



July 15, 2021

**August 5, 2021**

Boxborough Planning Board  
29 Middle Road,  
Boxborough Ma 01719

Re: Priest Lane Definitive Subdivision  
Project No. 5498

Dear Board Members:

This office has reviewed the Priest Lane Definitive Subdivision for the creation of two residential lots at the end of Priest Lane as part of the settlement for the larger Enclave Project. This subdivision is the extension of the Priest Lane Right of Way with a private road constructed to the Town's Common Driveway Standards. This is consistent with the Board's practice for the Emanuel Woods subdivision which was approved in 2013.

Additional information **provided August 5, 2021** are shown in **bold type**, items adequately addressed from previous review have been deleted.

The submittal data reviewed includes the following:

1. Application Narrative dated May 21, 2021 by Dillis and Roy which includes
  - a. Applications
  - b. Project Compliance Narrative
  - c. Waiver Requests
  - d. Project Overview
  - e. Record Deed
  - f. Certified Lst of Abutters
2. Priest Lane Definitive Subdivision Plans by Dillis & Roy dated 5/21/21 and revised 6/30/21, 10 sheets including the Cover Sheet.
3. Drainage Report by Dillis and Roy dated May 21, 2021, revised 6/30/2021.
4. Cover Letter accompanying revised plans dated July 14, 2021, by Dillis and Roy.
5. **Cover letter accompanying revised plans dated August 2, 2021.**
6. **Revised Narrative dated August 2, 2021.**

**Many of the previous review comments have been addressed and additional test holes have been provided as requested. The following comments remain:**

1. **The additional soil testing in the area of the chambers indicates that ledge is encountered at elevation 335. The proposed bottom of the chambers is 332.50, and 332.0 for the base stone. The applicant has not proven that there will be no increase in the rate of runoff to Priest Lane.**

The details for the excavation of the ledge are insufficient to prove that the system will function as intended to recharge the necessary volume to provide attenuation. HydroCAD infiltration design is based on the presumption that there is soil beneath the system and that the stormwater will travel vertically through the soil then horizontally along the water table. It assumes that the groundwater is free flowing through the soil and not entrapped by ledge or other barriers.

The last drainage report was dated 7/2/2021 and is not reflective of the current configuration of Cultec chambers. It is also noted that given the location of the chambers on an 8% slope, if the capacity of the chambers is exceeded, rather than “burp” out the catchbasins, it is likely to follow the driveway subbase materials down to Priest Lane. A saturated subbase is one of the causes for pavement failure and should be avoided.

2. The applicant proposes to tie into the Priest Lane catchbasin. While we agree in concept, the plans are lacking detail. It is noted that there is no actual information on this existing structure- it is shown as approximate. During our conference call with Dillis and Roy, we recommended that this structure and the drainage system be inspected, as-built reviewed and checked for capacity. The time of concentration for the runoff from these lots will be much faster (piped versus flowing overland and bleeding through the wall). No information has been presented to show that this system can accommodate these flows.
3. The July 14<sup>th</sup> letter indicates that the Fire Chief has reviewed and approved the layout shown on the latest plans which do not provide a turning location within 100’ of each dwelling unit (Shared Driveway Construction Standards 6104.5.A.9. It is **recommended that the applicant request a waiver from this requirement. This waiver was not included in the revised waiver list.**
4. The current length of Priest Lane is 793’ as indicated in the original decision. (Priest Hill Estates Subdivision Modification dated July 14, 1999, Book 30673 page 591). This extension is approximately 150’ for a total length of 943’. **The subdivision regulations, under Plan Contents requires the tabulation of the length of ways and area contained in the way which was not found on the submitted plans.**

Section IV A.14 of the Subdivision Rules and Regulations “A dead end street shall be no longer than 500’ linear feet in combined total length unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions, excluding financial considerations, and there are clear and compelling benefits to the Town for granting a greater length”. **This waiver has not been requested.**

5. **The profile is incomplete as it does not show proposed elevations for the centerline grades, particularly through the vertical curve. We recommend that the location of the subsurface chambers be shown on the profile view as well as the catchbasins and drain manhole.**

The Board may want to consider requiring the **elimination of vertical granite curbing** at the cul-de-sac island, as requested by the Fire Department as a compelling benefit for the granting of this waiver.

It is recommended that the applicant’s engineer carefully review and update the requested waivers from both the Subdivision Rules and Regulations as well as the Shared Driveway standards. **Waiver list remains incomplete.**

Please note that this office has not seen any legal opinion as to whether the Priest Hill Estates Definitive Subdivision Modification needs to be updated. From the Modified Decision, Condition 13 states "None of the lots or parcels shown on the plan shall be further subdivided to create additional house lots". We note that the land currently proposed as two lots were shown as an abutting property and not part of a lot or parcel on the original Priest Hill Estates Subdivision. **Comment not addressed in revisions.**

**At this time, it is our opinion that the drainage design is incomplete, and we recommend that the Board continue the public hearing until these issues are resolved.**

Please contact this office should you have any questions regarding these comments or the project in general.

Thank you.

Very truly yours,  
Places Associates, Inc.

BY: 

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