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JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

August 22, 2016

Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719

Re: **1034 Massachusetts Avenue**
Revised Site Plan dated August 22, 2016

Dear Members of the Board,

On behalf of our client, Phaneuf Associates, the Site Plan for the referenced property has been updated in response to comments received during the Planning Board Hearings and in the review letter from Places Associates, Inc., dated July 15, 2016 as follows:

Proposed Building Connection – Per the request of the Applicant, our office has added a proposed building connection between the garage and hoop building. The Land Use Data Table and Note 2 have been updated accordingly. The additional square footage required for the connection will be deducted from the mezzanine area.

Site Plan Review

1. The waiver requests to providing the existing and proposed topography at 2 foot contour intervals; the total square footage of all buildings on the site; and the location of zoning districts within the locus are no longer needed since they are now shown on the current referenced site plan.
2. Addressed.
3. See proposed building connection above. The setback dimension of the shed to the rear northwesterly lot line (Length = 151.80') has been added to the plan. This rear lot line location is based on off-site drill holes located and is a projection of the stone walls which were held following an on-the-ground field survey. The existing iron pipes located along the easterly lot line are now shown on the plan. Property area and boundary lines are based on the Plan of Land dated June 6, 2016; Prepared for: Phaneuf Associates; Scale 1"=40; Prepared by Stamski and McNary, Inc., which was endorsed by the Planning Board on August 1, 2016.
4. Addressed.
5. The location of the existing landscaping and fences near the office building have been shown. The remainder of the site is primarily cleared up to the lot lines. The existing mature tree line adjacent to the site perimeter is shown. The proposed plantings along the existing parking will be a combination of plantings

and/or shrubs which will be spaced 15'-20' along with boulders to define edge of gravel parking.

6. The Site Plan Decision should reflect the property area and frontage as indicated on the Plan of Land endorsed by the Planning Board and not the Application.
7. A slight adjustment to the designated parking spaces within the oversized pre-existing gravel parking is reflected within this revision to reflect concern of utility pole location.
8. Addressed.
9. The Applicant is proposing plantings along pre-existing off-site gravel parking as directed by the Board. The existing and proposed block walls within rear of site will provide screening and prevent future encroachment onto abutting properties. The existing shrubs, fences and landscape areas adjacent to office area have been added to the plan.
10. A rain garden is proposed above the pre-existing gravel area to provide stormwater treatment prior to the pond. A Siltation Collection Area is proposed adjacent to the shed and downgradient of the stone piles and hoop building to provide an improvement in runoff quality. The location of the existing structures and recommended setbacks to the existing well and septic system limit the use of stormwater recharge within the site. The existing Use also prevents the design of traditional infiltration devices along the rear lot line, since they will be prone to clogging and failure. The site drains primarily in two directions, which are the pond to the northwest along Massachusetts Avenue and to the offsite wetlands to the southwest behind the existing shed.
11. The applicant will address this item.
12. The applicant will address this item.
13. The applicant will address this item.
14. A siltation control has been shown at the sand pile. The pavement near the sand pile may also need to be swept on a daily basis to prevent erosion.
15. The Sewage Disposal System design is for twelve (12) employees. The number of spaces is not just based on number of employees, it also includes company vehicles parked on-site. The proposed septic system components will be designed for H20 Loading. The proposed 315 contour has been extended out towards edge of pavement to address concern.
16. Siltation controls have been shown downgradient of the septic system along Massachusetts Avenue.
17. The applicant will need to establish protocol for daily sweeping of pavement to control and remove dust from pavement. The proposed Siltation Collection Area shall be monitored on a daily basis and siltation removed upon accumulation of twelve inches of silt. Crushed Stone and ADS pipe will be replaced as needed based on site activity and storm event frequency.
18. The proposed Siltation Collection Area is an approach which allows for a dedicated area with a solid surface for removal of collected silt. The design

utilizes components which are already used on site and which are familiar to the current employees. The existing on-site backhoe and bobcat machines will be utilized for ease of maintenance. The slotted median barriers will allow runoff to flow into area and will prevent encroachment of stone operations. This method will be monitored and may be subject to modification and adjustment to improve runoff quality.

19. The applicant will address this item.

We thank you for your attention to this matter. If you have any questions regarding this matter, please feel free to contact our office.

Respectfully,

Stamski and McNary, Inc.

Richard Harrington, P.E.

George Dimakarakos, P.E.