and intensity of lighting.
10. Please provide the left elevation of the proposed building for Planning Board review and approval.

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.
12. Please identify the limit of disturbance on the site plan.
13. Note that walls retaining 4' or more of unbalanced fill require submission of a structural engineered plan and 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.
15. I recommend requiring the Applicant to patch the roadway from curb-to-curb wherever it is impacted by utility construction.

cc: Dave Glenn, Stantec
John Grenier, J.M. Grenier Associates, Inc.