

Responses to Places Associates, Inc. - Review Letter dated January 23, 2017

Prepared By: Stamski and McNary, Inc.

Date: March 17, 2017

Update: June 23, 2017

Zoning- based on the 2012 By-law:

1. As discussed at the May 20, 2017 public hearing, a special permit under Section 4400 is not required for this use in the Town Center District.
2. See revised Landscape Plan provided by ESE.
3. The Gross Floor Area Information has been updated on the Master Plan, Land Use Data Table (sheet 2). Per the Applicant, the clubhouse GFA will be 3,500± square feet, and each residential building GFA will be ≤ 8,000 square feet. Each individual building size will comply with Zoning Section 5002, footnote 5.
4. Dimensions (sheet 11) and details (sheet 26) have been provided for the parking spaces, ramps and crosswalks to ensure ADA compliance. Note 2 has been revised (sheet 27).
5. The parking space calculations have been added on the Master Plan, Land Use Data Table (sheet 2). Residential two-family - Two spaces per dwelling minimum provided within each garage. Association Building (Clubhouse) - One space per two membership (100 dwellings/2 = 50 spaces minimum). 36 spaces are proposed and 14 spaces will be reserved per Section 6009 per discussion with Board.
6. An off-street loading space is not necessary at Clubhouse since it will be ≤ 5,000 s.f.
7. Proposed signage is shown on revised Landscape Plan. Note 15 also added (sheet 27).
8. A Special Permit Application with the ZBA has been filed for the sidewalk along Massachusetts Avenue frontage to be located within one-hundred feet of the W-District.

Site Plan Regulations:

9. Added to Master Plan, Land Use Data Table (sheet 2).

Two-family dwellings: (66'±W x 73.5'±L) 50 buildings x 4,851 s.f. per building	242,550± square feet
Clubhouse:	3,500± square feet*
Pool/Mail Center: (21'± x 23'±)	483± square feet*
Water Treatment Building (20'±x24'±)	480± square feet**
Wastewater Treatment Building: (40'± x 40'±)	1,600± square feet***
Total anticipated Building Area	248,613± or 250,000± square feet.

*Actual Square footage subject to adjustment by Builder prior to Building Permit.

**Actual Dimensions of Water Treatment Building subject to MassDEP Approval.

***Actual Dimensions of Wastewater Treatment Building subject to MassDEP Approval.

10. See revised Landscape Plan.
11. Signage per MUTCD latest edition at time of installation.
12. N/A – Condominium Association.
13. A Traffic Consultant has been hired by the Board.
14. An area for Five (5) bicycle (10% of 50 spaces) has been provided at Mail Center.
15. See revised Landscape Plan.

16. The clubhouse will be cleaned and trash picked up on a regular basis, therefore a dumpster is not proposed or necessary. Loading space also not required.
17. Concrete sidewalks with vertical granite curbing will be provided along clubhouse parking spaces. Also see revised Landscape Plan for pool and patio area.
18. The prominent feature along the frontage is the existing fire pond which will be preserved. Minimal disturbance however will be necessary to properly install the public sidewalk along the frontage within the right of way. Also due to the curvature in Route 111, the grade needs to be cut back and vegetation removed in order to provide the required sight distance. The adjusted proposed limit of work is shown on plan.
19. The sidewalk along frontage has been adjusted per discussion with MassDOT. The final design and location is subject to review and approval by MassDOT. Yes, a handicap ramp and crosswalk at Stow Road with applicable signage and markings will be provided. The sidewalk has also been extended to the westerly property line as requested. Where the sidewalk directly abuts the travel lane, at the culvert crossing, a guard rail and vertical granite curbing will be provided.
20. We have met again with the Fire Chief and have made the following requested minor pavement adjustments. The edge of pavement prior to the clubhouse entry driveway has been straightened out to improve turning into clubhouse parking lot. The pavement width of the Emergency Access to Stow Road has been reduced by four-feet in width. The pavement edge at the top of the Emergency Access to Priest Lane has been adjusted near Building #11. The plans have been revised to provide unobstructed emergency access from Priest Lane and Stow Road. A twenty-foot (20') pavement width with five-foot (5') usable grass shoulders will be provided. Signage will be provided stating "emergency vehicles only" & "private way". Details have been updated accordingly. The curb shall be tapered down from six-inch reveal to three-inch reveal at begin of emergency driveway and additional surface treatments provided per Landscape Plan.
21. A Typical Driveway Detail has been provided, the sidewalk will continue along a constant slope across each driveway.

Stormwater:

22. Portions of the site are within a critical area. The Narrative text has been corrected.
23. The subcatchment areas have been adjusted to reflect the detailed spot grades provided by the Builder. The revised Stormwater Report reflects the current master grading shown on the plan.
24. The revised predevelopment and postdevelopment areas match.
25. At a minimum, gutters will be provided on units that will be connected to roof drywells.
26. The roof drain collection lines to the subsurface areas will typically be provided along the front of the dwelling units. The exact location of these lines will be subject to adjustment during construction. The water and sewer services for Building 11 and Building 20 have been switched to address concern near catch basins (CB 18 & CB 19).
27. To be addressed.
28. The infiltration rate of 2.41 ft/day and 1.02 ft/day (SMA-1) is utilized across the site within the proposed infiltration areas except for SMA-6 & SMA-8 which are proposed in sandy areas of the site. In place of turf and loam (Stormwater CH.2 page 91), a basin liner

of coarse sand (see detail Sheet 25 of 30) is provided to maintain infiltration rate of 8.27 ft/day within these two basins.

29. The porosity values have been adjusted for RD2, SMA-1, SMA-2, SMA3, SMA-4, SMA-5 & SMA-7. Adjusted mound heights are below acceptable limit of two-feet.
30. The typographical error has been corrected, no adjustment to design necessary.
31. The space between the chambers has been widened to allow for the solid drain line to travel thru the recharge area. The drain line will not interfere with this recharge area.

Landscape Plan Comments:

32. See revised Landscape Plan.
33. a. See revised Landscape Plan.
b. Limit of clearing has been moved away and screening provided, see revised plans.
c. Limit of clearing has been moved away and screening provided, see revised plans.
34. See revised Landscape Plan.
35. See revised Landscape Plan.
36. Concrete sidewalks to be provided near clubhouse. Also see revised Landscape Plan. Curbing will be granite along island and radii. Vertical granite near sidewalks and Belgian block in lieu of traditional cape cod berm will be provided.
37. See revised Landscape Plan.
38. See revised Landscape Plan. Specific details of stormwater basins may govern.
39. See revised Landscape Plan. A New England Erosion Control/Restoration Mix is specified for the Slopes of the stormwater basins. See Landscape Note 18.
40. See revised Landscape Plan.
41. See revised Landscape Plan.
42. The development of walking trails within site typically occur naturally by the residents following development.
43. No response required.
44. Condominium Association to be provided with Landscaping Maintenance Guide.
45. The existing well will be utilized to irrigate entrance plantings. See Landscape Note 17.

Site Lighting:

46. See Philips Street Lighting Plan provided by Toll.
47. See Philips Street Lighting Plan and Exterior Lighting Schedule provided by Toll.
48. The entry sign shall include lighting, see revised Landscape Plan for lighting detail.

Additional Comments:

49. The 54'± of stonewall disturbance is applicable to Priest Lane only (Sheets 7, 23 & 29).
The Stonewall removal on Sheet 5 along Massachusetts Avenue is exempt from the Stone Wall Removal Bylaw because it is a State Highway Layout.
50. There will be no roadway gates, see revised Landscape Plan for proposed signage.
51. MassDOT stated that they will review sidewalk drain within Massachusetts Avenue.
52. Vertical curbing will be provided along sidewalk near clubhouse parking spaces. Belgian Block Detail also added to plan per request of Builder.
53. Per direction of the Fire Chief, the pavement edge has been widened prior to the 20'-wide entrance drive to clubhouse. Both the Stow Road and Priest Lane emergency access pavement widths will be 20'-wide per direction of Fire Chief.
54. Additional detailing and labeling of entrance has been provided.
55. A rusted steel guard rail and pedestrian fence are proposed for wetland crossing.
Pedestrian fence detail added to Landscape Plan.
56. Catch basins in clubhouse parking area have been adjusted away from corners.