

CITY OF MARLBOROUGH MEETING POSTING

Meeting: Planning Board
Date: October 19, 2020
Time: 7:00 PM
Location: REMOTE MEETING NOTICE

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

In accordance with the March 12, 2020 Executive Order issued by Governor Baker modifying certain requirements of the Open Meeting Law, the City of Marlborough Planning Board will hold a remote meeting on Monday, September 14, 2020 at 7:00 pm. The public may access the meeting by clicking on the link provided in the Planning Board calendar on the Planning Board Website <https://www.marlborough-ma.gov/planning-board> or by dialing in using the following phone number and conference ID : +1 617-433-9462 United States, Boston (Toll) Conference ID: 166 396 5#

Agenda Items to be Addressed:

- 1) **Meeting Minutes**
 - A. September 21, 2020
 - B. October 5, 2020
- 2) **Chair's Business**
 - A. Working group update – Rules and Regulations
- 3) **Approval Not Required**
 - A. Engineering Review Letter - ANR Application: Post Road Trailer Park & Sales, Inc.
Land Surveyor: RJP Construction & Engineering
Location: 181 Boston Post Road & Phelps Street. City Assessor's Map 79 Parcel 29.
VOTE pending the City Engineer's confirmation that the mylars contain recommended revisions.
- 4) **Public Hearings**
 - A. 76 Broad St. 4-Lot Subdivision
Applicant: W.R.E., LLC, 319 Stow Road, Marlborough, MA 01752
Engineer: Hancock Associates, 315 Elm St., Marlborough, MA 01752. Robert DiBenedetto, Representative.
Recorded Deed: Middlesex South Registry of Deeds Book 72215, Pages 106-107
Location and Description of Property: 76 Broad St., Assessor's Parcel 68-123, 1.86 acres
(Note: Submission Date: 09-09-20, Decision Due: Meeting Prior to January 22, 2021)
 - i) Communication from Robert DiBenedetto, Hancock Associates
 - ii) Communication from Robert DiBenedetto, Hancock re: Comparative Impact Analysis rev.
 - iii) Communication from Attorney Austin re: Easement/Right of Way
 - iv) Comments from Conservation Commission
 - v) Comments from Board of Health
- 5) **Subdivision Progress Reports**
 - A. Subdivision Status Report – City Engineer DiPersio- Goodale Update
- 6) **Preliminary/Open Space /Limited Development Subdivision Submissions (None)**
- 7) **Definitive Subdivision Submissions (None)**
- 8) **Signs (None)**
- 9) **Informal Discussion (None)**
- 10) **Unfinished Business (None)**
- 11) **Calendar Updates**
- 12) **Public Notices of other Cities & Towns (See Electronic Packet)**
 - A. Town of Sudbury (3 Notices)
 - B. City of Framingham (13 Notices)
 - C. Town of Southborough (3 Notices)

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A -1

Call to Order

September 21, 2020

The **remote meeting** of the Marlborough Planning Board was called to order at 7:00 pm. Members present- Barbara Fenby, Phil Hodge, George LaVenture and Chris Russ. Absent, Matthew Elder and Sean Fay. City Engineer, Thomas DiPersio, and Planning Board Administrator, Krista Holmi, also participated in the remote meeting.

1. Meeting Minutes

A. September 14, 2020

On a motion by Mr. LaVenture, seconded by Mr. Hodge, the Board voted to accept and file the minutes of September 14, 2020. Yea: Hodge, LaVenture, Russ and Fenby. Nay: 0. Carried 4-0.

2. Chair's Business

A. Notice Translations

Chair Fenby requested an update on the definitive subdivision mailing for Broad St. Ms. Holmi informed the Board that the mailing was progressing and included translations. She mentioned that the Legal Dept. offered a suggestion based on a sample from another community. Notices could include a more "generic" multi-language note on future mailings. The note would inform the recipient of the important nature of the notice and to request translation. The Board will give the topic further thought.

3. Approval Not Required

A. ANR Application Hayes Memorial Drive

Applicant: Marlborough/Northborough Land Realty Trust, c/o The Gutierrez Company

Land Surveyor: Allen & Major Associates, Inc.

Location and Description of Property: Middlesex South Registry of Deeds Book 1228, Page 149, City Assessor's Maps 99-6, 99-1 and 88-35.

Israel Lopez from Allen & Major was online to represent the plan. Mr. Lopez provided some background on the proposed lots, identified as M, L and K. Each lot has direct frontage on Hayes Memorial Drive and meet the, frontage and zoning requirements for lots in their respective zones (Limited Industrial and Industrial). Mr. Russ asked a question about whether the plan needed to show the building envelope on the plan. After further clarification, the lots were described as meeting the lot shape requirements for their respective zones.

B. Green District Edit Inquiry (O Simarano) John Shipe, Shipe Consulting, owner representative.

Mr. LaVenture read the letter from Michael Pustizzi, PLS, of Precision Land Surveying. Mr. Pustizzi's affirms that a proposed note change on the Green District ANR plan was a request from the current owner's title attorney and has no other substantive changes. Mr. Shipe explained that the previously endorsed ANR (without the requested note change) was never recorded but has been held as part of the planned land transfer to Post Road Realty. During the title search, it was found that there were some minor dimensional discrepancies between a prior survey of the property and the new survey. The added note is intended to confirm that the land being subdivided on the new plan is the same land that was shown on the prior recorded plan. On a motion by Mr. LaVenture, seconded by Mr. Hodge, the Board voted accept and file the correspondence and refer the matter to Engineering and Legal for comment. Yea: Hodge, LaVenture, Russ, Fenby. Nay: 0. Carried 4-0.

4. Public Hearings (None)

5. Subdivision Progress Reports**A. Subdivision Status Report- City Engineer DiPersio.**

Goodale Estates – Mr. DiPersio informed the Board that Eversource has rescheduled the gas line installation for October 12th.

6. Preliminary/Open Space /Limited Development Subdivision Submissions (None)**7. Definitive Subdivision Submissions (None)****8. Signs (None)****9. Informal Discussion (None)****10. Unfinished Business****A. Working group discussion**

The 2005 proposed regulation changes along with new and existing cross sections were forwarded to MAPC as well as current and past regulations and administrative forms. MAPC will review the materials and begin working up a proposal with a defined scope of services. Engineering, Legal and members of the Board's task force will provide input as necessary.

11. Calendar Updates (None)**12. Public Notices of other Cities & Towns (None)**

On a motion by Mr. Russ, seconded by Mr. LaVenture, the Board voted to adjourn the meeting.

Yea: Hodge, LaVenture, Russ, Fenby. Nay: 0. Carried 4-0.

Respectfully submitted,

/kih

George LaVenture/Clerk

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

Call to Order

October 5, 2020

The **remote meeting** of the Marlborough Planning Board was called to order at 7:00 pm. Members present- Barbara Fenby, Matt Elder, Sean Fay, Phil Hodge, George LaVenture and Chris Russ. City Engineer, Thomas DiPersio, also participated in the remote meeting. Administrator Holmi was absent.

1. Meeting Minutes

A. September 14, 2020

Chair Fenby noted that the board members' printed packets did not contain a copy of the September 14 draft minutes, but they were included in the electronic packet. On a motion by Mr. LaVenture, seconded by Mr. Fay, the Board voted to withhold their vote until the next meeting of the Planning Board. Yea: Fay, Hodge, LaVenture, Russ and Fenby. Nay: 0. Mr. Elder did not respond. Carried 5-0.

2. Chair's Business (None)

3. Approval Not Required

A. Engineering Review Letter- ANR Application Hayes Memorial Drive Lots M, L & K

Applicant: Marlborough/Northborough Land Realty Trust, c/o The Gutierrez Company
 Land Surveyor: Allen & Major Associates, Inc.

Location and Description of Property: Middlesex South Registry of Deeds Book 1228, Page 149, City Assessor's Maps 99-6, 99-1 and 88-35.

Mr. LaVenture read the 09-30-20 letter from Assistant City Engineer Collins into the record. The letter concludes that Lots M, L and K have adequate area, the required frontage, meet Lot Shape requirement and have present adequate access for buildable lots within their respective zoning boundaries. On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to endorse the plan of land as approval not required under the subdivision control law. Yea: Fay, Hodge, LaVenture, Russ, Fenby. Nay: 0. No response from Mr. Elder. Carried 5-0. (Note: Following the reading of the Engineering review letter on item 3B, on a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the referenced item 3A correspondence from Assistant City Engineer Collins. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: 0. Carried 6-0.)

B. Green District Edit Inquiry (O Simarano) Comments on ANR Plan Revision (Engineering and Legal Review)

Mr. LaVenture read the 09-29-20 letter from Assistant City Engineer Collins RE: ANR – Simarano Drive (Green District) – resubmission into the record. The purpose of the revised plan (originally endorsed on June 22, 2020) was to clarify the plan reference language contained in Note 1) on the revised plan and to add a deed reference in Note 2) on the revised plan. The revised plan does not change the lot configuration of the previously endorsed plan. Mr. LaVenture also read the 09-24-20 email correspondence from Assistant City Solicitor Piques into the record. Attorney Piques confirmed that the revised Note 1 and Note 2 language is acceptable to the Legal Department. On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted accept and file the correspondence. Yea: Fay, Hodge, LaVenture, Russ, Elder (after initially not responding), Fenby. Nay: 0. Carried 6-0. It was noted by Mr. DiPersio and Mr. Fay that a vote on the endorsement was also necessary. On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to endorse the referenced plan as approval not required under the subdivision control law. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: 0. Carried 6-0.

C. ANR Application: Post Road Trailer Park & Sales, Inc.

Land Surveyor: RJP Construction & Engineering.

Location: 181 Boston Post Road & Phelps Street. Middlesex South Registry of Deeds Book 11449 Page 675, City Assessor's Map 72, Parcel 29.

Robert Parente, surveyor, joined the meeting to present the ANR plan.

Mr. Parente explained that the purpose of the plan is to separate Lot 1 from Lot 2. Lot 1 fronts Phelps St. and contains the majority of the park's units (about 109 units). Lot 2 contains the buildings fronting Boston Post Road East and a small number of units (about 7 units). Lot 1 straddles two zones, business and Residence zone A-2. The roads within the park will remain private. Mr. Parente explained that the attorney for the property (Christopher Flood) is in the process of amending the special permits required to operate the mobile home parks. Ms. Fenby asked for clarification on the location of the lot lines. City Engineer DiPersio delineated the lot lines for the Board. Mr. DiPersio confirmed that the property is in site plan review, and there are discussions around street names for the property. Public ways are named for deceased veterans, and the Mayor's Office has requested that consideration be made to naming private ways from this list as well, since there are a limited number of new public ways being created. On a motion by Mr. Elder and seconded by Mr. LaVenture, the Board voted to refer the ANR to Engineering for review and comment. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: O. Carried 6-0. Chair Fenby requested that members visit the property prior to the next meeting and familiarize themselves with the park layout.

4. Public Hearings (None)

5. Subdivision Progress Reports (None)

6. Preliminary/Open Space /Limited Development Subdivision Submissions

A. Applicant: The Charles Company, LLC., 131 Black Bear Dr. S-1912, Waltham, MA 02451.

Owner: Rebecca Chaousis & Amy M. Aldrich Goebel

Engineer: The Jillson Company, Inc. 32 Fremont St., Needham, MA 02494

Representative: Kevin O'Leary, The Jillson Company

Location: Stevens Street- Middlesex South Registry of Deeds Book 9742, Page 362, excepting Lot 1 from Plan 467 of 2018 and lot 2 (309 Stevens) and Lot 3 (315 Stevens) shown on Plan 479 of 2020.

Mr. LaVenture read the 09-17-20 preliminary subdivision submission letter from Mr. O'Leary of the Jillson Company into the record. On a motion by Mr. Russ, seconded by Mr. Elder, the Board voted to accept and file the correspondence. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: O. Carried 6-0. PE Kevin O'Leary from the Jillson Company was online to present the plan to the Board. The project involves approximately 18 acres of wooded land with 233 feet of frontage on Stevens Street. The property is framed by 159 Stevens Street to the south and by 183 Stevens Street to the north. The proposed roadway off Stevens Street will provide frontage for four single-family homes with approximately 250 feet of frontage per lot. A 5th lot can be created by an ANR plan with frontage on Stevens Street. Lot 5 would be adjacent to 183 Stevens Street. Mr. O'Leary explained that the roadway would consist of 22' of pavement, two sidewalks and a 100' diameter cul-de-sac. There is no proposed development into the back portion of the property from the cul-de-sac. The lots will be serviced by water/sewer extensions from Stevens Street. Mr. O'Leary stated that there are no anticipated waivers from the City's subdivision rules and regulations. Ms. Fenby asked for clarification regarding access to the back land. Mr. O'Leary stated that there would be no vehicular access to the back land from the subdivision. He explained that due to the steep grades and wetlands (Mowry Brook), development potential is marginal. He said there could be walking trails for access but confirmed there is no plan for extending the roadway. Mr. Fay asked Mr. O'Leary to confirm that the plan contains no waiver requests. Mr. O'Leary stated that per his interpretation and understanding of the rules and regulations, the plan meets all requirements and does not include any waiver requests. On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to refer the plan to Engineering and seek comment from the other departmental officials. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: O. Carried 6-0.

Mr. Fay asked whether the Board should be holding a public hearing on the matter. Mr. DiPersio stated that the Board is not obligated to hold a hearing, but they may choose to do so.

Council President Ossing was present to suggest November 2 or November 16 as possible dates. The Board selected November 2, pending confirmation that advertising and abutter notification can be completed. Mr. O'Leary asked for clarification whether the hearing was for the preliminary plan or a future definitive plan. Ms. Fenby said that it is not uncommon for the Board to seek input from abutters during the preliminary stage. Mr. O'Leary said he understood.

7. Definitive Subdivision Submissions (None)

8. Signs (None)

9. Informal Discussion (None)

10. Unfinished Business (None)

11. Calendar Updates

November 2, 2020 – Public Hearing on the preliminary subdivision plan on Stevens St.

12. Public Notices of other Cities & Towns (None)

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to adjourn the meeting.

Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: 0. Carried 6-0.

Respectfully submitted,

/kih

George LaVenture/Clerk



City of Marlborough
Department of Public Works

135 NEIL STREET
 MARLBOROUGH, MASSACHUSETTS 01752
 TEL. 508-624-6910
 *TDD 508-460-3610

THEODORE L. SCOTT, P.E.
INTERIM COMMISSIONER

October 15, 2020

Dr. Barbara L. Fenby, Chairwoman - Marlborough Planning Board
 c/o Krista Holmi – Planning Board Administrator
 135 Neil Street
 Marlborough, MA 01752

RE: ANR – Post Road Trailer Park and Sales Inc. (Winske)
181 Boston Post Road – East and 100 Phelps Street

Dear Dr. Fenby:

Pursuant to the request from the Planning Board on October 5, 2020, our office has reviewed the following plan:

PLAN OF LAND
 IN
 MARLBOROUGH, MASSACHUSETTS

Owned by:
 Post Road Trailer Park & Sales, Inc.

Location:
 181 Boston Post Road – East & Phelps Street

Prepared by:
 RJP Construction & Engineering
 21 Chapin Street, Northborough, MA

Date: September 28, 2020

The applicant owns three properties, which are the subject of this ANR filing:

- Map 72 Parcel 29 containing 12.73 acres, located off Boston Post Road - East
- Map 72 Parcel 29B (Land Court Lot 6 – Plan 6833F) containing 5,621 sq. ft., located off of Phelps Street
- Map 72 Parcel 81 (Land Court Lot 26 – Plan 6833K) containing 5,996 sq. ft., located off of Phelps Street

Situated on these three parcels are two commercial buildings located along Boston Post Road - East, 88 mobile homes and a maintenance garage located behind the two commercial buildings and 32 mobile homes located off Phelps Street.

The purpose of the plan is to divide these combined parcels into two lots:

- Lot 1, containing 11.82 acres and a total of 203.38 feet of frontage along Phelps Street. Situated on this lot would be a total of 113 mobile homes – 81 mobile homes having access from Boston Post Road – East and 32 mobile homes having access from Phelps Street. Lot 1 would be located in a Business Zone (500-foot offset from Boston Post Road – East) and a Residence A-2 Zone.
- Lot 2, containing 75,348 square feet and having a total of 273.57 feet of frontage along Boston Post Road – East. Situated on this lot would be the two commercial buildings located along Boston Post Road - East, 7 mobile homes and the maintenance garage. Lot 2 would be located in a Business Zone.

The plan contains as Access & Utility Easement off Boston Post Road – East, over Lot 2 for the benefit of Lot 1.

In accordance with City of Marlborough Ordinance §650-18 – Conditions for use, (5) Trailer; mobile homes. (a) Trailer coaches; mobile homes. No trailer coach or mobile home may be occupied except in a trailer park operating under a license from the Board of Health and by special permit of the City Council. The following note has been placed on the Plan:

"A subdivision of the property and/or change in the ownership may require a new License to Operate and a new Special Permit."

Lots 1 and 2 have adequate area, the required frontage, meet the Lot Shape requirement and have present adequate access for buildable lot within their respective zoning boundaries.

Should you have any question regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,



Timothy F. Collins
Assistant City Engineer

xc: Theodore L. Scott, P.E. – Interim DPW Commissioner
Thomas DiPersio, Jr., P.E., P.L.S. – City Engineer
Jeffrey Cooke – Building Commissioner
Jason Grossman – City Solicitor
John Garside – Director of Public Health
Post Road Trailer Park & Sales, Inc.

MARLBORO PLANNING BOARD
ZONING DISTRICT - BUSINESS / RES. A-2

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW NOT REQUIRED.

MEMBER _____ DATE: _____

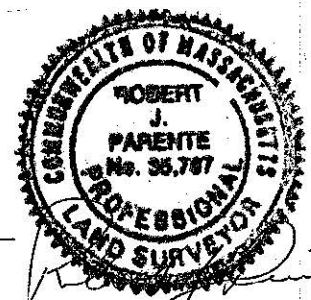
I HEREBY CERTIFY THAT I HAVE CONFORMED WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING
IN PREPARING THIS PLAN.

Robert J. Parente

ROBERT J. PARENTE, PROFESSIONAL LAND SURVEYOR

10/16/20

DATE: *Robert J. Parente*



NOTES: ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE
COMPLIANCE WITH ZONING.

ROADS SHOWN WITHIN LOTS 1 AND 2 ARE PRIVATE AND
SHALL BE MAINTAINED BY THE RESPECTIVE HOMEOWNERS
ASSOCIATIONS.

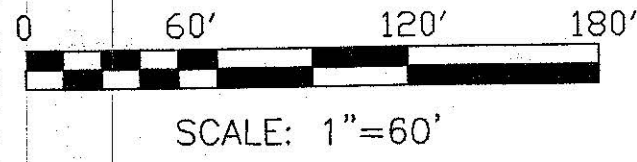
A SUBDIVISION OF THIS PROPERTY AND /OR CHANGES IN THE
OWNERSHIP OF THE PROPERTY MAY REQUIRE A NEW LICENSE TO
OPERATE FROM THE MARLBOROUGH BOARD OF HEALTH AND A
NEW SPECIAL PERMIT FROM THE MARLBOROUGH CITY COUNCIL.

DEED REFERENCES: BOOK 11,449 PG 675
LOT 26 ON LC PLAN 6883K
LOT 6 ON LC PLAN 6883F
LOT 6 AND 26 ARE SHOWN FOR TITLE PURPOSES ONLY
AND ARE INCLUDED IN THE AREA FOR LOT 1.

LOT 1 FRONTAGE= 203.28' ALONG PHELPS STREET
LOT 2 FRONTAGE = 273.57' ALONG BOSTON POST ROAD

N/F JO-LEN RESIDENTS ASSOC. INC.

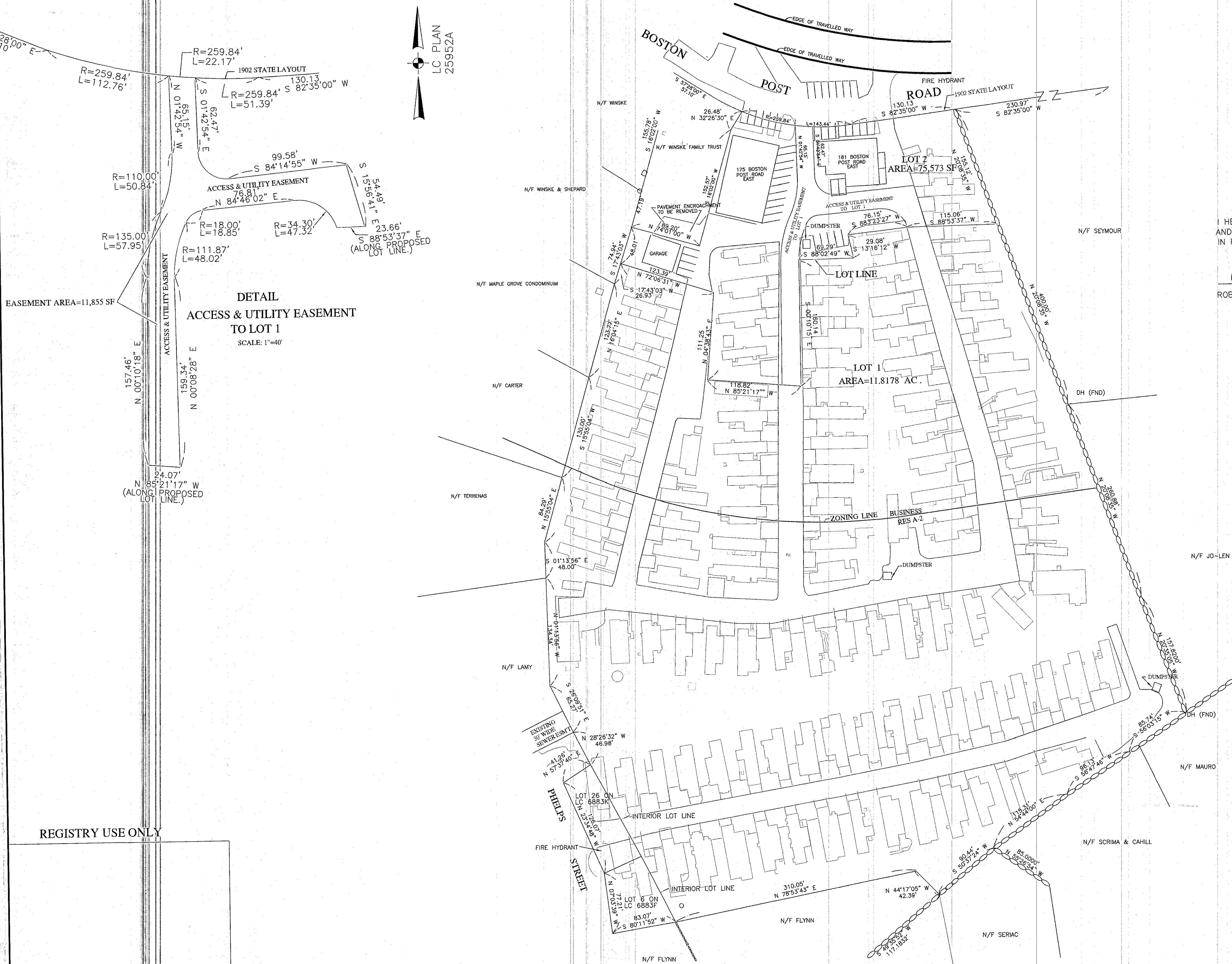
NOTE: ZONING LINE SHOWN IS A 500' OFFSET LINE
TO BOSTON POST ROAD
LOT 6 ON LC PLAN 6883F



PLAN OF LAND
IN
MARLBORO, MASSACHUSETTS

OWNED BY: POST ROAD MOBILE HOMES & SALES INC.
LOCATON: 181 BOSTON POST ROAD & PHELPS ST.
PREPARED BY: RJP CONSTRUCTION & ENGINEERING
21 CHAPIN ST, NORTHBOROUGH, MA.
DATE: SEPT. 28, 2020 SCALE: 1"=60'
REV: OCT.15, 2020

REGISTRY USE ONLY



PLANNING BOARD



City of Marlborough Planning Board

Administrative Office
135 Neil St.
Marlborough, MA 01752

RECEIVED
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2020 SEP 21 A 8:26

Barbara L. Fenby, Chair
Philip Hodge
Sean N. Fay
George LaVenture
Christopher Russ
Matthew Elder
Krista Holmi, Administrator
(508) 624-6910 x33200
kholmi@marlborough-ma.gov

PUBLIC HEARING NOTICE- Marlborough Planning Board

Pursuant to MGL c. 41 Section 81T, the Marlborough Planning Board will hold a Public Hearing via **remote participation** at 7:00 pm on Monday, October 19, 2020, to consider the application of W.R.E. LLC for approval of a Definitive Subdivision Plan submitted by Hancock Engineering, dated 09-09-20, and titled "A Four-Lot Subdivision, 76 Broad Street". The project consists of a two-family residence on each of four new lots (8 total units) on a 1.86-acre site located at 76 Broad St., Marlborough, MA, City Assessor's Map 68-123.

A plan of the proposed subdivision and application is on file at the Administrative Office of the Planning Board, 135 Neil St., 2nd Floor, Marlborough, MA 01752 (508) 624-6910 x33200 and the Office of the City Clerk, 140 Main St., Marlborough, MA 01752. (508) 460-3775. All interested parties are invited to comment in writing prior to the hearing or may present any relevant information for the Board's consideration at the public hearing on October 19. Instructions for joining this meeting will be available on the posted 10-19-20 Planning Board agenda: Website <https://www.marlborough-ma.gov/planning-board>

This legal notice shall also be posted by the local newspaper on the Massachusetts Newspaper Publishers Association's ("MNPA") website (masspublicnotices.org).

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MARLBOROUGH, MA 01752-9998
(800)275-8777

09/30/2020 11:58 AM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	49		\$21.07
CTOM - Firm - Domestic	49		\$21.07
CTOM - Firm - Domestic	49		\$21.07
CTOM - Firm - Domestic	36		\$15.48
183 Total Pieces			

Grand Total: \$78.69

Credit Card Remitted \$78.69

Card Name: VISA
Account #: XXXXXXXXXXXX0138
Approval #: 05200G
Transaction #: 332
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required CAPITAL ONE VISA

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or scan this code with your mobile device,



PAGE 1



Certificate of Mailing — Firm

Name and Address of Sender HANCOCK ASSOCIATES Surveyors Engineers Scientists Licensed in MA, NH, CT and RI Established 1978 315 Elm Street, Marlborough, MA 01752 DEFINITIVE SUBDIVISION ABUTTER MAILING - 76 BROAD/WHITE		TOTAL NO. of Pieces Listed by Sender 1-6 of 183	TOTAL NO. of Pieces Received at Post Office™ 183 Bud Goble	Affix Stamp Here Postmark with Date of Receipt. 			
USPS® Tracking Number Firm-specific Identifier		Address		Postage	Fee	Special Handling	Parcel Airlift
1.	1	68 GUAMAN-LEMA DAVID E 89-91 SCHOOL ST MILFORD, MA 01757					
2.	2	68 FREITAS ANDRE R LOLA FREITAS 17 BRAZEAU CIR MARLBOROUGH, MA 01752					
3.	3	68 AVEY CAROLE J 120 BROAD ST MARLBOROUGH, MA 01752					
4.	4	68 FREITAS LINDA J TR NANCY CASACELI TR C/O R T DUFALT 19 SILVER ST MARLBOROUGH MA 01752					
5.	5	68 JOHNSON EVON M 25 SILVER ST MARLBOROUGH, MA 01752					
6.	6	68 ABRANTES DANIELA VIEIRA 31 SILVER ST MARLBOROUGH, MA 01752					

82

PAGE 31



Certificate of Mailing — Firm

Name and Address of Sender HANCOCK ASSOCIATES Surveyors Engineers Scientists Licensed in MA, NH, CT and RI Established 1978 315 Elm Street, Marlborough, MA 01752 DEFINITIVE SUBDIVISION ABUTTER MAILING - 76 BROAD/WHITE		TOTAL NO. of Pieces Listed by Sender 181-183 of 183	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.			
		Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. 181		Framingham Planning Board					
		Memorial Building, Room 205					
		150 Concord St.					
		Framingham, MA 01702					
2. 182		Town of Sudbury					
		Planning Board					
		278 Old Sudbury Rd.					
		Sudbury, MA 01776					
3. 183		Marlborough City Council					
		City Hall					
		140 Main Street					
		Marlborough, MA 01752					
4.							
5.							
6.							

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

October 15, 2020

Ms. Krista Holmi
Administrator
Marlborough Planning Board
135 Neil Street, 2nd Floor
Marlborough, MA 01752

Subject: Four-Lot Subdivision, 76 Broad Street, Marlborough, MA
Response to Planning Board comments / Proposed Plan Set revisions

Dear Ms. Holmi,

On behalf of the applicant W.R.E., LLC, and in response to comments from Planning Board during a September 14, 2020 meeting and discussion, Hancock Associates is submitting the two letters regarding the proposed Four-Lot Subdivision at 76 Broad Street.

Submission items:

- Letter: *Proposed Subdivision 76 Broad Street by W.R.E., LLC; Easement/Right of Way*, prepared by Law Office of Sandra Rennie Austin, dated 10/7/2020. (PDF, 13 pages) – This letter was prepared in response to a Planning Board request for a legal opinion on the use of easements on abutting properties for the development of a subdivision road right-of-way.
- Letter: *Narrative for no Comparative Impact Analysis - Revised*, dated 10/15/2020. (PDF, 2 pages) – This letter was revised in response to a Planning Board request to include zoning use/area requirements for the proposed subdivision lots.

Hancock Associates is projecting a few minor changes to the proposed drainage system as well as callout updates for clarity. The proposed revisions have no impact on the submitted hydrological and hydraulic analysis. After Hancock receives comments from Marlborough department heads, these revisions will be incorporated into the revised plan set.



The proposed revisions will include:

- Shifting the drain manholes in the roadway further away from the proposed sewer manholes. Roadway utility infrastructure will still be in compliance Marlborough's Section #1 - Secondary Residential Street (C10).
- Adjusting storm drain inverts in roadway to avoid sewer pipe conflicts.
- Preparing a Crossing Table to tabulate the storm drain/sewer pipe vertical offsets.
- Revising proposed drainage easements to reflect minor shifts in proposed infiltration systems.

Any other minor revisions will be noted on each sheet in a Revision block.

Please do not hesitate to contact our office should you have any questions or concerns.

Regards,
Hancock Associates

Robert M. DiBenedetto, PE
Project Manager

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

ii Letter re:
Comparative Impact Analysis

October 15, 2020

Ms. Krista Holmi
Administrator
Marlborough Planning Board
135 Neil Street, 2nd Floor
Marlborough, MA 01752

Subject: Four-Lot Subdivision, 76 Broad Street, Marlborough, MA
Narrative for no Comparative Impact Analysis - Revised

Dear Ms. Holmi,

On behalf of the applicant W.R.E., LLC, Hancock Associates has prepared this letter describing why a Comparative Impact Analysis is not required for the proposed Four-Lot Subdivision at 76 Broad Street.

The Applicant proposes to create four (4) residential lots off a new 50-ft-wide dead-end right-of-way connecting to Broad Street. The Applicant intends to build two-family houses on each lot, for a total of eight (8) units. This is under the 10 lots (or units) needed to require a Comparative Impact Analysis.

The parcel is partially developed with a house near Broad Street and a driveway/parking area. The rest of the parcel is undeveloped woods. All abutting properties are developed with residences.

Parcels in Zone Residence C (RC) are allowed by right to build single-family and two-family homes. Multifamily dwellings, or conversions of a two-family dwelling to a three, are allowed only by special permit.

Per §650-41 *Table of Lot Area, Yards, and Height of Structures*, the minimum lot area for Zone RC is defined as "10,000 square feet, plus 2,000 square feet for each additional dwelling unit over 3." Therefore, Lots 1 through 3, with lot areas just over 10,000 sf, would be allowed a 3-unit multifamily dwelling. Lot 4, with an area of 18,860 sf, would be allowed a 7-unit multifamily dwelling. As stated above, any multifamily dwelling requires a special permit, and it is the Applicant's intent to create two-family dwellings on all lots.



The City of Marlborough will benefit from this development by creating much-needed housing closer to the center of town. The development will satisfy MassDEP requirements for stormwater mitigation and quality. The proposed units will use public water and sewerage. Increased traffic will be minimal. Driveway access for the abutters on Broad Street will be improved by relocating their driveways to the new right-of-way.

Please do not hesitate to contact our office should you have any questions or concerns. I can be reached at 508.460.1111 or rdibenedetto@hancockassociates.com.

Regards,
Hancock Associates

Robert M. DiBenedetto, PE
Project Manager

LAW OFFICE OF SANDRA RENNIE AUSTIN
24 BOLTON STREET
MARLBOROUGH, MASSACHUSETTS 01752
sandra@attyaustin.com

iii
Austin Letter
Easement/ROW

PHONE (508) 281-2299

FAX (508) 630-1267

October 7, 2020

Barbara Fenby, Chairwoman
Planning Board
City of Marlborough
140 Main Street
Marlborough, MA 01752

Re: Proposed Subdivision 76 Broad Street by W.R.E., LLC; Easement/Right of Way

Dear Chairwoman Fenby:

I represent W.R.E. LLC in its efforts to develop a small subdivision consisting of 4 lots, each containing a two-family unit at 76 Broad Street. The Planning Board("Board") has requested that I provide a legal opinion as to whether the law provides a developer the ability to develop small portions of the roadway over easements on abutting property in its right of way for a subdivision road.

The proposed easements are as follows:

1. Location: 84 Broad Street at the road opening on Broad Street consisting of 63 s.f.; there will be no impervious area (ie: sidewalk) located within this easement area.
2. Location: 70/72 Broad Street
 - a. at the road opening on Broad Street, consisting of 74 s.f.; there will be less than 1 S.F. of sidewalk proposed within way that is within the easement area.
 - b. Along the proposed subdivision road, a small right of way over a 4 s.f. area within the subdivision which exists for rounding purposes only, and there will be no impervious area located within this easement area.
3. There are no proposed utilities to be located within any of the easement areas.

In preparation of this short analysis, I have reviewed the following: Massachusetts General Laws C. 41 s. 81M (Subdivision Control Law), the City of Marlborough Subdivision Rules and Regulations promulgated in 2015 ("Subdivision Regulations"), Massachusetts case law, and provided an example of a small subdivision in the City of Marlborough ("City") where easements exist in the right of way.

1. Subdivision Control Law. The Subdivision Control Law authorizes the Board to regulate the creation of subdivisions "with due regard for the provision of adequate access to all

lots in a subdivision by ways that will be safe and convenient for travel, for lessening congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles..."¹ However, the the Subdivision Control Law is silent as to the type and extent of the developer's legal ownership in the proposed roadway.

2. The Subdivision Regulations.

- a. The Subdivision Regulations define "Way" as "the entire width of the layout." There is no fee ownership requirement within the definition of Way. The way and the width requirements are further laid out in § A676-7 "Adequate access" of the Subdivision Regulations which silent as to the type of legal ownership interest is required.
- b. It is clear that the Board, at the time it adopted its regulations, contemplated that easements would exist within subdivisions within the land being subdivided, as the application requirements of §A676-10 Definitive plan B. (2)(i) state a submission requirement as follows: "Indication of all easements, covenants or restrictions applying to the land and their purposes, whether or not within the subdivision."
- c. §A676-10H¼ is titled "Deeding of developers legal interests to the City." And requires "...the developer shall deed to the City the subdivision road(s) as well as all municipal utility easements..." This broad statement "legal interests" indicates that more than one form of legal interest may be held by the developer. In fact, while the statutes contemplate that the City will acquire the real estate interest in the subdivision road for the benefit of the public, that interest is often an easement interest, not a fee interest,² which is precisely the ownership the developer will possess at the time of conveyance.

3. Massachusetts Case Law. After extensive research, I have been unable to locate any cases that address the specific question as to whether the extent of the required legal ownership in the way under the Subdivision Control Law.

4. City Subdivision with an Easement in the Right of Way. The Board approved a subdivision on Fahey Street in 2000, in which the applicant granted the City an easement over land for a turn around at the end of the short subdivision road. Further, following the construction of the subdivision it was discovered that the road as constructed was in fact over land (at the entrance of Fahey Street) located at 22 Emmett Street. The City required the owner, Mr. White, to obtain an easement from the owner of 22 Emmett Street in a form acceptable to the City as a prerequisite for the road to be accepted as a public way. This case demonstrates both an easement that was anticipated to become part of the public way and an unanticipated easement over a neighboring property at the time of the as-built which was then accepted in a right of way. The Board required the covenantor to agree to the easements on the plan and an attorney's certification that the covenantor had good and marketable title to the

¹ M.G.L. c. 41 §81M

² City of Boston v. Richardson, 95 Mass 146 (1866)

easements at the time of conveyance to the City.³ For a copy of the covenant and the portion of the map which shows the easements see Attachment A.

Conclusion:

W.R.E. LLC has the ability to utilize the easements identified herein to meet the roadway requirements of the Subdivision Regulations. Because the Subdivision Regulations do not require fee ownership for the Way, no waivers are required.

Should you have any questions regarding this matter or require additional or supporting information, please let me know.

Sincerely,



Sandra R. Austin

³ Covenant Recorded at the Middlesex South District Registry of Deeds Book 32199 Page 342

The undersigned, Edward F. Fahey, referred to as the Covenantor, having submitted to the Marlborough Planning Board a definitive plan of a subdivision entitled "Definitive Subdivision Plan of Fahey Street in Marlborough, Mass." dated January 20, 2000, drawn by Thomas Land Surveyors & Engineering Consultants, Inc., 118 Forest Street, Hudson, MA 01749, Scale: 1"=30' (said plan being hereinafter called "Plan"), said Plan being recorded at the Middlesex South District Registry of Deeds as Plan # [REDACTED] of 2000 in accordance with the conditions of Approval as voted by the Planning Board on June, 26, 2000, does here by covenant and agree with said Planning Board, pursuant to Massachusetts General Laws (Ter. Ed.) Chapter 41, Section 81-U, as amended that:

1. The Covenantor is the owner of record of the premises shown on the Plan entitled "Definitive Subdivision Plan of Fahey Street in Marlborough, Mass." dated January 20, 2000, drawn by Thomas Land Surveyors & Engineering Consultants, Inc. which is to be recorded after the recording of this Covenant in the Middlesex South District Registry of Deeds.
2. This Covenant shall run with the land and be binding upon the successors and assigns of the Covenantor and its successors in title to the premises shown on the Plan.
3. The construction of ways and the installation of municipal services shall be provided to serve any and all lots in accordance with the applicable rules and regulations of said Planning Board before any such lot may be built upon or conveyed, other than by mortgage deed; provided, however, that a mortgagee who acquires title to the mortgaged premises or any part thereof may sell any such lot, subject only to that portion of this Covenant which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot.
4. Nothing herein shall be deemed to prohibit a conveyance subject to this Covenant, by a single deed, of the entire parcel of land shown on the Plan or all lots not previously released by the Planning Board without first providing such ways and services. A deed of any part of the premises shown on the Plan in violation of any portion of the above-referenced statute shall be voidable by the grantee prior to the release of the Covenant, but no later than three (3) years from the date of such deed.
5. The Covenantor agrees to the easements shown on the Plan and will grant to the City of Marlborough the easements shown. Further, the Covenantor will submit to the City Solicitor's Office a written Attorney's Certification of Title to such easements to the City of Marlborough, specifying that the Covenantor has good and marketable title to said easements and that said easements are free and clear of all encumbrances as of the time of conveyance to the City. Said Certificate shall be a required precedent to

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consideration by the City to accept any streets, ways, or roads as shown on the plan.

6. Prior to the release by the Planning Board of any lots shown on the Plan from the terms of this Covenant, the Covenantor shall deposit with the City of Marlborough a Performance Bond in an amount to be determined by the Planning Board, said bond to be secured by the posting of cash, or by surety company bond or by such other form of security as may be approved by the Planning Board. Said bond shall be to secure the performance by the Covenantor of the construction of the ways and the installation of municipal services as required by the Approval of the Plan, which ways and services will be constructed and installed within the time requirements as stipulated herein. The amount of the bond may be reduced from time to time by said Planning Board. However, due to present and anticipated future inflationary conditions, the amount of the Performance Bond is subject to annual redetermination by the Planning Board.

7. Pursuant to Rules and Regulations of the Planning Board, Section III (B) (7) (a), as amended, such bond or security, when filed for deposited shall be reviewed as to form and manner of execution by the City Solicitor's Office, and as to sureties by the City Treasurer.

8. No lot shall be built upon until such time as it has been approved by the Marlborough Board of Health.

9. No lot shall be sold or built upon until released by the Planning Board after acceptable bonding. If at any time said bonding as required in Paragraph 6 expires, then all lot releases of lots not transferred to third party purchases or mortgaged subsequent to the release, shall be void.

10. Pursuant to Massachusetts General Laws (Ter. Ed.) Chapter 41, Section 81R, as amended, the Planning Board has not agreed to waive compliance with its Rules and Regulations, except as follows:

<u>List of Requested Waivers</u>	<u>Planning Board Action Taken</u>
SECT. III. B. 2.	
N. HYDRAULIC CALCULATIONS	Approved
SECT. IV. B.	
2.F. BLOCK INTERVALE	
3. WIDTH OF R.O.W.	
5. B. CUL DE SAC DIAM.	Approved
SECT. IV. J.	
SIDEWALKS BOTH SIDES	
PROPOSE ONE SIDE	Approved
SECT. V. F.	
TREES, PROPOSE TWO/LOT	Approved
APPENDIX F, TYP.SECT., LOCATION OF DRAINAGE	Approved

Said Planning Board has made these waivers after determining that such action is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law and with the Planning Board Rules and Regulations.

11. The construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable Rules and Regulations of the Planning Board within a period of two (2) years from the date of approval of the "Plan". Failure to so complete or to obtain an extension shall automatically rescind approval of the Plan as to lots not yet released from this Covenant and full re-application of approval of such lots will be required.

12. Upon the proper completion of all improvements and their approval by the City Engineer, and if said improvements comply with all the applicable state laws, city ordinances, and Planning Board Rules and Regulations and requirements, the City may then, and only then, accept the improvements.

13. The Covenantor will retain ownership of the fee interest in and to all streets, ways and roads in the subdivision as shown on the Plan until such time as said streets, ways and roads may be accepted as public ways by the City Council of the City of Marlborough.

14. The City of Marlborough shall not be responsible for the maintenance and care of streets, ways, or roads or other improvements, until the same have been accepted.

In emergency situations as determined by the City Engineer, the City of Marlborough may take steps to correct a condition or conditions within the subdivision which, if not corrected, would jeopardize public health and safety. In these instances, any and all costs so incurred by the City to correct said condition or conditions, shall be re-imbursed to the City within thirty (30) days of notice to the Covenantor. Failure to re-imburse the City within this period of time will be considered cause to rescind approval of the subdivision plan.

15. All as-built plans and profiles pertaining to the above-described "Plan" shall be submitted to the City Engineer soon after the completion of said subdivision, the streets, ways and roads of which will not be considered for acceptance until such plans and profiles have been received by the City Engineer. Copies of all the site plans prepared for each of the individual building lots shall be forwarded to the Engineering Division and to the Planning Board at the time they are submitted to the Building Inspector for a Building Permit.

16. Effective upon the execution of this Covenant, the Covenantor agrees to submit an initial work schedule subject to the approval of the City Engineer and a progress report every month after the commencement of work to the City Engineer, with copies to the

Planning Board, until said subdivision has been completed. Said progress reports shall be delivered to the Planning Board prior to the third Monday of each and every month.

17. If the City, by its Planning Board, determines that there is a violation of the applicable state laws, city ordinances, Planning Board Rules and Regulations and/or the terms and provisions of this Covenant, it shall seek a cease and desist order after proper application to a court of competent jurisdiction, and it shall seek any and all other equitable and legal relief it deems necessary. If, in the opinion of the Covenantor, there has not been a violation of said applicable state laws, city ordinances, Planning Board Rules and Regulations, or the terms and provisions of this Covenant, nothing herein shall be construed as the Covenantor's consent to cease and desist from work on the Subdivision without Court order.

18. The Covenantor's applications, all plans and profiles, calculations, and other supporting data relating to the Plan, state laws, city ordinances, Planning Board Rules and Regulations and all terms, provisions, and conditions of final approval of the Plan are incorporated herein by reference, as if set forth in full, except as expressly modified herein.

19. This Covenant shall take effect upon the approval of the Plan.

20. Reference to this Covenant shall be entered upon said Plan, and the Covenant shall be recorded prior to the endorsement of the Planning Board. The Covenantor further agrees that it shall cause a certified copy of this Covenant as recorded at the Middlesex South District Registry of Deeds to be delivered to the City Solicitor's Office and the Planning Board Office, City Hall, Marlborough, Massachusetts.

21. It is intended that this covenant shall apply to the subdivision approvals known as "Definitive subdivision Plan of Fahey Street in Marlborough, Mass." and that the subdivision bond which was filed with the City Treasurer for the release of lots in "Definitive Subdivision Plan of Fahey Street in Marlborough, Mass." to this covenant and that the amount of said bond shall be adjusted so as to cover the completion of "Definitive Subdivision Plan of Fahey Street in Marlborough, Mass.". A release of lots for "Definitive Subdivision Plan of Fahey Street in Marlborough, Mass." shall be required before any individual lot shown on the said plan can be conveyed.

22. The provisions of this Covenant are severable, and if any of these provisions shall be held to be illegal or unconstitutional by any Court or competent jurisdiction, then the remaining provisions of the Covenant shall continue in effect.

EXECUTED AS A SEALED INSTRUMENT this day of July, 2000.

By: Edward F. Fahey
Edward F. Fahey

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Aug. 28, 2000

Then personally appeared the above-named, Edward F. Fahey, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me.

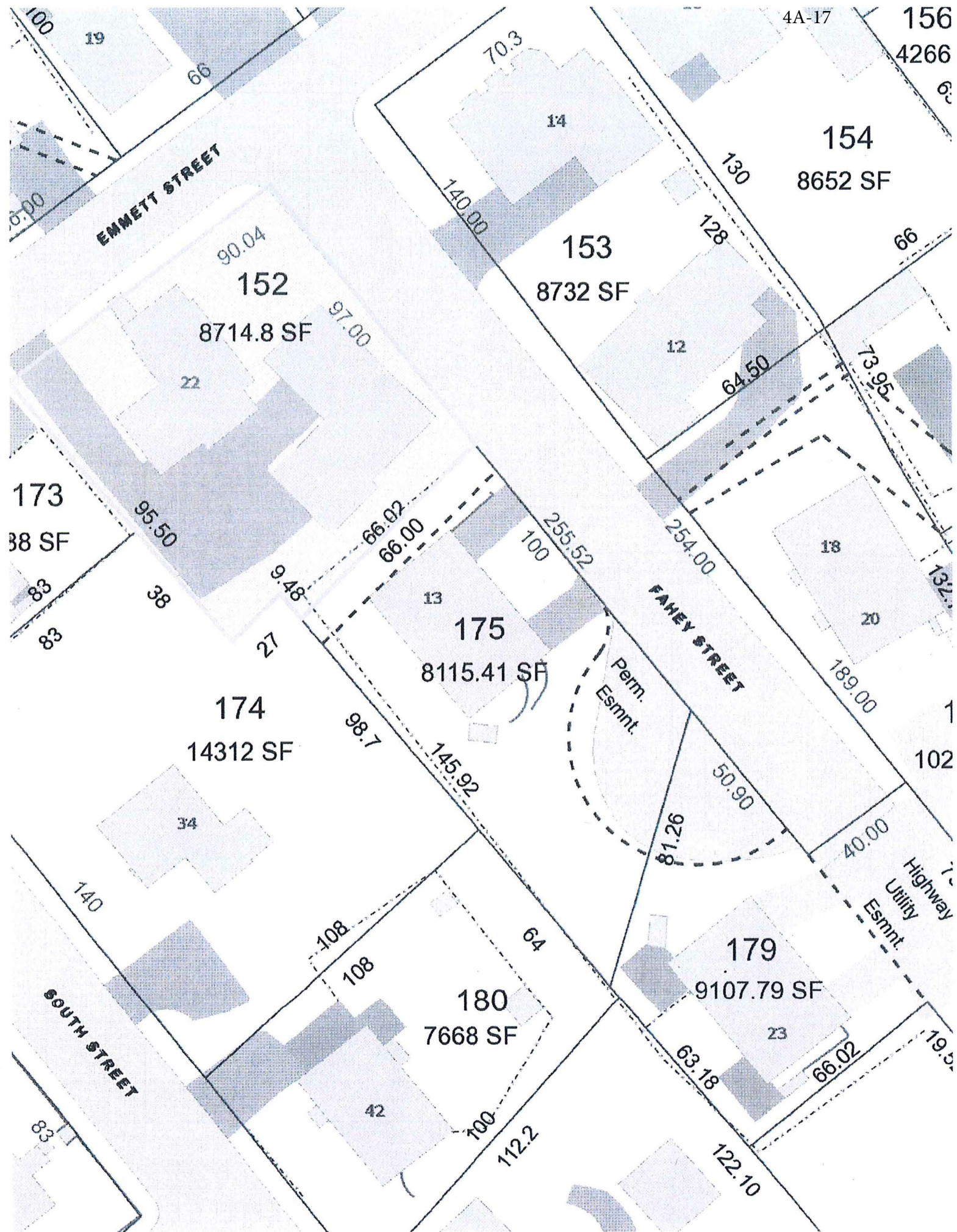
Pamela A. Wilson
Notary Public:

My Commission expires: 9/2/05

Approved and Accepted:
Marlborough Planning Board, CITY OF MARLBOROUGH

Edward F. Fahey
Edward F. Fahey
Edward F. Fahey
Edward F. Fahey

John D. Johnson

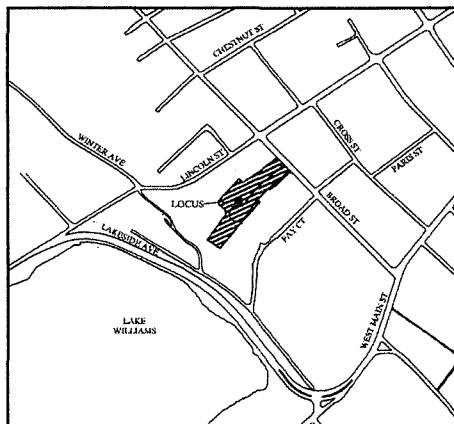


DEFINITIVE SUBDIVISION PLAN

RESIDENTIAL SUBDIVISION & SITE DEVELOPMENT

76 Broad Street
Marlborough, Massachusetts 01752

FOR
W.R.E., LLC



LOCUS MAP
SCALE: 1"=APPROX. 300'

RECORD OWNER:

W.R.E., LLC
319 Stow Road
Marlborough, MA

APPLICANT:

W.R.E., LLC
319 Stow Road
Marlborough, MA

ASSESSORS:

MAP 68 LOT 123
MAP 68 LOT 122
MAP 80 LOT 52

REFERENCES:

DEED BOOK 72215, PAGE 106
DEED BOOK 52361, PAGE 362
PLAN 998 OF 2018
PLAN 1603 OF 1960
PLAN 668 (A & B OF 2) OF 1968 - DEED BOOK 11526, PAGE 487
PLAN 974 (B OF 2) OF 1970 - DEED BOOK 11896, PAGE 496
PLAN 819 OF 1985 - END OF DEED BOOK 16255
PLAN 509 OF 2000 - DEED BOOK 31402, PAGE 70
1880 COUNTY LAYOUT OF LINCOLN STREET
ANR PLAN OF LAND PREPARED BY HANCOCK ASSOCIATES DATED DECEMBER 19, 2007,
REVISED JANUARY 24, 2008, AND ENDORSED BY THE PLANNING BOARD ON JANUARY
28, 2008.

ZONING

RC - RESIDENCE C DISTRICT
WATER SUPPLY DISTRICT ZONES A & B

SHEET INDEX

SHEET 1	C1	TITLE SHEET
SHEET 2	C2	NOTES AND LEGEND
SHEET 3	EC	EXISTING CONDITIONS
SHEET 4	DS	DEFINITIVE PLAN OF LAND
SHEET 5	C5	LAYOUT AND MATERIALS PLAN
SHEET 6	C6	GRADING AND DRAINAGE PLAN
SHEET 7	C7	UTILITIES PLAN
SHEET 8	C8	PLAN AND PROFILE
SHEET 9	C9	EROSION AND SEDIMENTATION CONTROL PLAN
SHEET 10	C10	SITE DETAILS SHEET 1 OF 3
SHEET 11	C11	SITE DETAILS SHEET 2 OF 3
SHEET 12	C12	SITE DETAILS SHEET 3 OF 3

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
MARLBOROUGH PLANNING BOARD

DATE: _____

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS.

DATE: _____ PROFESSIONAL LAND SURVEYOR
FOR REGISTRY USE

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR:

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

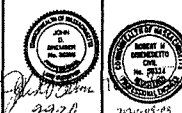
**HANCOCK
ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

315 Elm Street, Marlborough, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1123
WWW.HANCOCKASSOCIATES.COM



NO.	BY	DATE	REVISION DESCRIPTION
1	W.R.E., LLC	8/12/2020	DESIGN BY: BD/PLS
2	W.R.E., LLC	8/12/2020	SCALE: AS NOTED DRAWN BY: D.G.
3	W.R.E., LLC	8/12/2020	APPROVED BY: HANCOCK ASSOCIATES

**TITLE
SHEET**

PROJECT NO.: 13820
DWG: 1382000.dwg
LAYOUT: TS
SHEET: 1 OF 12
PROJECT NO.: 13820

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 480-1111, FAX (508) 480-1121
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
1	RD	RD	9/8/2010	DESIGN BY: RD/DLB
2	RD	RD	9/8/2010	SCALE: AS SHOWN/DRAWN BY: RD
3	RD	RD	9/8/2010	APPROVED BY: RD/CHECK BY: RD

NOTES,
REFERENCES
AND LEGEND

DATE: 9/8/2010 BY: RD/DLB

DWG: 138200F.dwg

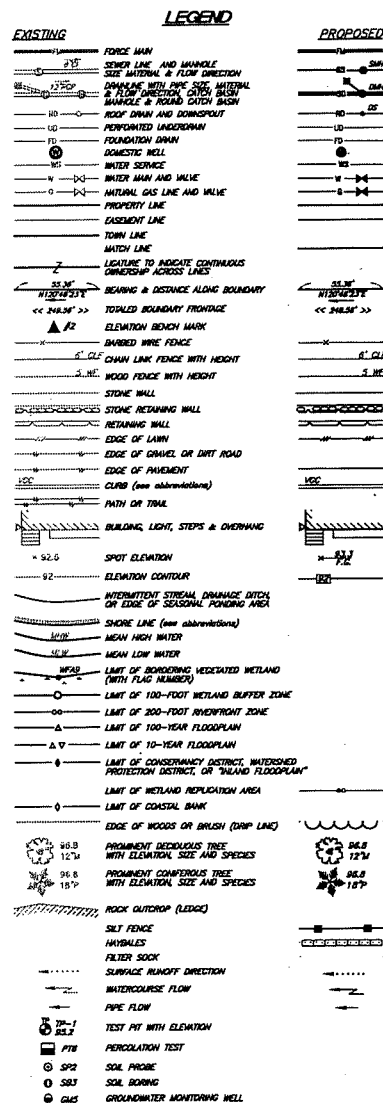
LAYOUT: NOTES

SHEET: 2 OF 12

PROJECT NO:

13820

C2



GENERAL NOTES:

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/STRUCTURES/SYSTEMS SHOWN HEREIN ARE APPROXIMATE ONLY. ALL UTILITIES/STRUCTURES/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/STRUCTURES/SYSTEMS, WHETHER OR NOT SHOWN HEREIN.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDINGS AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
4. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL. HEREON, DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
6. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
7. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
8. FIN ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH FIN ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
9. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCHMARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
11. PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
12. SLIT FENCE AND/OR HAYBALES SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE AND SHALL SERVE AS THE LIMIT OF WORK.
13. THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
14. STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
15. PROJECT SOURCE BENCHMARK ELEVATION IS BASED ON A BOLT OVER MAIN OPENING ON A HYDRANT WITH AN ELEVATION OF 92.54. THIS BENCHMARK WAS ELEVATED BASED ON A DOTTED SQUARE ON TOP OF WEST PIER LOCATED ON THE NORTH SIDE OF CITY HALL ENTRANCE WITH A REPORTED ELEVATION OF 92.617 ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1928. SEE PLAN BY HANCOCK ASSOCIATES ENTITLED "EXISTING CONDITIONS PLAN OF LAND IN MARLBOROUGH, MA, DATED MARCH 2, 2008 FOR MARLBOROUGH SAVINGS BANK" FOR LOCATION OF SOURCE BENCHMARK (PROJECT #14030).
16. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.
17. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS (SEE STREET OPENING PERMIT).
18. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF MARLBOROUGH BEFORE BEING BACKFILLED.
19. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.

REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE HOSE FACE OF BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE FLAMING CODE OF MASSACHUSETTS, 248 CMR 2.00.

ASSESSORS:

MAP 80, LOTS 47, 48, 50 & 51
MAP 88, LOT 123

ZONING:

R-2 RESIDENCE C
WATER SUPPLY DISTRICT ZONES A & B

REFERENCES:

DEED BOOK 51555, PAGE 574
DEED BOOK 44388, PAGE 461
DEED BOOK 47888, PAGE 335
PLAN 1803 OF 1960
PLAN 568 (A & B OF 2) OF 1968 - DEED BOOK 11556, PAGE 487
PLAN 874 (B OF 2) OF 1970 - DEED BOOK 11896, PAGE 496
PLAN 819 OF 1985 - END OF DEED BOOK 18255
PLAN 509 OF 2000 - DEED BOOK 31402, PAGE 70
1880 COUNTY LAYOUT OF LINCOLN STREET

RECORD OWNERS:

78 BROAD STREET
ESTATE OF RICHARD WHITE
116 BROAD STREET
MARLBOROUGH, MA 01752
(MOR 130) PARCELS A & C (MOR 131)
PARCELS D & E (MOR 140) OWNED BY:
GARY J. WHITE, TRUSTEE
565 LINCOLN STREET REALTY TRUST
116 BROAD STREET
MARLBOROUGH, MA 01752
(MOR 147) OWNED BY:
GARY J. WHITE, TRUSTEE
574 LINCOLN STREET REALTY TRUST
116 BROAD STREET
MARLBOROUGH, MA 01752

ZISLER INVESTMENT ASSOCIATES
LTD PARTNERSHIP
DEED BOOK 25684, PAGE 537
MAP 80, LOT 38

WATERWIND KNOLLS CONDOMINIUM
DEED BOOK 14711, PAGE 54
MAP 80, LOT 60

ELEVATION BENCH MARKS

DATE: NOV29 (SEE NOTE 1)

NO.	DESCRIPTION	ELEV.
A	X-CUT IN HYDRANT BONNET BOLT	538.183
B	CUT SPIKE SET 3" UP 24" MAPLE	514.253
C	CUT SPIKE SET 3" UP 15" MAPLE	527.638

SCALE: 1" = 30'

0 30 60 120

NOTES:

- 1) PROJECT SOURCE BENCHMARK IS BASED ON A CHISELED CROSS IN THE MIDDLE PIKET IN THE BASE PLATE OF THE MOST SOUTHEAST LEG OF THE MARLBOROUGH WATER TOWER. HAZARD 45 60-F. 32 C. ELEVATION IS PURPORTED TO BE ON NAD83 DATUM.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.M. MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "GUT-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, REMEDIATION OR CONSTRUCTION.
- 3) THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.
- 4) THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=30' HORIZONTALLY AND A 2 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RE-SCALING MAY EFFECT THE MAP ACCURACY.
- 5) THE EXISTING DWELLING, NO. 568, AND WOOD GARAGE LOCATED ON LOT 2A ARE TO BE RAISED.

LEGEND

WATER MANHOLE, WATER MAIN
WITH SIZE, DEE, GATE VALVE &
FIRE HYDRANT
GAS MAIN WITH SIZE
& GATE VALVE
EXISTING UTILITY POLE WITH DESIGNATION
OVERHEAD WIRES AND CUT POLE
RETAINING WALL WITH TOP
AND BOTTOM ELEVATIONS

— 3.54 — SURFACE CONTOUR
— — — — — STONE WALL
— — — — — EDGE OF PAVEMENT
— — — — — DRIVEWAY FENCE
— — — — — WOOD FENCE
— — — — — CURBS WITH TOP AND BOTTOM
CURB ELEVATION
— — — — — EDGE OF WOODEN AREA
— — — — — SWELING & MANHOLE WITH PIPE
SIZE, MATERIAL & FLOW DIRECTION
— — — — — FLOW DIRECTION, CATCHBASIN,
MANHOLE & ROUND CATCHBASIN

— 3.52.6 — SPOT ELEVATION
C1 CAST IRON
VC WITTED CLAY
SMH SEWER MANHOLE
DMH DRAIN MANHOLE
CB CATCH BASIN
(FD) FOUND
(R) RECORD
(R/H) RECORD AND HOLD
DMH DRILL HOLE
LPIPE GRAVITY WITH PIPE SIZE, MATERIAL
& FLOW DIRECTION, CATCHBASIN,
MANHOLE & ROUND CATCHBASIN
BT CONCRETE BOUND
BT BITUMINOUS
BT BITUMINOUS CURB
BT PLASTIC
GRW CONCRETE RETAINING WALL
HW WOOD RETAINING WALL
WP WOOD PORCH
NTS NOT TO SCALE
CW CONCERTE WALK

SITE ADDRESS**LINCOLN STREET**

8560, 8566, 8568 & # 574
Marlborough, Massachusetts 01752

PREPARED FOR**GARY WHITE**

116 Broad Street
Marlborough, Massachusetts 01752

HANCOCK ASSOCIATES

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Land Surveyors
Landscape Architects
Environmental Consultants

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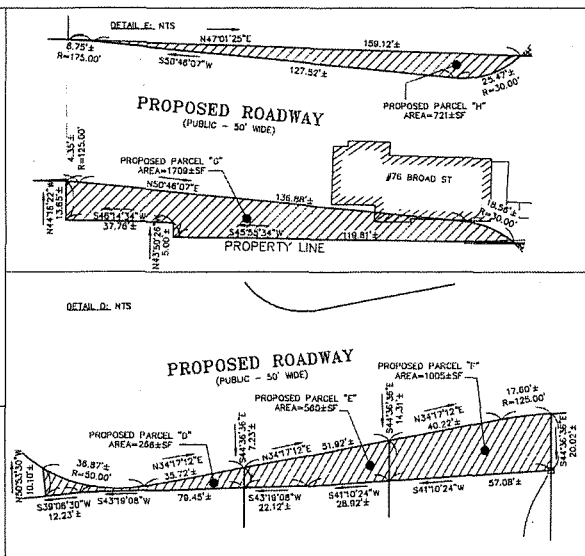
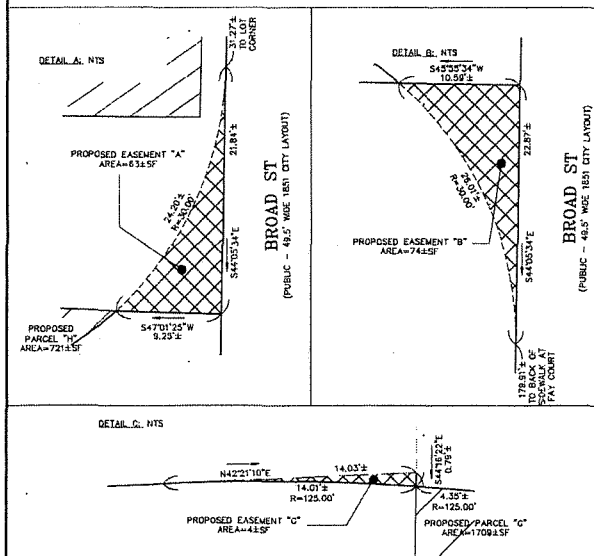
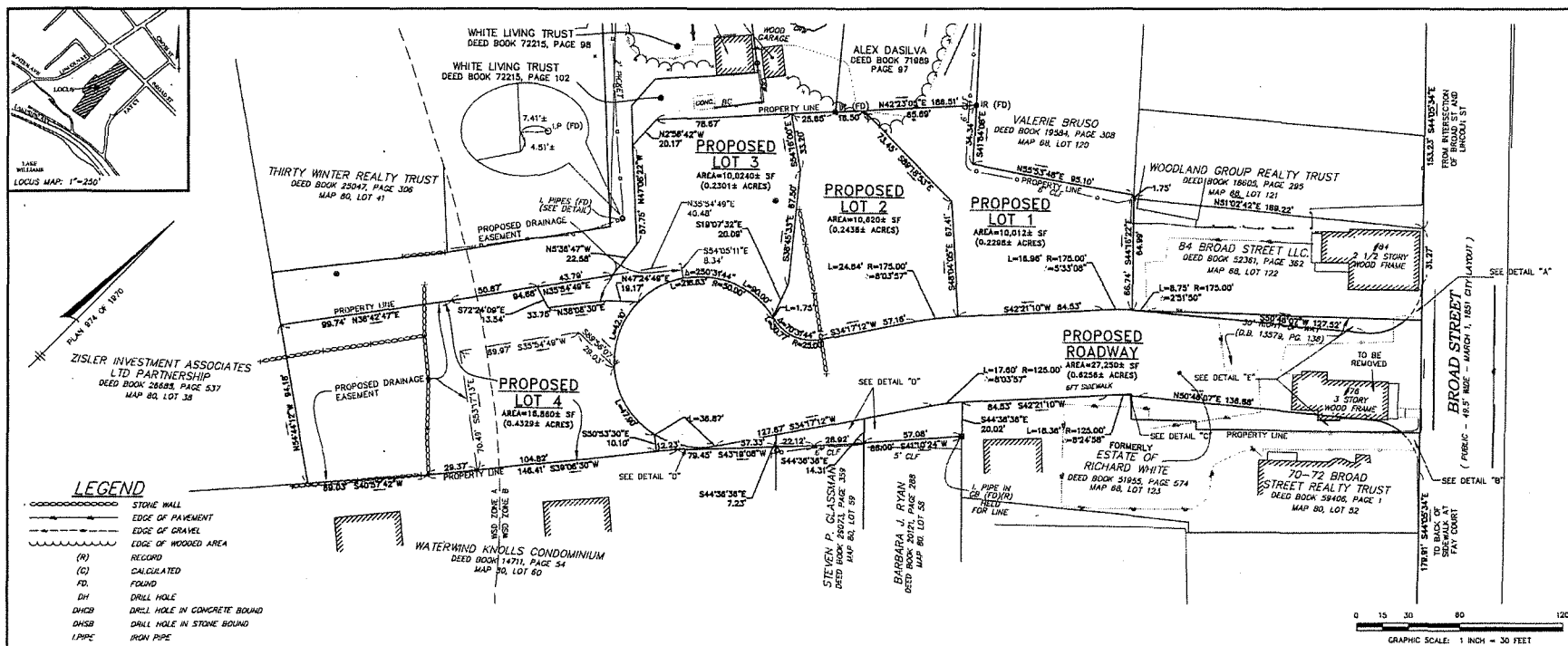


NO. BY APP. DATE SCALE/REVISION DESCRIPTION
DATE: 7/21/17 DRAWN BY: GAW
SCALE: 1" = 30' CHECK BY: JDB

EXISTING CONDITIONS PLAN

PLAT DATE: 07.20.17 3:00 PM
TOWN: MARLBOROUGH
DWG: 13820-SV-2.dwg
LAYOUT: EC
SHEET: 1 OF 1
PROJECT NO.: 13820

EC



DWG: 13820-IIS.dwg LAYOUT: DS SHEET: 1 OF 1		<div style="font-size: 48pt; text-align: center;">DS</div>
PROJECT NO.: 13820		

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 480-1111, FAX (508) 480-1121
WWW.HANCOCKASSOCIATES.COM

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

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NO. BY APP. DATE ISSUE/REVISION DESCRIPTION
DATE: 9/9/2020 DESIGN BY: RD/PLR
SCALE: 1"=30' DRAWN BY: RWR
APPROVED BY: RD/CHECK BY: PLR

LAYOUT &
MATERIALS
PLAN

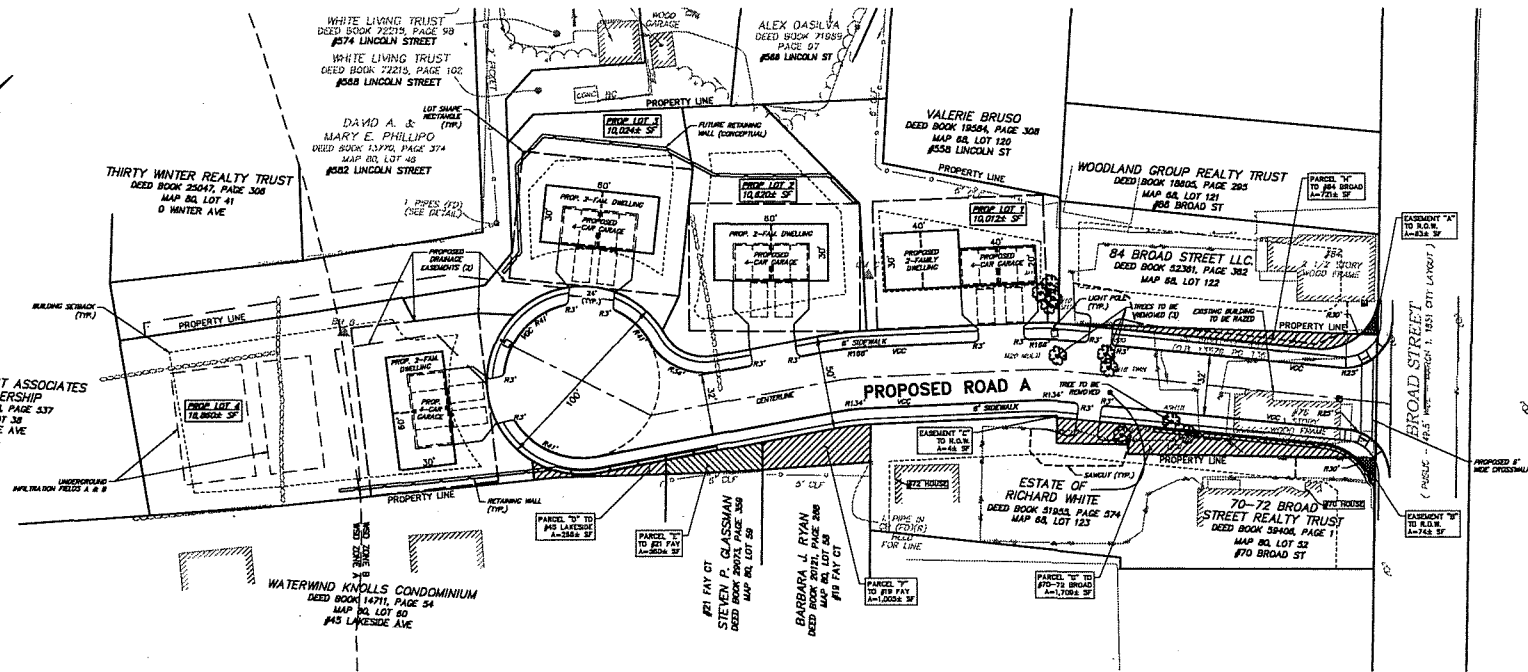
DWG: 13620DF.dwg

LAYOUT: LM
SHEET: 5 OF 12

PROJECT NO.:

C5

13620



ZONING TABULATION (RESIDENCE C)

ITEM	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
MIN. LOT AREA	10,000 SF	10,012 SF	10,020 SF	10,024 SF	10,060 SF
MIN. LOT FRONTAGE	80'	101'	114'	80'	80'
MIN. FRONT YARD	20'	21'	26'	21'	21'
MIN. SIDE YARD	10'	11'	14'	15'	12'
MIN. REAR YARD	25'	27'	62'	30'	133'
MAX. BUILDING HEIGHT	3 STORIES	3 STORIES OR LESS	3 STORIES OR LESS	3 STORIES OR LESS	3 STORIES OR LESS
MAX. LOT COVERAGE	30%	26.0%	27.5%	26.1%	13.0%

0 15 30 60 120
GRAPHIC SCALE: 1 INCH = 30 FEET

Site Plan

for
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Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

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12124-12-24

NO. OF APP DATE ISSUE/REVISION DESCRIPTION
DATE: 9/9/2020 DESIGN BY: RD/DB
SCALE: 1"=30' DRAWN BY: DB
APPROVED BY: RD/CHECK BY: DB

GRADING AND DRAINAGE PLAN

DATE: 9/9/2020 BY: RD/DB

DWG: 136200F.dwg

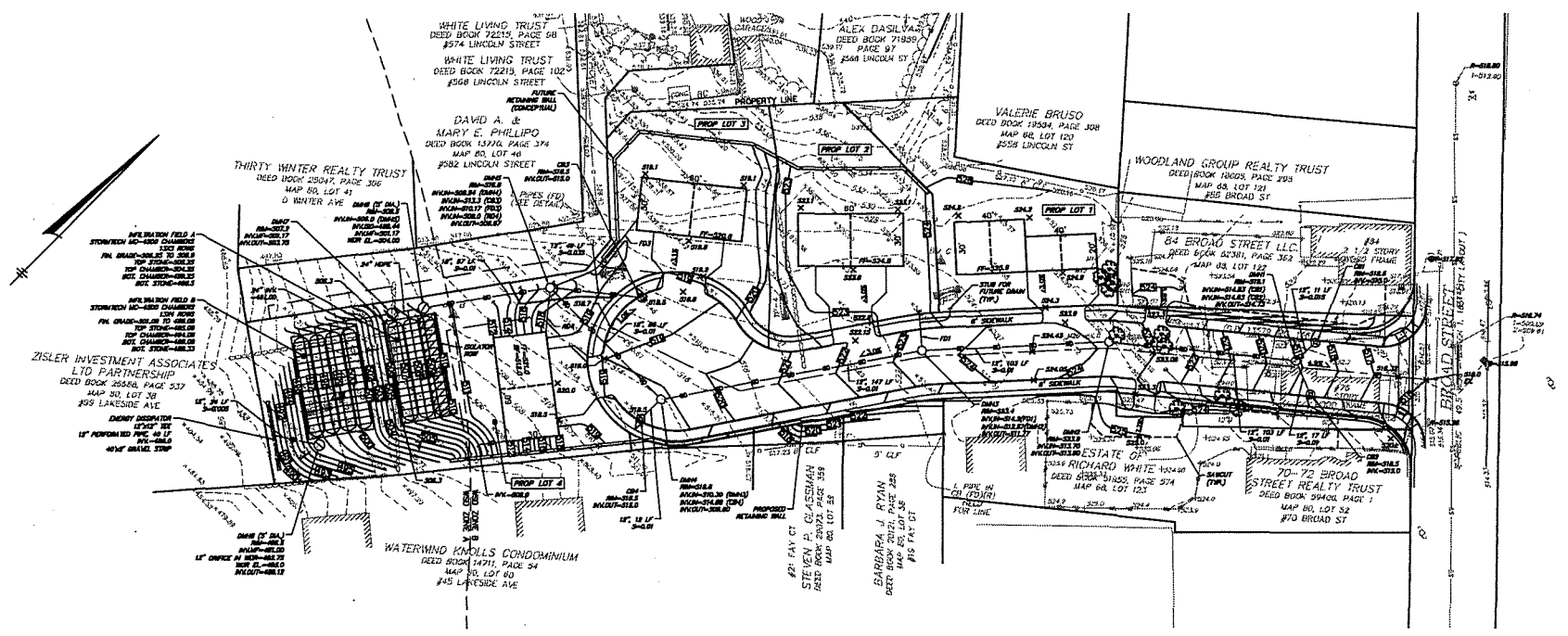
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SHEET: 6 OF 12

PROJECT NO.:

C6

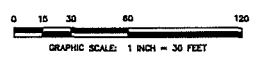
13820



TEST PIT 1 (TP-1)				
DEPTH	LAYER	TEXTURAL CLASSIFICATION	RECONFORMING FEATURES	NOTES
0"-12"	AD	LOAMY SAND	NONE	
12"-36"	Bw	LOAMY SAND	NONE	
36"-80"	C	LOAMY FINE SAND	NONE	SOME GRAVEL, COBBLES, SOME BOULDERS
SURFACE ELEVATION = 481.5, NO GROUNDWATER OBSERVED, NO REFUSAL ESHOW = 486.33 BASED ON MAX. DEPTH = 80"				
TEST PIT 2 (TP-2)				
DEPTH	LAYER	TEXTURAL CLASSIFICATION	RECONFORMING FEATURES	NOTES
0"-12"	AD	LOAMY SAND	NONE	
12"-36"	Bw	LOAMY SAND	NONE	
36"-74"	C	LOAMY FINE SAND	NONE	SOME GRAVEL, COBBLES, SOME BOULDERS
SURFACE ELEVATION = 520.0, NO GROUNDWATER OBSERVED, NO REFUSAL ESHOW = 486.33 BASED ON MAX. DEPTH = 80"				
TEST PIT 3 (TP-3)				
DEPTH	LAYER	TEXTURAL CLASSIFICATION	RECONFORMING FEATURES	NOTES
0"-12"	AD	LOAMY SAND	NONE	
12"-24"	Bw	LOAMY SAND	NONE	
24"-80"	C	LOAMY FINE SAND	NONE	SOME GRAVEL, COBBLES, LARGE BOULDERS
SURFACE ELEVATION = 520.0, NO GROUNDWATER OBSERVED, NO REFUSAL ESHOW = 512.0 BASED ON MAX. DEPTH = 80"				

TEST PIT 4 (TP-4)				
DEPTH	LAYER	TEXTURAL CLASSIFICATION	RECONFORMING FEATURES	NOTES
0"-12"	AD	LOAMY SAND	NONE	
12"-36"	Bw	LOAMY SAND	NONE	
36"-108"	C	LOAMY SAND	NONE	SOME GRAVEL, COBBLES, SOME BOULDERS
SURFACE ELEVATION = 522.0, NO GROUNDWATER OBSERVED, REFUSAL AT 108" ESHOW = 513.0 BASED ON REFUSAL AT 108"				
TEST PIT 5 (TP-5)				
DEPTH	LAYER	TEXTURAL CLASSIFICATION	RECONFORMING FEATURES	NOTES
0"-12"	AD	LOAMY SAND	NONE	
12"-36"	Bw	LOAMY SAND	NONE	
36"-72"	C	LOAMY SAND	43"	SOME GRAVEL, COBBLES, BOULDERS
SURFACE ELEVATION = 521.5, NO GROUNDWATER OBSERVED, NO REFUSAL ESHOW = 520.0 BASED ON REFUSAL AT 43"				

SOIL EVALUATION WAS PERFORMED BY HANCOCK ASSOCIATES ON AUGUST 8TH 2020.
EVALUATOR: ROBERT BENEDETTO S.E. #14044



Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR

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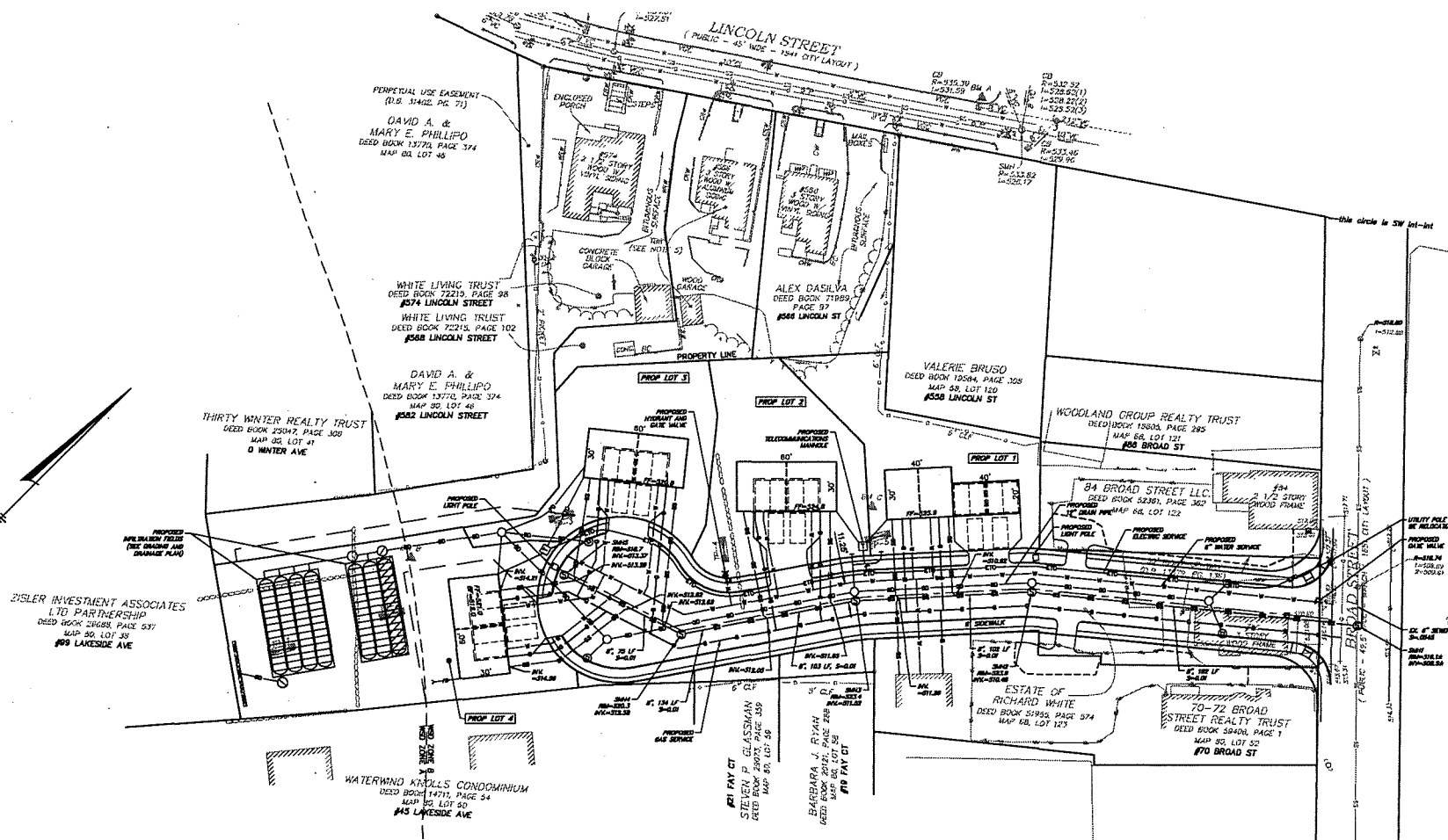


NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
1	RD	RD	9/9/2020	DESIGN BY: RD/DR
2	RD	RD	9/9/2020	SCALE: "N" DRAWN BY: DR
3	RD	RD	9/9/2020	APPROVED BY: RD/CHECK BY: DR

UTILITY PLAN

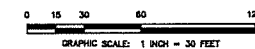
DWG: 138200F.dwg
LAYOUT: UT
SHEET: 7 OF 12
PROJECT NO.: 13820

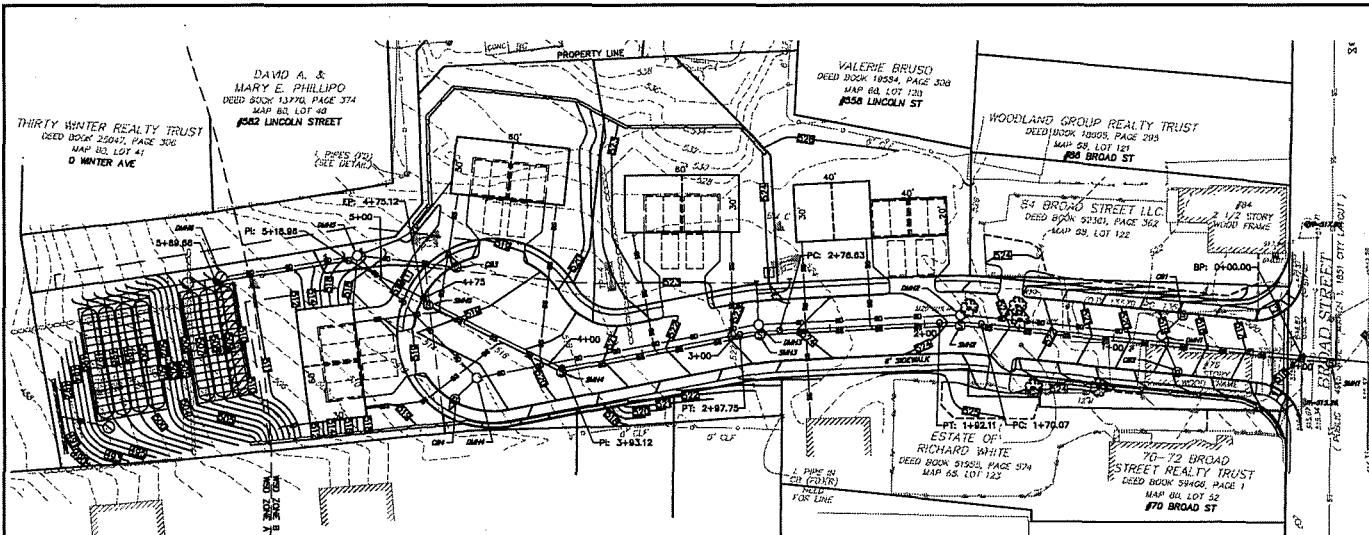
C7



UTILITY NOTES

1. ALL DRAIN PIPES WILL BE HDPE UNLESS OTHERWISE NOTED.
2. ALL SEWER PIPES WILL BE PVC SDR35 UNLESS OTHERWISE NOTED.
3. ALL WATER LINES WILL BE 8" CONCRETE LINED DUCTILE IRON CLASS 52 UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL TEST PIT CROSSINGS TO VERIFY MINIMUM 12" CLEARANCE BETWEEN PIPES. IF POTENTIAL FOR CONTACT EXISTS, CONTACT THE ENGINEER TO DETERMINE COURSE OF ACTION.
5. CONTRACTOR SHALL ADJUST GRADES OF MANHOLES, GATE VALVES AND HYDRANTS PER ELEVATION SHOWN ON GRADING PLAN.

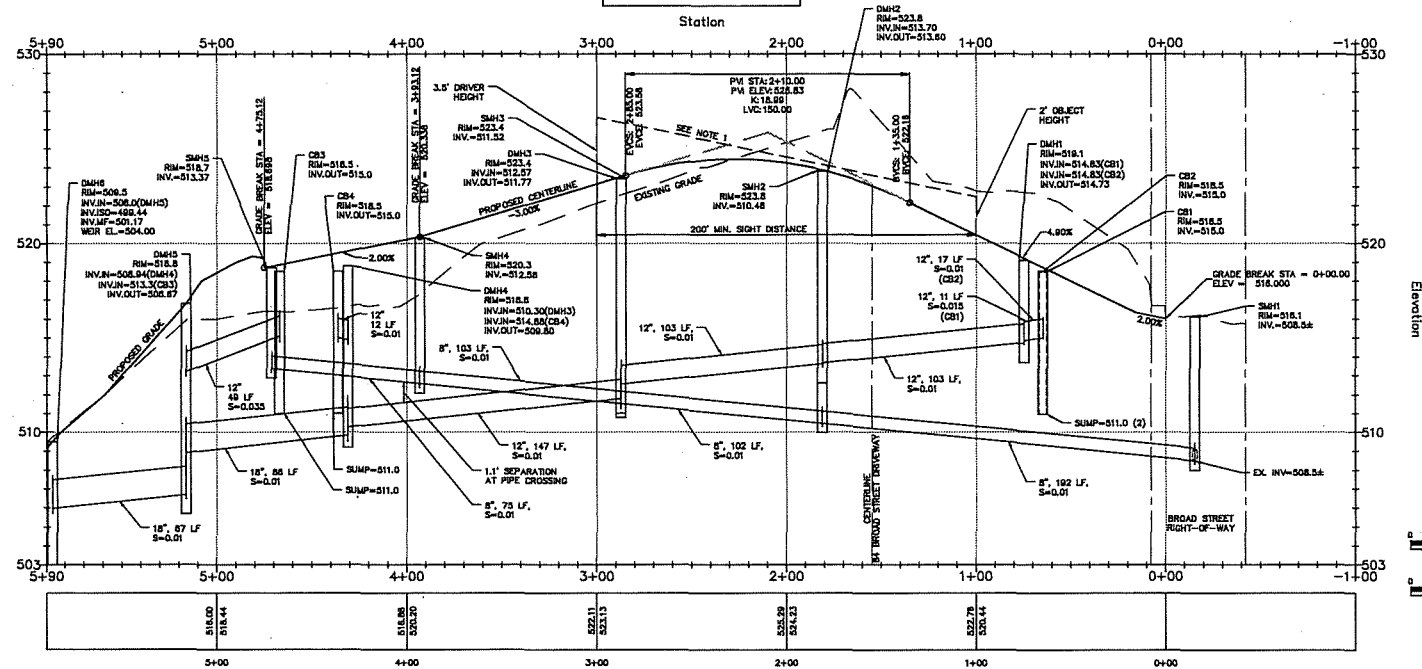




NOTES

1. PER SECTION 1678-12 OF THE MARLBOROUGH SUBDIVISION REGULATIONS, A MINIMUM SIGHT DISTANCE OF 200 FEET IS REQUIRED. PER MASSDOT STANDARDS, THE HEIGHT OF THE DRIVER'S EYE IS 3.5 FEET ABOVE THE ROADWAY AND THE OBJECT HEIGHT IS 3 FEET ABOVE THE ROADWAY SURFACE. THE PROPOSED ROADWAY PROVIDES A SIGHT DISTANCE OF AT LEAST 200 FEET.

ROAD A PROFILE



Site Plan

for
A Four-Lot Subdivision

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76 Broad Street
Marlborough, MA 01752

PREPARED FOR

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Marlborough, MA 01752

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DATE: 9/9/2020 DESIGN BY: RD/CJP

SCALE: 1"=30' DRAWN BY: RJS

APPROVED BY: RD/CJP CHECK BY: RJS

PLAN AND PROFILE

DATE: 9/9/2020

DESIGN: 1382007.dwg

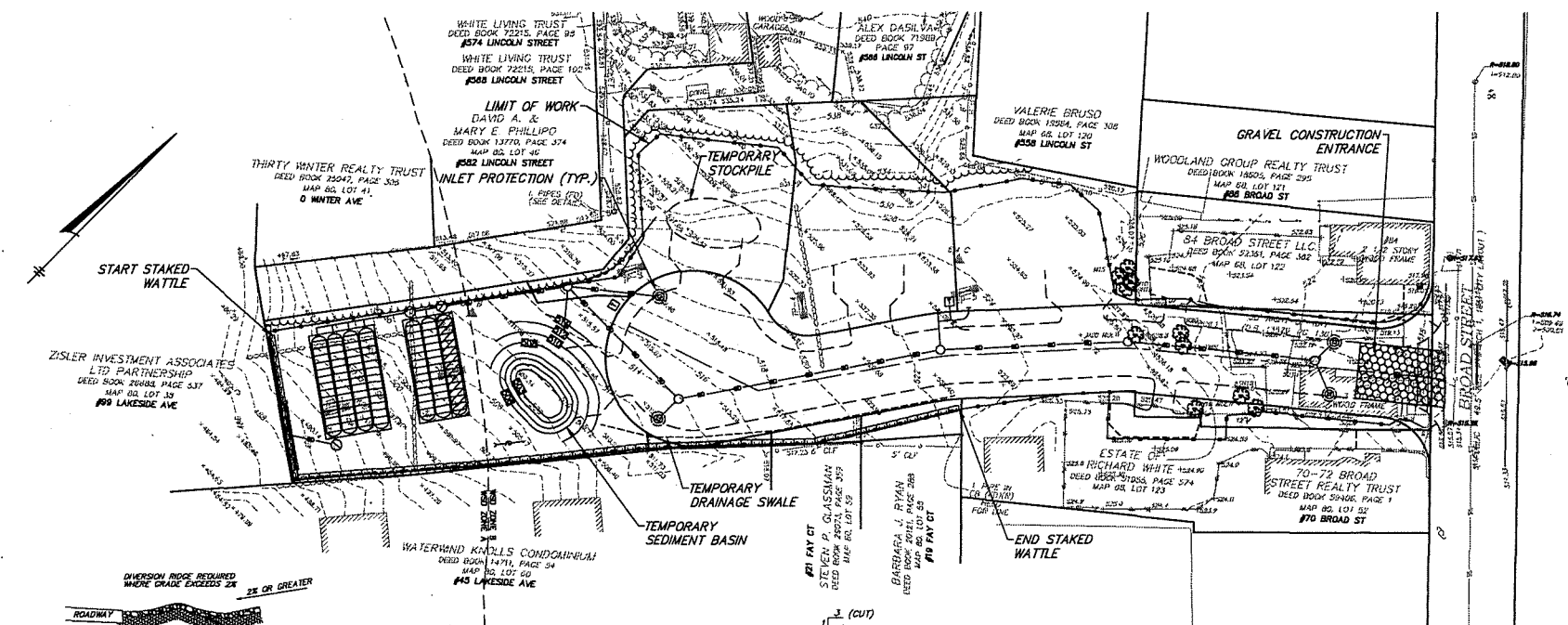
LAYOUT: PP

SHEET: 8 OF 12

PROJECT NO.:

C8

13820



Site Plan

for
A Four-Lot Subdivision.

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR

W.R.E., LLC

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Marlborough, MA 01752

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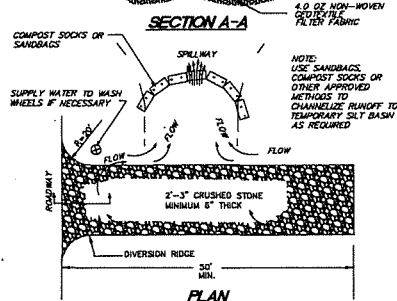


2020

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	9/9/2020			DESIGN BY: RD/T
SCALE:	1"=30'			DRAWN BY:

EROSION AND SEDIMENT CONTROL PLAN

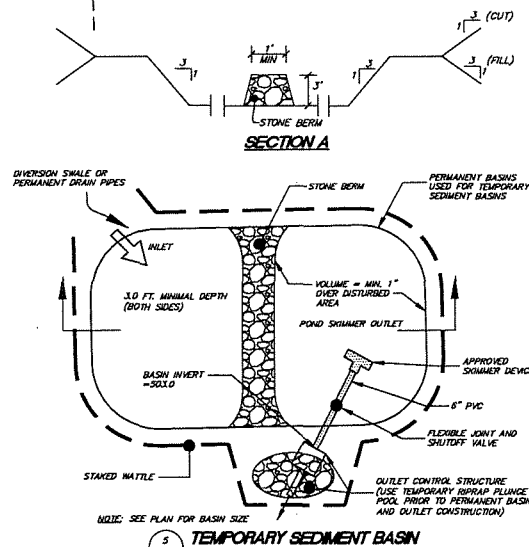
DWG: 1382DDF.dwg LAYOUT: ESC SHEET: 9 OF 12 PROJECT NO.: 1382		



- CONSTRUCTION ENTRANCE
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE OR OTHER AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**TEMPORARY GRAVEL
CONSTRUCTION
ENTRANCE/EXIT**
NOT TO SCALE

NOT TO SCALE



NOTE: SEE PLAN FOR BASIN SIZE

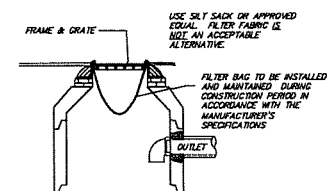
TEMPORARY SEDIMENT BASIN

NOT TO SCALE

SEDIMENT BASIN CALCULATION

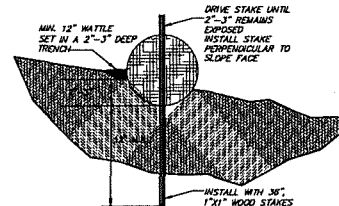
BASIN SIZING BASED ON 3,600 CF PER 1 ACRE OF UPSTREAM DRAINAGE AREA

UPSTREAM AREA = 24,280 SF = 0.6 ACRES
MIN REQUIRED VOLUME = 0.6 AC x 3,600 CF/AC = 2,160 CF
BASIN DIMENSIONS: 1,400 SF TOP AREA
3" DEPTH 3:1 SIDE SLOPES
PROVIDED VOLUME: 2,600 CF SHOWN



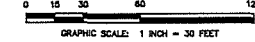
**CATCH BASIN FILTER BAG
(INLET PROTECTION)**

TYPICAL CROSS SECTION - NOT TO SCALE



STAKED WATTLE INSTALLATION

NOT TO SCALE



CITY OF MARLBOROUGH WATER SPECIFICATIONS

THE FOLLOWING DESCRIBED MATERIALS AND METHODS OF INSTALLATION OF WATER MAINS IN GENERAL. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS IN THE PARTICULAR CONTRACT AND IN ACCORDANCE WITH THE MOST RECENT A.W.W.A. STANDARD.

MAIN INSTALLATION:

ALL MAINS WILL BE A MINIMUM OF EIGHT INCH DUCTILE IRON PIPE, CLASS 52, CEMENT LINED MECHANICAL JOINT OR PUSH-ON JOINT IN ACCORDANCE WITH A.W.W.A. STANDARDS. ALL MAINS OVER EIGHT (8) INCHES IN DIAMETER WILL BE DUCTILE IRON CLASS 52, INCLUDING NIPPLE PIECES. ALL HYDRANT BRANCHES SHALL BE SIX (6) INCH DUCTILE IRON CLASS 52. ALL INTERSECTIONS OF MAINS WILL BE SET IN THEIR RESPECTIVE DIRECTIONS. NO MAIN GATE VALVE EXTEND OVER ONE THIRDS AND 1.000 FEET OF EACH OTHER OR SO SPACED AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS OR FIRE CHIEF. ALL HYDRANTS WILL BE GATED. ALL TAPS TO THE EXISTING PUBLIC SYSTEM WILL SPECIFY A TAPPING SLAVE AND GATE VALVE. EXCAVATION WILL BE TO A DEPTH THAT PROVIDES A MINIMUM OF FIVE (5) FEET OF COVER OVER THE PIPE. IF THE EXCAVATION IS IN LODGE, A MINIMUM OF 12 INCH SPACING AROUND THE PIPE WILL BE REQUIRED TO ALLOW FOR SELECTED BACKFILL MATERIAL (SEE TRENCHING DETAILS). IT WILL BE AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS AS TO THE TYPE OF BEDDING USED AND WILL DEPEND ON THE FIELD CONDITIONS. IN ANY EVENT, IT WILL BE EITHER CRUSHED BANK GRAVEL, SAND BORROW, OR THREE-FOURTHS INCH STONE. NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER MAY BE USED WITHIN THE FIRST FOOT OF BACKFILL OVER THE PIPE. ONCE THE PIPE HAS SUFFICIENT COVER WITH THE SELECTED MATERIAL, NORMAL BACKFILLING MAY PROCEED WITH CARE. JOINTING OF PUSH-ON OR TYPICAL JOINT CAST IRON WILL BE WITH THE USE OF A COME-ALONG OR BAR. IF A BAR IS USED A BLOCK OF WOOD WILL BE USED BETWEEN IT AND THE PIPE. THE APPLICABLE HAVING A BACKFILL/EXCAVATION SET LARGER DIAMETER PIPE. A BLOCK OF WOOD WILL BE INSERTED BETWEEN THE BUCKET AND THE PIPE. IN NO EVENT WILL THERE BE A METAL-TO-METAL DRIVING FORCE TO SET THE PIPE. IF THIS IS NOT STRICTLY COMPLIED WITH THE LENGTH OF THE PIPE WILL BE REMOVED AND A NEW ONE USED IN ITS PLACE.

MAIN GATE VALVES AND BOXES:

MAIN GATE VALVES SHALL BE OPEN RIGHT, IRON BODY, BROOKS ADJUSTED, DOUBLE DISC, NON-RISING STEM AS MANUFACTURED BY BUTLER CO. OR APPROVED EQUAL. MAIN GATE BOXES SHALL BE CAST-IRON, SLIDE TYPE WITH AT LEAST SIX (6) INCHES OF ADJUSTMENT AND AT LEAST FIVE (5) FEET LONG. THE COVERS SHALL BE FLUSH, CLOSE-FITTING WITH THE LETTER "W" ON THE WORD "WATER" CAST INTO THE COVER.

THRUST BLOCKS

ALL PIPES, CAPS, TEES, BENDS AND HYDRANTS SHALL BE PROVIDED WITH A CONCRETE THRUST BLOCK TO PREVENT MOVEMENT. THE THRUST BLOCK SHALL CONSIST OF A FORMED CONCRETE BACKING AGAINST UNDISTURBED MATERIAL, POURED IN PLACE WITH 3,000 PSI, 1-1/2", 470 CEMENT CONCRETE MASONRY.

INSPECTIONS

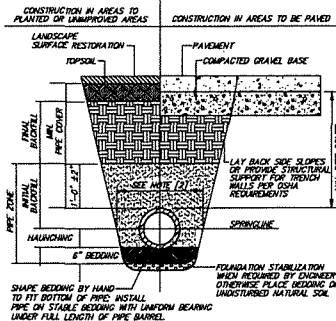
INSPECTION WILL BE PROVIDED BY THE CITY OF MARLBOROUGH WATER AND SEWER INSPECTOR. BEFORE ANY BACKFILLING IS DONE, THE DEPARTMENT OF PUBLIC WORKS WATER DIVISION WILL BE NOTIFIED TWENTY-FOUR (24) HOURS IN ADVANCE, AND A CITY OF MARLBOROUGH WATER AND SEWER INSPECTOR WILL INSPECT THE COMPLETED WORK. THIS METHOD OF OPERATION WILL BE USED FOR HYDRANT INSTALLATION, MAIN TAPS, SERVICE TAPS, TESTING, ETC. IF THE DEPARTMENT OF PUBLIC WORKS FEELS THAT INSUFFICIENT WORKSMANSHIP AND CARE IS BEING TAKEN IN THE INSTALLATION, THIS WORK MAY BE TERMINATED UNTIL FURTHER APPROVAL FOR THE CITY ENGINEER.

CONNECTIONS

SERVICE CONNECTIONS SHALL HAVE A MINIMUM SIZE OF THREE-FOURTHS (3/4) INCH IN DIAMETER. ALL SERVICE PIPES SHALL BE TYPE K COPPER TUBING. ANY SERVICE PIPE LARGER THAN TWO (2) INCHES AND LESS THAN EIGHT (8) INCHES IN DIAMETER SHALL BE DUCTILE IRON CLASS 52. CEMENT LINED MECHANICAL JOINT OR PUSH-ON JOINT IN ACCORDANCE WITH A.W.W.A. STANDARDS. ALL NEW MAIN CONNECTIONS WILL BE MADE BY WAY OF DIRECT WET TAP. THE USE OF A TWO-STRAP CONNECTION SADDLE SHALL ONLY BE USED WITH APPROVAL OF ENGINEER (TYPE, SMITH-BLANK OR MUELLER). A CURB STOP AND BOX SHALL BE COPPER TO COPPER THREAD, OPEN RIGHT, WITH DRAIN, AS MANUFACTURED BY FARNISH OR MUELLER. ANY SERVICE ONE (1) INCH OR GREATER SHALL EMPLOY AN ORISSEAL CURB WITH GRIP. THE SERVICE SHALL BE INSTALLED AT 80° FROM THE ROAD, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. UNDER NO CIRCUMSTANCES WILL ANY INVERTED KEY CURBS BE INSTALLED IN ANY WATER SYSTEM IN THE CITY OF MARLBOROUGH. THE CURB BOX OR SERVICE BOX SHALL BE FOUR-AND-ONE-HALF (4 1/2) TO FIVE-AND-ONE-HALF (5 1/2) FEET EXTENSION-TYPE, THREE-FOURTHS INCH ROD, AND COVER FOR SERVICES SHALL BE FIVE (5) FEET ZERO (0) INCHES. A SAND BACKFILL MATERIAL WILL BE CAREFULLY PLACED AROUND THE SERVICE PIPE TO PROTECT IT FROM NORMAL BACKFILL AND COMPACTION.

TESTING

THE CONTRACTOR SHALL HIRE AN INDEPENDENT TESTING FIRM THAT SPECIALIZES IN WATER LINE TESTING AND DISINFECTIONS OF WATER DISTRIBUTION SYSTEMS APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL FURNISH A WATER METER PRESSURE GAUGE, TESTING PLUGS, PUMPS, PIPE CONNECTIONS AND OTHER REQUIRED APPARATUS. THE SECTION OF PIPE TO BE TESTED WILL BE COMPLETELY FILLED WITH WATER AND AIR BLOWN OFF THROUGH A HIGH POINT SUCH AS A HYDRANT. THE SECTION UNDER TEST WILL BE MAINTAINED FULL AND UNDER PRESSURE AT 200 LBS. FOR A PERIOD OF ONE (1) HOUR. THE LINE SHALL BE FILLED AND TESTED WITHIN ONE (1) TO THREE (3) DAYS AFTER FILING. ANY FAILURE OF THE VARIOUS PIPELINES, STRUCTURES, VALVES, HYDRANTS AND RELATED ACCESSORIES THAT OCCURS BEFORE FINAL ACCEPTANCE OF THE WORK SHALL BE REPLACED AT THE DISCRETION OF THE CONTRACTOR. A SUCCESSFUL WATER PRESSURE TEST IS NOT TO BE INTERPRETED AS FINAL ACCEPTANCE. THE PRESSURE AND LEAKAGE TEST SHALL CONSIST OF FIRST RAISING THE WATER PRESSURE (BASED ON ELEVATION) TO A PRESSURE IN POUNDS PER SQUARE INCH NUMERICALLY EQUAL TO THE PRESSURE RATING OF THE PIPE, WHILE MAINTAINING THIS PRESSURE. THE CONTRACTOR SHALL MAKE A LEAKAGE TEST BY MEETING THE FLOW OF WATER INTO THE PIPE. IF THE AVERAGE LEAKAGE DURING A TWO-HOUR PERIOD EXCEEDS A RATE OF TEN (10) GALLONS PER INCH OF DIAMETER PER TWENTY-FOUR (24) HOUR PER MILE OF PIPELINE. THE SECTION WILL BE CONSIDERED AS HAVING FAILED THE TEST. AFTER TESTING THE PIPELINE IS TO BE DISINFECTED WITH A CHLORINE CONCENTRATION OF APPROXIMATELY FIFTY (50) PARTS PER MILLION PRIOR TO BEING PLACED IN SERVICE. THE INTRODUCTION OF THIS SOLUTION SHALL BE ACCOMPISHED BY PUMPING OR SPRINKLING A CALCIUM HYDROCHLORIDE SOLUTION INTO THE MAIN. THE CHLORINATION WATER IS TO REMAIN IN THE NEW PIPELINE FOR A PERIOD OF TWENTY-FOUR (24) HOURS. DURING THIS PERIOD, PROPER PRECAUTIONS ARE TO BE TAKEN TO PREVENT THIS CHLORINATED WATER FROM FLOWING BACK INTO THE EXISTING SYSTEM. AFTER CHLORINATION AND DE-CHLORINATION A MINIMUM OF (2) BACTERIA SAMPLES ARE TO BE TAKEN TWENTY-FOUR (24) HOURS APART.



FOUNDATION, BEDDING & BACKFILL MATERIALS		
PIPE MATERIAL	NIP, PVC	RG, DI
FOUNDATION STABILIZATION	(6)	(6)
BEDDING	(1)	(1)
HAUNCHING	(1)	(1)
INITIAL BACKFILL	(1)	(1)
FINAL BACKFILL	(4)	(4)
PIPE COVER	(5)	(5)

- NOTES:
- PLACE 3/4\"
 - MINIMUM WIDTH OF TRENCH MEASURED AT THE SPREADLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING:

PIPE DIA.	WIDTH
LESS THAN 24\"	0.2\" + 12\"
24\" TO 48\"	0.2\" + 24\"
GREATER THAN 48\"	0.2\" + 30\"

- INSTALL PIPE IN CENTER OF TRENCH.
- IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL, COMPACT TO 85% PER ASTM D-1557. IN PAVED AREAS, OBTAIN IMMEDIATE APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
- MINIMUM COVER OVER TOP OF PIPE:

PIPE MATERIAL	NIP, PVC	RG, DI
WATER	5'-0\"	5'-0\"
SEWER	4'-0\"	4'-0\"
DRAIN	1'-6\"	1'-0\"

- FOR FOUNDATION STABILIZATION, USE 2\"

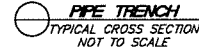
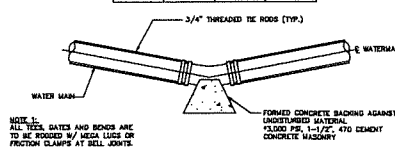
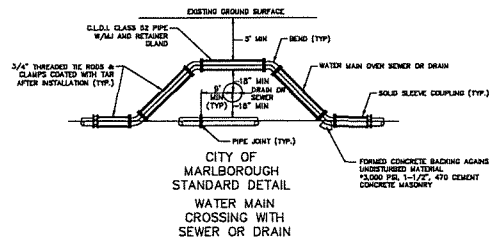


TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS			
SIZE OF MAIN (IN)	45° BEND (8\"	TEES & PLUGS	22 1/2\" BEND
8\" & LESS	8	10	8
10\" - 12\"	22	16	13



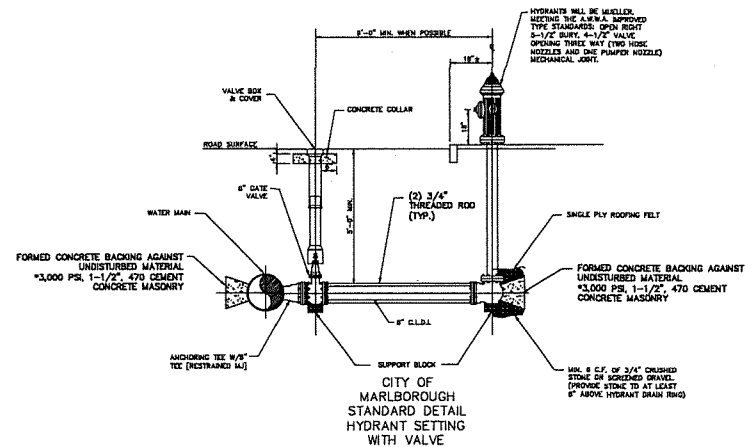
NOTE: ALL TEES, GATES AND BENDS ARE TO BE RIGIDLY W/ MEGA LUGS OR FRICTION CLAMPS AT JOINTS.

CITY OF MARLBOROUGH
STANDARD DETAIL
TYPICAL BEND
N.T.S.



NOTES:

- BENDS TO BE UTILIZED ONLY WHEN DEFLECTION CANNOT ACHIEVE REQUIRED DEPTH.
- ALL TEES, GATES AND BENDS ARE TO BE RIGIDLY W/ MEGA LUGS OR FRICTION CLAMPS AT JOINTS.



- NOTES:
- PROVIDE HYDRANT AND VALVE JOINTS WITH MECHANICAL JOINTS (MEGALUG OR APPROVED EQUAL).
 - SUPPORT BLOCKS TO BE PREASURE TREATED WOOD OR CONCRETE MASONRY BLOCKS.
 - ALL VALVES OPEN RIGHT.

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



NO. BY APP. DATE ESK/REVISION DESCRIPTION
DATE: 9/9/2020 DESIGN BY: RD/JLR
SCALE: 1\"/>

DETAILS
SHEET 2

DATE: 9/9/2020
DWG: 138220F.dwg
LAYOUT: DET2
SHEET: 11 OF 12
PROJECT NO.: 13820

C11



STORMTECH CHAMBER SPECIFICATIONS

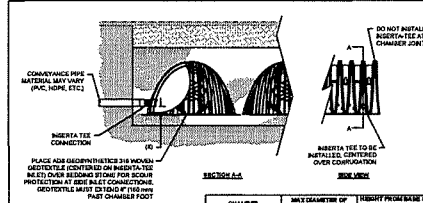
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IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

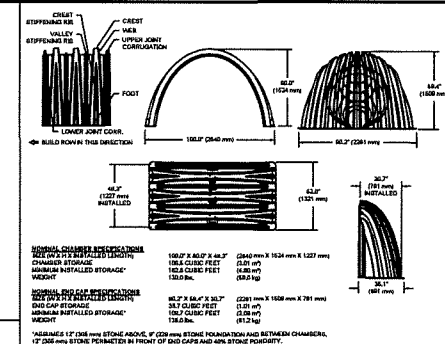
1. STONE/MORTAR CHAMBERS SHALL NOT BE REPAIRED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A VISUAL INSPECTION OF THE CHAMBERS AND FOUND THEM TO BE ACCEPTABLE.
2. STONE/MORTAR CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE STONE/MORTAR CHAMBER CONSTRUCTION GUIDE.
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DRAIN OR EXHAUSTOR SITUATED OVER THE CHAMBERS. STONE/STONE RECOMMENDS A SLOPE WITHIN THE CHAMBERS.
4. STONE/STONE'S LOCAL CHAMBERS ARE NOT TO BE USED FOR THE FOLLOWING:
 - CHAMBERS ARE NOT TO BE USED FOR EXHAUSTION OR FOR FILLING OF THE CHAMBERS OR FOR DRAINAGE.
 - BACKFILL FROM OUTSIDE THE EXHAUSTION LINE INTO THE CHAMBERS IS NOT TO BE USED.
5. THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
6. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY HEATED PRIOR TO PLACING STONE.
7. MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
8. INLET AND OUTLET MANHOLE SHALL BE INSTALLED A MINIMUM OF 1' (300 mm) INTO CHAMBER AND CAPS.
9. EMBARKMENT SITE BURNING/CHAMBERS SHALL BE A CLEAN, CURVED, ANGULAR STONE MEETING THE ASHTRAY AS DETERMINED BY 90-100.
10. STONE SHALL BE BROUGHT IN FULLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTH SHOULD NEVER EXCEED BY MORE THAN 1/2" (12 mm) OVER THE CHAMBER TOP.
11. STONE SHALL BE PLACED ON THE TOP CORNERS OF THE CHAMBERS TO HOLD THE CHAMBERS IN PLACE AND PREVENT ROW SPACING.
12. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL, SENSING CAPACITANCE TO THE SITE SUPERVISOR.
13. AFTER RECOMMEND THE USE OF "TOLERATION" CHART IT INSERTS DRAIN CONSTRUCTION FOR ALL METALS TO PROTECT THE STONE/MORTAR MANAGEMENT SYSTEM FROM CORROSION DURING SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. **STORMTRENCH 4000 CHAMBERS SHALL BE RETAINED IN ACCORDANCE WITH THE "STORMTRENCH MC-3000/40-4000 CONSTRUCTION GUIDE".**
2. **THE USE OF EQUIPMENT OVER ACHARGE CHAMBERS IS PROHIBITED.**
- NO EQUIPMENT IS ALLOWED ON DAM CHAMBERS.
 - NO REQUIRED TRUCK LANE, DUMP TRUCK OR EXCAVATION ARE ALLOWED UNTIL PROPER P/L DEPTH ARE REACHED IN THE CHAMBERS WITH THE STORMTRENCH MC-3000/40-4000 CONSTRUCTION GUIDE.
 - NEAREST LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE STORMTRENCH MC-3000/40-4000 CONSTRUCTION GUIDE.
3. **PULL UP 2000' OF STABILIZED GROUND MATERIAL OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR EXCAVATION.**
4. **USE OF A DOZER TO PULL EMERGENCY STORM CHAMBERS BETWEEN THE ROWS OF CHAMBERS WILL CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY UNDOING THE "DUMP AND PULL" METHOD ARE NOT COVERED UNDER THE STORMTRENCH WARRANTY.**
- CONTACT STORMTRENCH AT 1-800-852-2864 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR NEAREST LIMITS FOR CONSTRUCTION EQUIPMENT.**



NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIAL.
CONTACT STORMTECH FOR MORE INFORMATION.

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NOTE: ALL DIMENSIONS ARE NOMINAL.

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
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2020-05-01

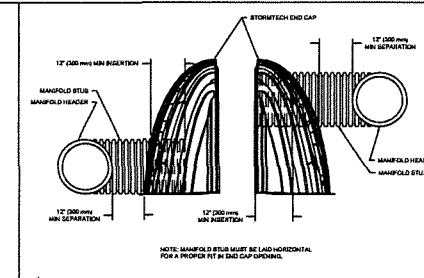
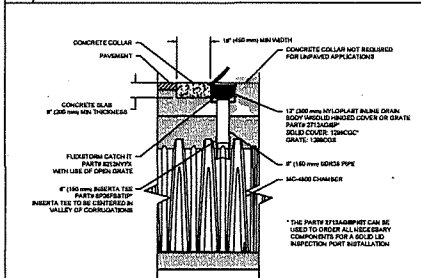
6	INSERTA-TEE SIDE INLET DETAIL	2	MC-4500 TECHNICAL SPECIFICATIONS
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ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATION	COMPACTION/DENSITY REQUIREMENT
SPALL RAIL: MATTERIAL FOR LAYED TO SPALLS STARTING FROM THE TOP OF THE EXISTING SUBGRADE TO THE TOP OF THE EXISTING SUBGRADE. IF FLEXIBLE PAVEMENT OR UNPAVED ROAD, MATTERIAL MAY BE LAYED TO THE TOP OF THE EXISTING SUBGRADE. MATTERIAL MAY BE LAYED TO THE TOP OF THE EXISTING SUBGRADE.	ANY AVAILABLE MATERIAL, MAXIMUM SIZE OF PER EXISTING PAVEMENT, CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE AND COMPACT BASE PAVEMENT TO MEET PAVEMENT MATERIAL SPECIFICATIONS. BASE PAVEMENT SHALL BE COMPACTED TO MEET THE FOLLOWING REQUIREMENTS:
SPALL RAIL: MATTERIAL FOR LAYED TO SPALLS STARTING FROM THE TOP OF THE EXISTING SUBGRADE TO THE TOP OF THE EXISTING SUBGRADE. IF FLEXIBLE PAVEMENT OR UNPAVED ROAD, MATTERIAL MAY BE LAYED TO THE TOP OF THE EXISTING SUBGRADE. MATTERIAL MAY BE LAYED TO THE TOP OF THE EXISTING SUBGRADE.	GENERAL WELL-GRADED SUBGRADE/ROADS IS UNDESIRABLE. UNDESIRABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH DESIRABLE MATERIAL. MAXIMUM SIZE OF MATERIAL SHALL BE 1.5 INCHES.	ASHTO M2.5 A1, A2.5, A3	SEAL COMPACTED SPOTS OF 1000 SQ. YD. OR LESS. MATERIAL SHALL BE LAYED TO THE TOP OF THE EXISTING SUBGRADE. MATERIAL SHALL BE LAYED TO THE TOP OF THE EXISTING SUBGRADE. MATERIAL SHALL BE LAYED TO THE TOP OF THE EXISTING SUBGRADE. MATERIAL SHALL BE LAYED TO THE TOP OF THE EXISTING SUBGRADE.
SPALL RAIL: MATTERIAL FOR LAYED TO SPALLS STARTING FROM THE TOP OF THE EXISTING SUBGRADE TO THE TOP OF THE EXISTING SUBGRADE. IF FLEXIBLE PAVEMENT OR UNPAVED ROAD, MATTERIAL MAY BE LAYED TO THE TOP OF THE EXISTING SUBGRADE. MATTERIAL MAY BE LAYED TO THE TOP OF THE EXISTING SUBGRADE.	MAXIMUM FILLING SUBGRADE MATERIAL CAN BE USED IN USE OF THIS LAYER.	ASHTO M2.5 A1, A2.5, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, 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- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR M41 STONE WOULD BE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M41) STONE".
 2. STORMTRENCH CONSTRUCTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (225 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTION.
 3. WHERE INFILTRATION SURFACE MATERIALS ARE COMPACTED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGN, CONTACT STORMTRENCH FOR COMPACTION REQUIREMENTS.

3 MC-4500 ISOLATOR ROW DETAIL

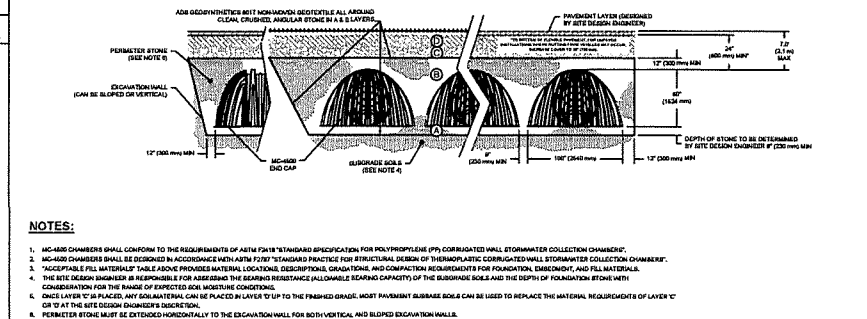


4 MC-4500 6" (150 mm) INSPECTION PORT DETAIL

7	MC-SERIES END CAP INSERTION DETAIL
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NOTES:

1. IN-CAIR DAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1717 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STOWATERHOLM CHAMBERS".
2. IN-CAIR DAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH AINTE F701 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STOWATERHOLM CHAMBERS".
3. A DETAILED FILL MATERIAL TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADES, AND DENSITIES. THE FILL MATERIALS SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS FOR FOUNDATION, CHAMBERS, AND FILL MATERIALS.
4. THE FILL MATERIALS SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFIED ALLOWABLE SEPARATION CAPACITY.
5. CONSIDERATION FOR THE DESIGN OF EXPECTED ROCK NEGATIVE CONTOURS.
6. ONCE LAYER 10 IS PLACED, THE DAMBERS SHALL BE PLACED IN LAYER 11 UP TO THE FINISHED GRADE. MOST MOVEMENT SUBGRADE ROCKS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 12.
7. UP TO 4" OF THE SUBGRADE DISPOSITION.
8. PERMITTER SHALL NOT BE EXTENDED HORIZONTALLY TO THE ELEVATION WALL FOR BOTH VERTICAL AND SLOPED ELEVATION WALLS.



1	MC-4500 CROSS SECTION DETAIL
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DETAILS
SHEET 3

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE: 9/9/2020				DESIGN BY: RD/DJ
SCALE: 1"=30'				DRAWN BY: DJ
APPROVED BY: RD				CHECK BY: DJ

100

DETAILS

SHEET 3

PLT 2432 Sep 26, 2005 10:08 am

DWG: 1382005.dwg

C12

SHEET: 12 OF 12	
PROJECT NO.:	13820

C12



City of Marlborough Conservation Commission

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3768 Facsimile (508) 460-3747

Edward Clancy – Chairman
Allan White
David Williams
Dennis Demers
John Skarin
Karin Paquin
William Dunbar
Priscilla Ryder Conservation Officer

Memorandum

To: Barbara Fenby, Chairwomen
Planning Board
From: Ed Clancy, Chairman Marlborough Conservation Commission
Date: October 5, 2020
RE: Preliminary Subdivision Plan – 76 Broad St. Subdivision

The Conservation Commission is in receipt of and reviewed, at our Oct. 1, 2020 meeting, the following plan:

Definitive Subdivision Plan, Residential Subdivision and Site Development
76 Broad Street Marlborough MA for W.R.E. LLC
Dated: 9 September 2020; Prepared by: Hancock Associates

The Commission provides the following comments:

1. Wetlands: There are no wetlands near this project, so no Conservation Commission review will be required.
2. Drainage:
 - a. This property drains into Lake Williams which is part of the city's water supply. As such the drainage design must meet the higher water quality standards as outlined in the Water Supply Protection District regulations.
 - b. When the infiltration systems are constructed the excavated hole should be inspected during construction to ensure that the soils are per design and will work properly. It will be critical for this system to work and not cause problems downhill.
 - c. Please ensure that the infiltration system as designed won't have any groundwater impact on any downhill structures.
3. Erosion Controls: This property is known to have very silty glacial till soil which is difficult to control. The Commission recommends that a full construction sequencing and erosion control plan be prepared. Temporary detention basins will be needed as the infiltration systems once installed cannot be used until the site is stabilized to preserve the critical infiltration capacity of the system. The steep slope at the southern end of the site where the infiltration basins are proposed and the south

eastern edge along Waterwind Knolls Condominium will be areas critical to control runoff and silt so as not to impact Lake Williams or the residents at Waterwind Knolls.

4. This property is currently heavily wooded and provides a good buffer to neighbors on both sides of the cul-de-sac. If there is a way to preserve as many of the large trees along these boundaries as you can, we recommend this be done. Trees serve to provide cooling and shade and also dissipate storm events. If trees along Waterwind Knolls can't be saved due to the grading, we recommend that new trees be required to be planted along these edges to provide shade over time. With the signs of climate change being apparent and hotter summers anticipated, planning ahead and planting trees where they are removed will be critical to stemming the heat island affect which occurs with development. We understand trees cannot be placed on top of the infiltration systems, but they can be planted around the edges of this area once it has been graded and along the roadway and cul-de-sac.

If you have any questions on the above, please contact me or Priscilla Ryder at 508-460-3768.

Cc: Tom DiPersio, City Engineer
Jeff Cooke, Building Commissioner

From: [John Garside](#)
To: [Krista Holmi](#)
Subject: RE: Comments on 76 Broad Street Definitive Subdivision
Date: Wednesday, October 14, 2020 12:31:35 PM

Hi Krista,

The Board of Health has reviewed the Definitive Subdivision Plans for 76 Broad Street. The Board is not opposed to the issuance of subdivision approval subsequent to review by the city engineer of the stormwater drainage design and calculations.

Thank you.

-John

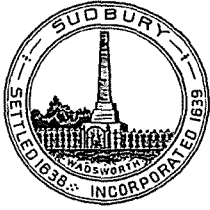
From: Krista Holmi <kholmi@marlborough-ma.gov>
Sent: Wednesday, October 14, 2020 11:44 AM
To: Jeffrey Cooke <jcooke@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>
Cc: Thomas DiPersio <tdipersio@marlborough-ma.gov>; Timothy Collins <tcollins@marlborough-ma.gov>; Jason Piques <jpiques@marlborough-ma.gov>
Subject: Comments on 76 Broad Street Definitive Subdivision

Just a reminder that if you had any comments on the proposed subdivision, please submit them to me at your earliest convenience. The public hearing on the proposed development is on Monday, October 19. Any submissions for that meeting are due no later than noon tomorrow, October 15.

The following Planning Board meeting is on November 2, and will be beyond the prescribed 35 or 45-day (BOH) comment period. I currently have comments from Priscilla and the Conservation Commission.

Thank you.

Krista Holmi
Engineering and Planning Board Administrator
135 Neil St.
Marlborough, MA 01752
kholmi@marlborough-ma.gov
(508) 624-6910 x33200



Town of Sudbury

Planning & Community Development Department

pcd@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

978-639-3387

Fax: 978-639-3314

www.sudbury.ma.us/pcd

August 12, 2020

TOWN CLERK
SUDBURY, MASS
AUG 12 2020 AM 8:38

FINAL PLAN APPROVAL AND PLAN APPROVAL DECISION

**Quarry North Road LLC
16 & 36 North Road**

DECISION of the Planning Board (Board) on the application of Quarry North Road LLC (Applicant) of 2134 Sevilla Way, Naples, Florida 34109 and William M. Wagner, Jr. (now a former owner as the Applicant has acquired this property during the pendency of the application), the Sudbury Water District, and the Town of Sudbury (Owners) for Final Plan Approval and Plan Approval for the property at 16 & 36 North Road (Route 117). The subject property is located in the Research-1, North Road Residential Overlay District (NRROD), Melone Smart Growth Overlay District (MSGOD), Water Resource Protection Overlay District Zone II, Flood Plain Overlay District, and Wireless Services Overlay District Zoning Districts and is known as Assessor's Maps C12-0003, C12-0004, and C12-0100.

This Decision is in response to an application filed under Sections 4700A and 4700B of the Town of Sudbury Zoning Bylaw by the Applicant on March 11, 2020 to construct 274 dwelling units (81 being age restricted and 26 being affordable) in townhouses and multi-family buildings on approximately 26 acres of land with associated parking, amenities, and infrastructure.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted, and mailed to the Applicant, Owners, abutters, and other parties in interest, as required by law, the public hearing was opened on April 8, 2020 and continued on April 29, 2020, May 13, 2020, May 27, 2020, June 2, 2020, June 10, 2020, June 24, 2020, July 15, 2020, July 29, 2020, and August 12, 2020 when it was closed. The Board deliberated on the proceedings on August 12, 2020. The following members of the Board were present throughout the proceedings: Stephen Garvin, Charles Karustis, John Hincks, Justin Finnicum, and John Sugrue. The record of the proceedings and submissions upon which this Decision is based may be referred to in the office of the Town Clerk or the Planning and Community Development Department.

After due consideration of the application, the record, and based upon the findings set forth herein, the Board voted 5 to 0 to **GRANT** conditional approval of the Final Plan Approval and Plan Approval on August 12, 2020 pursuant to the following findings and conditions:

COMPLIANCE WITH SECTION 4100 FLOOD PLAIN OVERLAY DISTRICT

While a small portion of the project site in the eastern-most corner of the property is located within the Flood Plain Overlay District, the proposed disturbance activity on the site is located

entirely outside of the Flood Plain Overlay District. Therefore, the Board finds the proposed work is in compliance with this section of the Zoning Bylaw.

COMPLIANCE WITH SECTION 4200 WATER RESOURCE PROTECTION OVERLAY DISTRICTS

Section 4720A of the Zoning Bylaw states any North Road Residential Overlay District Project shall comply with Section 4200 (Water Resource Protection Overlay Districts) to the maximum extent practicable. Under Section 4200, subsection 4275 states that after notice and public hearing, and after due consideration of the reports and recommendations of the other Town boards or agencies, the Special Permit Granting authority may grant such a Special Permit provided that it finds that the proposed use:

- a. Will in no way during construction or any time thereafter, adversely affect the existing or potential quality or quantity of water that is available in the Water Resource Protection Overlay District.
- b. Will not cause the groundwater quality to fall below the standards established in 314 CMR 6.00 Massachusetts Groundwater Quality Standards or for parameters where no standards exist, below standards established by the Board of Health and, where existing groundwater quality is already below those standards, upon determination that the proposed activity will result in no further degradation.
- c. Is in harmony with the purpose and intent of the bylaw and will promote the purposes of the Water Resource Protection Overlay District.
- d. Is appropriate to the natural topography, soils and other characteristics of the site to be developed, and is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water related natural characteristics of the site to be developed.
- e. Will not, during construction or thereafter, have an adverse environmental impact on any water body or course in the district.
- f. Will not adversely affect an existing or potential water supply.

The Board finds the Applicant complies with these standards to the maximum extent practicable, and the purposes of Section 4200 are satisfied, because: (a) the Applicant has extensively studied groundwater resources on the site; (b) the study has been approved by the Massachusetts Department of Environmental Protection (MassDEP); (c) measures have been carefully taken to both maximize the time and distance of flow between any wastewater leachate and the Sudbury Well # 5; (d) the Applicant has carefully situated the proposed leaching facility to preclude any flow of leachate into the Concord White Pond Wells; (e) the Applicant has designed the wastewater treatment plant to not exceed the 5 mg/l nitrate threshold contained in Section 4242(i); (f) the wastewater treatment plant has been designed to meet extremely stringent MassDEP requirements for all other constituents in wastewater within a Zone II; (g) the

Applicant has created a project where no earthmoving will result in bringing the finished surface grade to anywhere near 5 feet of groundwater, as required by Section 4242(j); (h) all stormwater will be managed in accordance with best management practices; and (i) even though the vast majority of the project site is an excavated, former gravel pit, the Applicant, as much as possible, has designed the project to be appropriate to the natural topography and to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water related natural characteristics of the site. The Board finds confirmation of these items due to the following.

1. Groundwater Study and Monitoring

As a first step following the signing of the Land Disposition and Development Agreement on February 28, 2019, the Applicant began extensive investigation into soils and groundwater on the subject property. Between April 16, 2019 and April 19, 2019, extensive test pits and monitoring wells were installed on the site. Groundwater depth measurements were taken on April 22, 2019, May 7, 2019, May 16, 2019, and June 11, 2019. Multiple test trenches (13) and percolation tests (4) were conducted on July 1, 2019 and July 2, 2019, witnessed by MassDEP personnel. An additional observation well was also installed on July 2, 2019.

These investigations were done to determine the suitability of soils for on-site wastewater disposal; establish the depth and flow of groundwater under the site and the surrounding areas; and site any wastewater disposal works in the most appropriate place given the nearby wells in both Sudbury and Concord.

Groundwater was found at depths ranging from 11 feet below existing grade to over 70 feet below grade. Soils were largely coarse sand and perked at rates suitable for subsurface wastewater disposal. Based upon the groundwater table, regional direction of flow, mounding analysis, and location of Zone II boundaries, the proposed wastewater-leaching field was located outside of the Concord Zone II and as far away from the Sudbury Well Number 5 as practicable.

The time of travel of leachate to both the Concord wells and the Sudbury Number 5 well were calculated based upon existing and proposed conditions. The time to travel to the Concord wells is infinity—the wastewater does not travel to the Concord Wells at all. The travel time to the Sudbury Number 5 well was 356 days, slightly under a year. The results of the draft report were presented to both the Sudbury Water District and the Concord Water Department for review and comment before submission to MassDEP for review. The suggestions of each were incorporated into the final submission to MassDEP.

On October 1, 2019, MassDEP approved the results of the Geologic-Hydrological investigation. As proposed, ongoing monitoring wells are required to continue to monitor the groundwater and ensure that the quality of the leachate does not impair the quality of the aquifer as a source of drinking water.

2. Protection of Groundwater through Stringent Wastewater Design Specifications

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MassDEP wastewater design specifications are exceptionally stringent if a proposed facility is within a Zone II and the travel time to the wellhead is less than two years. First and foremost, total nitrogen is limited to not more than 5 mg/l, which is one-half of the allowed level of nitrogen in drinking water. Since that level of total nitrogen will be discharged at the rate of less than 50,000 gallons per day (gpd) into a vastly larger aquifer, the proposed wastewater facility will more than ensure that the limit of 5 mg/l in drinking water wells established by Section 4242(h) will be met or surpassed.

All other constituents in wastewater are similarly limited. Biochemical Oxygen Demand (BOD) is limited to 10mg/l, which is one-third the normal allowable rate. Total Suspended Solids (TSS) are limited to 5 mg/l, one-half the otherwise allowable rate. Total Organic Carbon (TOC) is limited to 1 mg/l, one-third of the otherwise allowable rate of 3 mg/l. Zero colonies of fecal coliform bacterial are allowed in leachate.

3. Protection of Groundwater through Landscape Design, Fertilizer Management, and Snow Removal Management

The landscape design plan by Bohler Engineering emphasizes drought resistant native species, and limited applications of organic fertilizers in order to limit and reduce the total nitrogen and phosphorous load from the site. Snow management will be limited to non-harmful de-icing materials as detailed in the Snow Management Plan.

4. Earth Moving and Grading will be Appropriate and will not Violate the Required 5 Foot Separation from Groundwater

The grading plan prepared in connection with the proposed development indicates the lowest point will be within a proposed stormwater detention swale near the entrance drive, approximately 6 feet above the seasonally adjusted, mounded high groundwater level of 123 feet MSL. Throughout the rest of the site, finished grades will generally exceed 10 to 20 feet above groundwater.

A primary focus of the Applicant's efforts to date have been directed at documenting the groundwater resources on-site, and carefully siting the proposed development so that these groundwater resources will be protected. Though the Special Permit provisions of Section 4200 do not directly apply to the proposed development, the substantive requirements for the issuance of such a Special Permit contained in Section 4275 will be met. Based on the above, the Board finds the proposed project complies with Section 4200 to the maximum extent practicable.

COMPLIANCE WITH SECTION 4300 WIRELESS SERVICES OVERLAY DISTRICT

The proposal does not involve the creation or modification of any type of wireless services. There is an existing wireless services tower currently on the subject property, however, this tower is not included in the project area for the proposed development, nor are any changes being proposed to this existing facility. Therefore, the Board finds the proposed project is in compliance with (does not apply to) this section of the Zoning Bylaw.

COMPLIANCE WITH SECTION 4700A NORTH ROAD RESIDENTIAL OVERLAY DISTRICT

The Board finds the proposed Final Plan materially complies with the Master Plan approved by the Town Meeting vote, and the standards and requirements set forth in Section 4700A and all of its subsections of the Zoning Bylaw. The Board further finds the proposed Final Plan promotes the purposes of the Zoning Bylaw as noted in Section 4710A, conforms to the dimensional requirements of Section 4780A, and the uses proposed in the Final Plan are allowable under Section 4770A. The Board also finds the proposed Final Plan, with signage as approved by the Special Permit granted by the Zoning Board of Appeals, complies with the provisions of Section 3200. Furthermore, the Board finds the proposed Final Plan provides parking as required by Section 4780A.g. and Section 3100 of the Zoning Bylaw.

COMPLIANCE WITH SECTION 4742A FINAL PLAN APPROVAL

The Board finds the Applicant has submitted all of the items required pursuant to Sections 4741A and 4742A.a. through 4742A.h.

COMPLIANCE WITH SECTION 4753A

The Board finds the changes to the Final Plan are allowable in accordance with Section 4753A, or constitute minor modifications to the Master Plan as defined in Section 4751A of the Zoning Bylaw. To the extent any such changes may require Project Modification review as defined in Section 4752A (which the Board does not so find), the Board finds such modifications were considered as part of the applications in the public hearings thereon, and such changes substantially conform to the Master Development Plan, are compliant with the standards and requirements set forth in Section 4700A, and the project does not pose material adverse effects to the neighborhood.

COMPLIANCE WITH SECTION 4744A PLANNING BOARD DECISION

Section 4744A.a. states the Planning Board shall approve the Master Development Plan if it finds that the final plans and materials (i) materially conform to the Master Development Plan approved by Town Meeting and the standards and requirements set forth in Section 4700A, and (ii) promote the purposes of the Zoning Bylaw as noted in Section 4710A, as follows:

(a) Encourage redevelopment along the Route 117 corridor that exhibits a blend of complementary land uses, including multi-family residential development, thereby promoting an active streetscape, enhancing the vitality of businesses, and spurring the revitalization of underutilized properties which build the Town's tax base.

The proposed project would redevelop a 26-acre piece of vacant and highly disturbed Town-owned land to create 274 dwelling units in townhouses and multi-family buildings with associated parking, amenities, and infrastructure. 151 of these 274 units would be distributed between the three

multi-family residential buildings. The property is currently vacant and unimproved, and its redevelopment would bring a significant benefit in building the Town's tax base and housing stock.

(b) Establish a set of development controls that allows for greater flexibility and development alternatives and promotes creative, efficient, and appropriate solutions for the redevelopment of complex sites.

Through the permitting and review process mapped out in Sections 4700A and 4700B of the Town's Zoning Bylaw, the Board worked extensively with the Applicant to improve all aspects of the proposed development using significant input from various Town boards and departments, and the Board's peer review consultants for the stormwater, wastewater, and traffic aspects of the project. The finalized project design that resulted from the review process will allow for the efficient redevelopment of a site with numerous challenges that has been greatly underutilized by the Town.

(c) Improve the aesthetic character of the Route 117 corridor and its surroundings and encourage efficient and organized layout of buildings, circulation and open spaces.

The proposed development is well screened from the surrounding properties by existing/proposed vegetation and topography. Along North Road/Route 117, the project will be screened by existing and proposed vegetative plantings and a berm along the front property line. The buildings are also setback a significant distance from North Road/Route 117. As such, while perhaps not significantly improving the aesthetic character of North Road/Route 117, the project would not detract from the rural and scenic nature of this stretch of the roadway. Additionally, the development's buildings are well organized to accommodate appropriate circulation of pedestrians, vehicles, and the Town's emergency responders/services. The Board finds all access roads and entrances to North Road have been designed with adequate and safe sight distances, and the off-site impacts to traffic flows and operations have been adequately addressed. There are also two open space amenity areas (one in the north and one in the south), as well as a community garden for residents on site. The Applicant also worked with the Planning Board to create a public walkway along their frontage that can be utilized in the future development by the Town.

(d) Diversify and expand the Town's economy and local job opportunities through economic activity and private investment in primarily residential uses with limited commercial use.

Most of the existing project site has been significantly disturbed as part of the former sand and gravel operation at the property, with the removal of all vegetation and underlying soils leaving the site almost completely barren. The proposed project would create 274 dwelling units in townhouses and multi-family buildings on approximately 26 acres of land with associated parking, amenities, and infrastructure. This new development would bring substantial private investment for the residential use and greatly increase the property's value resulting in significant additional tax revenue to the Town. The Applicant expects it will take 3 to 4 years to complete construction of all buildings, with the first units to close in the summer of 2021 and the last unit to close sometime in 2024-2025, although the exact schedule will be market driven. With construction activity

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ongoing for a few years, the project should also generate a substantial amount of temporary jobs in the community. Furthermore, permanent ancillary jobs from the establishment of the development will also be created in order manage and maintain the entire property.

COMPLIANCE WITH SECTION 4700B.I. PLAN APPROVAL

The Board finds the application submitted was complete under the requirements of Section 4700B.I. when filed with the Town Clerk. In particular, per Section 4700B.I.2.c., the Board finds the materials submitted by the Applicant constituted a complete application.

CONDITIONS OF APPROVAL

This Final Plan Approval under Sections 4742A and 4744A, and Plan Approval under Section 4700B.I is subject to and with the benefits of the following restrictions:

1. Approval is based upon the following Plans and Documents, and the project shall be developed in substantial conformance with such documents, subject to modification as may be approved by the Board or staff as appropriate:
 - a. Site Plan for Cold Brook Crossing (32 Sheets) prepared by Civil Design Group, LLC dated March 11, 2020 revised through July 8, 2020 with a date stamp of July 8, 2020
 - b. The Apartments at Cold Brook Crossing (Floor Plans & Elevations) (16 Sheets) prepared Pappageorge Haymes dated July 6, 2020 with a date stamp of July 9, 2020
 - c. Architectural Plans for Cold Brook Crossing (16 Sheets, A-13 through A-38) prepared by Civil Design Group, LLC with a date stamp of March 11, 2020
 - d. Siding and Color Detail Sheet with a date stamp of April 22, 2020
 - e. Townhouse Color Combinations dated April 20, 2020 with a date stamp of July 9, 2020
 - f. Proposed Landscape Plan Documents for Quarry North Road LLC (Sheets L-001 through L-012) prepared by Bohler Engineering dated March 11, 2020 revised through June 10, 2020 with a date stamp of June 12, 2020
 - g. Alternative Emergency Access Plan prepared by Civil Design Group, LLC dated April 20, 2020 with a date stamp of April 22, 2020
 - h. Proposed Additional Sidewalk prepared by Civil Design Group, LLC dated August 3, 2020 with a date stamp of August 3, 2020
 - i. Frost Farm Conservation Land Map with a date stamp of July 8, 2020
2. **Prior to the commencement of any site work**, the Applicant/Owner shall record the Decision with the Middlesex South Registry of Deeds and provide verification of recording to the Building Department and Planning and Community Development Department.
3. To alleviate excessive noise generated from the proposed activity, all construction activity shall take place on weekdays between the hours of 7:00 AM and 6:00 PM, and on Saturdays between 8:00 AM and 5:00 PM. On Saturdays, no work shall be conducted west of Emery Lane and north of Building A (the for sale, age-restricted, multi-family building) prior to 9:00 AM. There shall be no construction on Sundays or holidays. Construction activities include delivery of materials; idling of machinery; removal of trees; grubbing; clearing;

grading; filling; excavating; import or export of earth materials; installation of utilities on the property; removal of stumps and debris; and the erection of structures. Notwithstanding the above, the above restriction on the hours of construction activities shall not apply to any work undertaken off the property that is normally or customarily conducted during hours other than the hours permitted for such work set forth above.

4. **After installation of a foundation for any of the three (3) multi-family buildings**, the Applicant/Owner shall install rough asphalt around the building site to accommodate the Town's emergency services vehicles during construction. The Fire Department shall sign off on the specifications of this asphalt prior to each Building Permit being issued and shall sign off on the installation of the asphalt prior to commencement of construction above the foundation of each multi-family building.
5. **Prior to the issuance of any Certificate of Occupancy and marketing of any units within the Melone Smart Growth Overlay District**, the affordable units and the distribution thereof across the project's overall unit mix shall be made subject to Affordable Housing Restrictions and an Affirmative Fair Housing Marketing Plan approved by the Monitoring Agent and Department of Housing and Community Development 40R program staff as compliant with the associated 40R requirements under 760 CMR 56.00 to ensure all units in the Melone Smart Growth Overlay District will be included on the Town's Subsidized Housing Inventory.
6. **Prior to the issuance of any Certificate of Occupancy within the Melone Smart Growth Overlay District**, the approved Monitoring Agent shall certify the items in Sections 4700B.F.6(a) and 4700B.I.5 and of the Zoning Bylaw.
7. **Prior to the issuance of any Certificate of Occupancy within the Melone Smart Growth Overlay District**, an Affordable Housing Restriction for the 26 affordable dwelling units in the Melone Smart Growth Overlay District shall be recorded with the Middlesex South Registry of Deeds.
8. **Prior to the issuance of any Certificate of Occupancy beyond fifty (50) townhouse units in the North Road Residential Overlay District**, the Applicant/Owner shall implement the Transportation Demand Management (TDM) program submitted with the application, as proposed by MDM Transportation Consultants, Inc. in the Traffic Impact and Access Study dated February 2020. This TDM program consists of the following elements:
 - a. **CrossTown Connect (TMA)**. The Proponent will become a member of the CrossTown Connect TMA upon issuance of an initial Certificate of Occupancy. Membership will include access to services such as online commuter resources, carpool/vanpool matching, active commuting tools, public transportation resources, emergency ride home (ERH) services, and other TDM strategies.
 - b. **On-Site Transportation Coordinator**. The Proponent will designate a member of the leasing staff as Transportation Coordinator responsible for disseminating relevant TDM

information to residents including provision of a tenant manual that provides information on area bicycle routes, shuttle service, bicycle sharing and parking, parking policies, and site amenities including the proposed bike share program.

- c. Car Share Accommodation. Up to three (3) on-site parking spaces will be designated for use by car share vehicles (Zip Car or equivalent) for use by residents of the development and the Town of Sudbury, subject to agreement by a car sharing service provider to assign such vehicles to the property. The location of these spaces will be one (1) space at Building A, one (1) space at Building 1, and one (1) space at Building 2.
- d. Bicycle Facilities. Bicycle parking, including weather protected racks for residents of the development and conveniently located racks for visitors proximate to the building entrances will be provided.
- e. Bike Share Program. The Proponent will offer a Bike Share program for residents of the development and the Town of Sudbury that will be administered by the MSGOD Property Manager under which bicycles may be checked out and returned for local use. Multiple sized helmets will be made available. The program will be offered Monday through Sunday between the hours of 7:00 AM and 4:00 PM through the property manager's office.
- f. Preferential Parking and Incentives for Low-Emission Vehicles. Preferential parking locations for residents of the development who use low-emission vehicles will be provided. Electric vehicle charging stations will also be provided on the site as shown on the final plans.
- g. Unbundled Parking. The Proponent proposes unbundling residential parking to provide an option for residents of the MSGOD apartments to rent fewer or no parking spaces with their unit, thereby encouraging lower vehicle ownership at time of lease.
- h. Van Shuttle Service. The MSGOD property manager will purchase a 12-passenger van which will be managed by said property manager and available to residents of the development and the Town of Sudbury. The property manager will engage residents of the development to serve as van drivers to provide scheduled service Monday through Friday to Concord Station and Lincoln Station, Friday service to B'nai Torah Synagogue, Saturday service to Market Basket, and Sunday service to Our Lady of Fatima. Service will be periodically adjusted to meet the needs of the residents of the development and the Town of Sudbury for travel to local transit stations, recreational, and shopping destinations.
- i. Ride-Share/Transportation Hub/Bus Stop. The site will include a multipurpose shelter for passenger pick-up/drop-off for ride-share, shuttle service, and school bus use, which shall be managed by the MSGOD property manager and available to residents of both the MSGOD Development and the NRROD development.

- j. Pedestrian Infrastructure. Sidewalk connections within the property will be provided along primary pedestrian desire lines that connect building entrances, parking areas, and on-site amenities, all as shown on the Plans of record. The Proponent will also post area maps that highlight area walking/bicycle routes to promote walking and bicycle travel to/from the site and area businesses, and recreational facilities.

The TDM program shall also include the three following additional elements as discussed during the public hearing process:

- a. The addition of one (1) dual EV charging station to the age restricted 4-story condominium building parking lot, with conduit for adding additional EV charging stations in the future.
- b. The addition of a second dual EV charging station to the apartment building parking lot.
- c. The offering to all townhouse unit purchaser's an option to install an EV charging station for their unit.

The TDM program shall be compliant with the Department of Housing and Community Development's Melone Smart Growth Overlay District Letter of Conditional Eligibility dated February 26, 2019 and Letter of Conditional Approval dated February 8, 2020. Such TDM program shall remain in place in perpetuity, but the Applicant/Owner may seek modification with the written approval of the Planning Board.

9. **Prior to the issuance of any Melone Smart Growth Overlay District Certificate of Occupancy**, the Applicant/Owner shall submit to the Director of Planning and Community Development a proposed easement for public access within the sidewalk along North Road/Route 117 for review and approval by Town Counsel. Once approved, it is the responsibility of the Applicant/Owner to have this easement recorded at the Middlesex South Registry of Deeds **prior to the last Certificate of Occupancy being issued**. The Applicant/Owner shall have the right to relocate the easement if the Town or Applicant/Owner constructs another sidewalk along North Road/Route 117, or as otherwise allowed by law and the Planning Board.
10. All utilities for the project shall be located underground.
11. All infrastructure, roadways, lighting, and utilities within the development site shall be constructed, operated, and privately maintained by the Applicant/Owner at its sole expense, including without limitation, snow plowing, trash removal, water supply, stormwater best management practices, and wastewater treatment. The Town shall have no responsibility for installation, maintenance or repair of such services. Water is being supplied by the Sudbury Water District.
12. The sidewalk indicated on the "Proposed Additional Sidewalk" plan prepared by Civil Design Group, LLC dated August 3, 2020 with a date stamp of August 3, 2020 shall be at least six (6) feet in width and connect via a stone path or other pervious surface to the looped sidewalk immediately to the north via a stone pathway.

13. The Applicant/Owner shall make trail connection improvements in the areas identified on the Frost Farm Conservation Land Map with a date stamp of July 8, 2020. In particular, these improvements shall include pathway enhancements which make it physically easier for trail users of all ages to transition from the existing trail network to the Bruce Freeman Rail Trail corridor at the two locations noted on the Frost Farm Conservation Land Map.
14. The Guest Suite on the First Floor of Building 1 in the Melone Smart Growth Overlay District shall only be used as temporary (no more than one week at a time) lodging for family and friends of current residents of Buildings 1 or 2 in the Melone Smart Growth Overlay District. The Guest Suite shall not be converted to a permanent/full time dwelling unit for the development.
15. Two (2) sheltered bicycle parking spaces shall be provided for each garaged Melone Smart Growth Overlay District parking space.
16. In the Melone Smart Growth Overlay District, the Applicant/Owner shall provide one (1) parking space to each affordable dwelling unit free of charge. The Applicant/Owner may charge a rental fee for additional parking spaces, provided the affordable dwelling units shall be offered a second space at a reduced charge of no more than 60% of the lowest fee charged for a second space to any market rate dwelling unit renter.
17. At no cost to the Town, the Applicant/Owner shall allow Sudbury Town boards, committees, and commissions to utilize the NRROD Club House meeting space on the subject property free of charge, subject to availability of such space as scheduled by the management or the residents of the development. The Town Manager shall be provided with a schedule of availability for the use of such space by the Town, and the Town may schedule the use of such space at its discretion and convenience, subject to any reasonable limitation on hours of use, indemnification, to the extent permitted by law, by the Town against any loss or liability incurred by the Applicant/Owner as the result of such use, and upon proof that the Town has added the Applicant/Owner as an additional insured on its policies of insurance as they may relate to such use.
18. Sand shall not be used on the subject property for snow and ice treatment.
19. The Applicant/Owner shall install the western Emergency Access Drive as indicated in the location on the Alternative Emergency Access Plan prepared by Civil Design Group, LLC dated April 20, 2020 with a date stamp of April 22, 2020, but in lieu of that Emergency Access Drive may seek modification to install the eastern Emergency Access Drive as indicated in the location on the Alternative Emergency Access Plan prepared by Civil Design Group, LLC dated April 20, 2020 with a date stamp of April 22, 2020 in the event necessary in order to allow for the construction of not more than six (6) residential units in Concord as allowed under the Land Disposition and Development Agreement between the Town and the Applicant date February 28, 2019.

20. In the event the Applicant/Owner should convey the portion of the land located in the Town of Concord to any third party, the land that would be required to meet the rear yard setback from the townhouse dwelling units shall be conveyed to the owner of the North Road Residential Overlay District land in order to retain the required rear yard setback per the Town of Sudbury Zoning Bylaw.
21. All signage at the property shall comply with Section 3200. Signs and Advertising Devices of the Zoning Bylaw, and Case 20-12 or other approvals issued by the Zoning Board of Appeals.
22. All lighting shall be consistent with the provisions of Section 3427.f. of the Zoning Bylaw. Lighting shall be extinguished or dimmed between the hours of 10:00 PM and 6:00 AM to the greatest extent possible so as to provide minimum lighting for security proposed consistent with adjacent properties. All lighting on the premises shall be Dark Sky Compliant per the International Dark Sky Association, such as the Fixture Seal of Approval lighting standard that has a correlated color temperature of 3000K or less (ANSI C. 78.377), and be consistent with the Lighting Plan referenced in Condition 1.f. above.
23. As-Built drawings shall be submitted to the Building Department and Town Engineer, and the plans shall be certified by a Registered Professional Engineer or Registered Land Surveyor of record, who shall certify the work has been done in accordance with the approved Plan and this Decision, as well as verifying the drainage, water, and sanitary systems have been built in accordance with the design and is in compliance with all applicable regulations.
24. The Applicant/Owner shall comply with all provisions of the Land Disposition and Development Agreement with the Town, said Agreement being incorporated herein by reference.
25. The Applicant/Owner shall be responsible for any consultant fees incurred by the Town in ensuring compliance with the conditions of this Decision.
26. Violation of any of the conditions of this Decision, as acknowledge by the permit holder or determined by a court of competent jurisdiction to have occurred, shall be grounds for enforcement of this Decision against the owner of the parcel upon which the violation has occurred or the party responsible for the violation, as the case may be, or of any Building or Occupancy Permit granted hereunder. The Town may enforce compliance with the conditions of this Decision against the owner of the parcel upon which the violation has occurred or the party responsible for the violation, as the case may be, by any action of injunctive relief before any court of competent jurisdiction. In the event of successful enforcement, the owner of the parcel upon which any violation has occurred, or the party responsible for the violation, as the case may be, shall be responsible for any litigation costs, including legal and expert witness fees, incurred by the Town.

The authority granted to the Applicant/Owner by this Decision is limited as follows:

This Decision shall not take effect until a copy has been recorded with the Middlesex South Registry of Deeds and until a certified copy of the recorded document is submitted to the Board. The Applicant/Owner, by acceptance of this Decision and recording thereof, acknowledges the binding effects of the conditions of this Decision.

APPLICABILITY OF FINAL PLAN APPROVAL AND PLAN APPROVAL: This Final Plan Approval and Plan Approval applies only to the site which is the subject of this application. All construction to be conducted on the site shall be conducted in accordance with the terms of this Decision and shall be limited to the improvements shown on the plans.

OTHER PERMITS OR APPROVALS: This Decision applies only to the requested Final Plan Approval and Plan Approval. Other permits or approvals required by the Sudbury Zoning Bylaw, other governmental boards, agencies, or bodies having jurisdiction shall not be assumed or implied by this Decision.

BYLAW COMPLIANCE: The foregoing conditions are stated for the purpose of emphasizing their importance, but are not intended to be all inclusive or to negate the remainder of the Sudbury Zoning Bylaw.

AMENDMENT OF THIS DECISION: Any changes to the physical condition of the site, including, but not limited to, changes in the location or design of structures or systems, or changes to the conditions of approval, following initial approval of the Final Plan Approval and Plan Approval will require approval of the Board as specified in Sections 4750A and 4700B.L. of the Sudbury Zoning Bylaw, Section 8 of the Planning Board North Road Residential Overlay District Rules and Regulations, and Section 8 of the Planning Board Melone Smart Growth Overlay District Rules and Regulations.

LAPSE OF THIS DECISION: Final Plan Approval shall lapse three (3) years from the date of this Decision by the Board and Plan Approval shall lapse two (2) years from the date of this Decision by the Board, unless a substantial use thereof has commenced except for good cause or any construction has begun by said date except for good cause. As provided in Section 4767A of the Zoning Bylaw, substantial use, including, without limitation, the issuance of a Building Permit for construction of all or any portion of the approved Master Development Plan, shall vest the Master Development Plan, provided construction on that phase of the Master Development Plan for which the Building Permit was issued is commenced within one (1) year of issuance of the Building Permit. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant/Owner. Delay in obtaining Building Permits caused by delay in approvals of any other permit necessary to construct a NRROD Project shall constitute good cause under this section, provided the Applicant/Owner has in a timely manner applied for and diligently pursued such permits and that such delay is not the result of the actions or inactions of the Applicant/Owner.


Appeals of the Plan Approval, if any, shall be made pursuant to Massachusetts General Laws Chapter 40R, Section 11 and shall be filed within twenty (20) days after the date of filing of the above-referenced Decision with the Town Clerk.

TOWN CLERK
SUDBURY, MASS

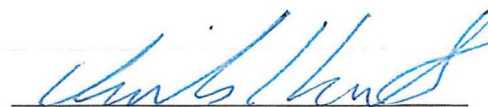
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Witness our hands this 12th day of August, 2020.

SUDBURY PLANNING BOARD




Stephen Garvin, Chair



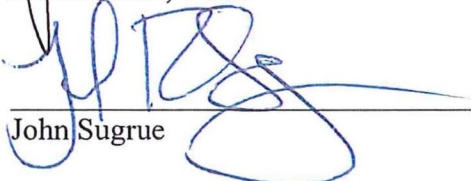
Charles Karustis, Vice Chair



John Hincks, Clerk



Justin Finnicum



John Sugrue

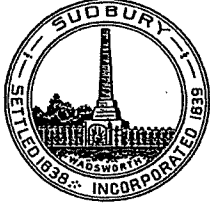
This is to certify that no notice of an appeal against this Decision was filed in the Town Clerk's Office within 20 days after such Decision was filed.

A True Copy Attest:

Rose M. Miranda
Assistant Town Clerk

Date

cc:	Applicant	Conservation Commission
	Town Clerk	Department of Public Works
	Building Inspector	Fire Chief
	Board of Health	Sudbury Water District
	Planning & Community Development Department	Board of Selectmen



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

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Sudbury, MA 01776
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Fax: 978-639-3314

www.sudbury.ma.us/planning

August 12, 2020

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TOWN CLERK
SUDBURY, MASS

A TRUE COPY, ATTEST:
Heidi M. Wagner
ASSISTANT TOWN CLERK

DECISION
STORMWATER MANAGEMENT PERMIT
Cold Brook Crossing, North Road Residential Overlay District
16 & 36 North Road, Sudbury, MA
SWMP #20-05

DECISION of the Planning Board of the Town of Sudbury, Massachusetts (the "Board") on the petition of Quarry North Road LLC ("Applicant") of 2134 Sevilla Way, Naples, Florida 34109 and William M. Wagner, Jr., the Sudbury Water District, and the Town of Sudbury ("Owners") for approval of a Stormwater Management Permit to construct 173 dwelling units (81 being age restricted) in townhouses and multi-family buildings, known as Cold Brook Crossing, with associated parking, access roadway, landscaping, utilities, wastewater treatment plant, clubhouse, and associated improvements, including stormwater management facilities, (the "Project") which will disturb on a portion of the property (the "Property") located at 16 & 36 North Road (Route 117), Sudbury, MA. The Project is a redevelopment and proposes alteration of approximately 19.3 acres of land, including approximately 175,000 sq. ft. of land area on slopes greater than 10% and a total impervious area of 9.3 acres and porous pavement area of 0.4 acre, on a 19.6 acre parcel located at North Road, Sudbury, MA, Town Assessor Maps C12-0003, C12-0004, and C12-0100, zoned Research-1, North Road Residential Overlay District (NRROD), Water Resource Protection Overlay District Zone II, Flood Plain Overlay District, and Wireless Services Overlay District Zoning Districts.

This Decision is issued in response to an application submitted to the Board on March 11, 2020 by the Applicant for a Stormwater Management Permit (the "Permit") under Article V (F), Section 5.C of the Town of Sudbury Bylaws (the "Bylaw") and the Town of Sudbury Stormwater Management Bylaw Regulations (the "Regulations").

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted, and mailed to the Applicant, Owners, abutters, and other parties in interest, as required by law, the public hearing was opened on April 8, 2020 and continued on April 29, 2020, May 13, 2020, May 27, 2020, June 2, 2020, June 10, 2020, June 24, 2020, and July 15, 2020, when it was closed. The Board deliberated on the proceedings on July 15, 2020 and July 29, 2020. The following members of the Board were present throughout the proceedings: Stephen Garvin, Charles Karustis, John Hincks, Justin Finnicum, John Sugrue, and Anuraj Shah (Associate Member). The record of the proceedings and submissions upon which this Decision is based may be referred to in the office of the Town Clerk or the Planning and Community Development Department.

Documents submitted for the Board's consideration and collectively referenced as the "Plan", include:

1. Application Cover Letter from Civil Design Group, LLC dated March 11, 2020
2. Stormwater Management Permit Application North Road Residential Overlay District, dated March 10, 2020

3. Site Plan Narrative, dated March 11, 2020
 - Attachment B – Project Figures
 - Attachment C – Land Disposition & Development Agreement
 - Attachment D – Massachusetts Department of Environmental Protection Land Conveyance Approval
 - Attachment E – MEPA Certificate
 - Attachment F – Wastewater Management Operation & Maintenance Manual
 - Attachment G – Construction Detail Plan
 - Attachment H – Fiscal Impact Study
 - Attachment I - Water Resource Protection Overlay District Analysis
 - Attachment J - Architectural Plans dated March 11, 2020
 - Attachment K - Traffic Impact Study, MDM Consultants, Inc., dated February 2020
 - Attachment L - Landscape Plans, dated March 10, 2020
 - Attachment L- Signage, dated March 2020
 - Attachment M - Site Plan, dated March 2020
 - Attachment N - Leach Field Plans, dated March 2020
 - Attachment O - Water Resource Recovery Facility Plans, dated March 2020
4. Stormwater Report, dated March 11, 2020
5. Application Filing Fee Calculation, dated March 16, 2020
6. Conservation Coordinator Comments, dated March 27, 2020
7. Circulation Exhibits, dated April 3, 2020
8. Master Plan, dated April 3, 2020
9. Staff Report, dated April 3, 2020
10. Horsley Witten 1st Peer Review Stormwater Management, dated April 17, 2020
11. Alternative Emergency Access, dated April 22, 2020
12. North Road Sidewalk Exhibit, dated April 22, 2020
13. Horsley Witten 1st Peer Review Wastewater Treatment Facility, dated April 23, 2020
14. Zoning Board of Appeals Recommendation Memo to the Planning Board, dated April 23, 2020
15. Peer Review Response Memo, Stormwater Horsley Witten 1st Peer Review, dated April 17, 2020
16. Peer Review Response Memo, WWTF from Provencher Engineering, dated April 27, 2020
17. Peer Review Response Memo, WWTF from Civil Design Group, LLC, dated April 27, 2020
18. Peer Review Response Memo, WWTF from Onsite Engineering, dated April 28, 2020
19. Letter from Ralph Tyler, Sudbury Resident, dated April 29, 2020
20. Response Memo to Zoning Board of Appeals Recommendations, from Cold Brook Crossing Team, dated May 6, 2020
21. McMahon Associates Traffic Peer Review, May 5, 2020
22. Operation and Maintenance Plan and Long-term Pollution Prevention Plan for the Apartments at Cold Brook Crossing, Smart Growth Overlay District, and Cold Brook Crossing, North Road Residential Overlay District Project, North Road, Sudbury, MA, prepared for Quarry North Road, LLC by Civil Design Group, LLC, dated March 11, 2020 and revised May 15, 2020.
23. Civil Design Group Stormwater Management Peer Review Response, May 19, 2020
24. Horsley Witten 2nd Stormwater Management Peer Review, May 20, 2020
25. Horsley Witten 2nd Wastewater Treatment Facility Peer Review, May 26, 2020
26. MDM Transportation Traffic Peer Review Response, June 2, 2020
27. Cold Brook Crossing Team 2nd Wastewater Treatment Facility Peer Review Response, June 2, 2020
28. MDM Transportation Consultants Expanded Analysis Traffic Impact and Access Study, June 3, 2020

29. Stormwater Management Report Porous Pavement, June 1, 2020
30. Alternative Basin 1 Grades, June 8, 2020
31. Alternative Basin 1 HydroCad, June 8, 2020
32. Horsley Witten Wastewater Treatment 3rd Peer Review, June 10, 2020
33. Edward T. T. Chiang, P.E., Sudbury Water District Peer Review, June 10, 2020
34. Landscape & Lighting Plans, entitled "Proposed Landscape Plans for Quarry North Road LLC" prepared by Bohler for, dated March 11, 2020 and last revised June 10, 2020
35. McMahon Associates Traffic Peer Review 2, June 17, 2020
36. Sudbury Water District Comments, June 23, 2020
37. Wastewater Treatment Technical Comments from Massachusetts Department of Environmental Protection, June 23, 2020
38. Stormwater Peer Review Response to Sudbury Water District Comments, June 23, 2020
39. MDM Transportation Consultants – Off Site Transportation Mitigation Summary, July 1, 2020
40. Civil Design Group – Berm Sections Plan, July 6, 2020
41. Site plans entitled, "Cold Brook Crossing, North Road, Sudbury, Massachusetts" prepared by Civil Design Group for Quarry North Road LLC, last revised July 8, 2020
 - a. Sheet 1, COVER SHEET, dated March 11, 2020, last revised July 8, 2020
 - b. Sheet 2, LEGEND & NOTES, dated March 11, 2020, last revised July 8, 2020
 - c. Sheet 3, EXISTING CONDITIONS PLAN, dated March 11, 2020, last revised July 15, 2020
 - d. Sheet 4, SITE CONTEXT PLAN, dated March 11, 2020, last revised July 8, 2020
 - e. Sheet 5, SITE PREPARATION & EROSION CONTROL PLAN, dated March 11, 2020, last revised July 8, 2020
 - f. Sheet 6, OVERALL LAYOUT PLAN, dated March 11, 2020, last revised July 8, 2020
 - g. Sheet 7, LAYOUT PLAN A, dated March 11, 2020, last revised July 8, 2020
 - h. Sheet 8, LAYOUT PLAN B, dated March 11, 2020, last revised July 8, 2020
 - i. Sheet 9, LAYOUT PLAN C, dated March 11, 2020, last revised July 8, 2020
 - j. Sheet 10, GRADING & DRAINAGE PLAN A, dated March 11, 2020, last revised July 8, 2020
 - k. Sheet 11, GRADING & DRAINAGE PLAN B, dated March 11, 2020, last revised July 8, 2020
 - l. Sheet 12, GRADING & DRAINAGE PLAN C, dated March 11, 2020, last revised July 8, 2020
 - m. Sheet 13, UTILITY PLAN A, dated March 11, 2020, last revised July 8, 2020
 - n. Sheet 14, UTILITY PLAN B, dated March 11, 2020, last revised July 8, 2020
 - o. Sheet 15, UTILITY PLAN C, dated March 11, 2020, last revised July 8, 2020
 - p. Sheet 16-24, PLAN & PROFILE SHEETS CONSTRUCTION, dated March 11, 2020, last revised July 8, 2020
 - q. Sheet 25, PHASING CONSTRUCTION DETAILS, dated March 11, 2020, last revised July 8, 2020
 - r. Sheet 26-32, LANDSCAPE, LIGHTING, & SIGNAGE PLANS/DETAILS, dated March 11, 2020, last revised July 8, 2020
42. Edward T. T. Chiang P.E., Sudbury Water District Peer Review Comments, July 8, 2020
43. Plan for Trail Connections, July 8, 2020
44. Plan for Trees on Berm on North Road, July 8, 2020
45. Memo from William C. Henchy, LLC, July 13, 2020
46. Cold Brook Crossing – Sidewalk & Trail Exhibit, July 22, 2020
47. Cold Brook Crossing – Sidewalk & Trail Exhibit, August 3, 2020

I. BASIS FOR DECISION

The Board bases its Decision on the following:

- A. The Applicant, Quarry North LLC, filed with the Town Clerk a Master Development Plan (hereinafter the "Master Plan") to construct 274 dwelling units (81 being age restricted and 26 being affordable) in townhouses and multi-family buildings on approximately 26 acres of land with associated parking, amenities, and infrastructure at 16 and 36 North Road (Assessor's Maps C12-0003, C12-0004, and C12-0100). The Master Plan was approved by a vote of more than 2/3 of the quorum present at a Special Town Meeting held on December 11, 2018.
- B. Granting the Permit is in harmony with the general purpose and intent of the Bylaw in that the proposed drainage system design and controls will protect and maintain the public health, safety, environment and general welfare by controlling the adverse effects of increased post-development stormwater runoff and nonpoint source pollution associated with the proposed development; and shall protect the health, safety, environment and general welfare by controlling runoff and preventing soil erosion and sediment resulting from construction/alteration and development.
- C. The Project complies with the applicable regulations and performance standards of the most recent version of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Policy and Standards. In particular, guidance was also provided from MassDEP on the use of pervious pavement within the Zone II Protection District for this site.
- D. The development and related activities shall maintain the after-development runoff characteristics as equal to or less than the pre-development runoff characteristics from the site in order to avoid flooding, stream bank erosion, siltation, nonpoint source pollution, property damage and to maintain the integrity of stream channels and aquatic habitats.
- E. The Project is designed to minimize or avoid damages due to increases in volume, velocity, frequency, duration and peak flow rate of stormwater runoff. The project conforms to the general criteria of the Bylaw and Regulations to the maximum extent feasible.
- F. The Plan establishes provisions for the long term responsibility for and maintenance of structural stormwater control facilities and nonstructural stormwater management practices to ensure that they continue to function as designed, are maintained, and pose no threat to public safety.
- G. In addition to structural components, the Project design uses nonstructural stormwater management, stormwater better site design practices, and/or "low impact development practices", such as the use of bio-retention basins, to the maximum extent practicable.
- H. The Project represents a component of a multi-phase, master-planned redevelopment of a 26-acre existing gravel pit site. The Project will occur primarily on the Project Site, an approximately 19.6-acre portion of the Property. Additional demolition, utility, grading, and roadway and utility work to facilitate the Project, as shown on the Plan, will occur on portions of the Property outside of the Project Site. Additional potential redevelopment upon the Project Site and Property as contemplated by the master plan for the Property that does not relate to the Project or the Plan may require separate approval and is not subject to this Permit.
- I. The proposed design will include best management practices and pre-treatment of runoff for water quality improvement. Erosion and sedimentation control are proposed on the Plan. Long term maintenance, operation, and reporting will be required.

- J. The Applicant has submitted a Stormwater Management and Erosion Control Plan and project description and Operation and Maintenance Plan, which are satisfactory.

THEREFORE, the Board hereby GRANTS the requested Stormwater Management Permit, as requested in the application and shown on the Plan, located in Sudbury, Middlesex County, Massachusetts, with the benefit of the following Plan modifications, conditions and limitations. The approval herein granted is based on the Plan as described above.

II. CONDITIONS AND REQUIREMENTS

The following conditions of this approval shall be strictly adhered to. Failure to adhere to these conditions or to comply with all applicable laws and Permit conditions shall give the Town the rights and remedies set forth in Section 12 of the Regulations.

- A. Conformity: All construction at the Project Site shall be in substantial conformity with the Plan, which is on file with the Board, and representations made by the Applicant during the public hearing.
- B. Access During Construction: The Applicant shall ensure safe and convenient vehicular access to the Project Site during the entire duration of the construction period. The Board and its representatives shall be permitted access to the Project Site to observe and inspect the site and construction progress until such time as the Project has been completed. When possible prior to Project Site access, reasonable advance notice will be made to ensure compliance with safety protocols.
- C. Conditions prior to any vegetation removal, soil disturbance or construction activities:
- 1) The Applicant shall submit \$10,000.00 for the purpose of the Town hiring a construction monitor to perform the inspections set forth in Section II.G below. If prior to completion of the Project, the Board finds that this initial deposit is not sufficient to cover actual costs incurred by the Town for these purposes, the Applicant shall be required to submit forthwith such additional amount as is deemed required by the Board to cover such costs. If the actual cost incurred by the Town for such purposes is less than the amount on deposit as specified above, the Board shall authorize that such excess amount be refunded to the Applicant concurrently upon issuance of a Certificate of Completion.
 - 2) The Project will disturb more than 1 acre of land and is therefore required to obtain coverage under the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit. A draft Stormwater Pollution Prevention Plan (SWPPP) has been included in the application. The draft SWPPP includes recommended construction period pollution prevention and erosion and sedimentation controls. The final SWPPP shall be submitted to the Board 14 days prior to commencement of any work in connection with the Project. All work on the Project Site shall be conducted in accordance with the requirements of those permits and plans.
 - 3) Erosion control methods shall be installed as shown on the Plan and shall be updated as the work progresses on the Project Site.
 - 4) A performance bond shall be submitted and held by the Board until the Premises are fully stabilized with vegetation and the stormwater structures have been cleaned and deemed

functional by the Director of Public Works. The initial bond amount shall be established by the Town Engineer and may be adjusted at the discretion of the Town Engineer based on a detailed estimate provided by the Applicant. The bond amount may be reduced as progress is made during construction subject to review by the Town Engineer and approval of the Planning Board.

- D. Prior to issuance of a Building Permit, the Applicant shall submit the following information to the Board, or its representative, for review and approval:
- 1) Receipt of this Permit as recorded in the Middlesex South District Registry of Deeds.
 - 2) A covenant requiring maintenance of the stormwater management system in accordance with Best Management Practices and the Operation and Maintenance Plan shall be recorded on the Project Site. This covenant shall allow for the placement of municipal liens on the Project Site if the Applicant fails to maintain the system and the Town needs to do so. The Applicant shall submit the covenant for review and approval of the Board or its representative prior to recording at the Middlesex South District Registry of Deeds.
- E. The Applicant shall inspect silt sacks weekly and remove sediment collected in silt sacks as needed, but at least once per month during construction.
- F. An Illicit Discharge Compliance Statement, signed by property owner, shall be submitted to the Planning Board prior to issuance of a Certificate of Completion for the Project.
- G. A Stormwater Construction Site Inspection Report shall be generated by the Applicant or its representative for this Project, at a minimum, every two weeks during construction, and after every major storm event. A reporting plan indicating the routine for submission of Inspection Reports shall be developed by the Applicant and approved by the Planning Board.
- H. In the Snow Storage Plan included in Section 2.0 of O&M revised May 2020, it states if additional snow storage is required, it will be provided by using excess parking spaces, using on-site snow storage areas in other areas of the Property or Project Site area, or by trucking snow off site. Snow stockpiles shall be managed in accordance with MassDEP Regulations and not located near wetland resource or on stormwater infiltration areas including on the porous pavement sidewalks and parking lots.
- I. Access to the drainage structures for inspection and maintenance shall be kept clear of obstruction.
- J. Construction reports with advanced notification of anticipated phasing transitions shall be provided to the Planning and Community Development on a monthly or more frequent basis, as determined by the Planning and Community Development Environmental Planner. On-site meetings shall be provided throughout construction, as needed and indicated by the Planning and Community Development Environmental Planner. Site stabilization measures should be reviewed for adequacy in each phase and adjustments to the sediment and erosion control plan may be considered to optimize site stabilization.
- K. The Applicant and its successors and assigns shall be responsible for maintaining the stormwater management system for the development in accordance with the Operation and Maintenance (O&M) Plan submitted and applicable DEP regulations. An annual Operation and Maintenance shall be conducted by a certified engineer who will prepare an annual status report for delivery to the Board

demonstrating compliance with the O&M Plan. Revisions to the O&M Plan may be proposed to and accepted by the Planning Board.

- a. The Town or its representative shall be invited to participate in the annual site inspection to ensure optimal operations and maintenance of the system and porous pavement installed on site.
- L. A performance bond for perpetual operation and maintenance of the stormwater systems and porous pavement on site shall be submitted and held by the Board to ensure funds are available to remediate any negligence in stormwater system operations or system failure. The bond amount shall be established by the Town Engineer.
- M. The following source control and pollution prevention measures shall be employed on the site to prevent contamination of stormwater runoff:
 - 1) Sweep pavement areas regularly, preferably with a vacuum or regenerative air sweeper
 - 2) Employ measures to control litter on the site
 - 3) Lawn and deicing chemicals shall be stored under cover.
 - 4) Fertilizers and pesticides shall be applied sparingly to prevent washoff.
 - 5) Use of slow release nitrogen and low phosphorus fertilizers is encouraged.
 - 6) No fertilization or pesticide application shall occur in or near any wetland resource area.
 - 7) Hazardous wastes shall be stored, used and disposed of properly.
 - 8) No vehicle washing shall be allowed on site.
 - 9) Maintain vehicles and clean up fluid spills/drips with absorbent materials immediately.
 - 10) Educate personnel on implementation of spill abatement and containment procedures
 - 11) Use alternative deicers such as calcium chloride and magnesium chloride in lieu of sodium based deicers.
 - 12) Designate areas for snow storage in upland locations where meltwater can drain onto pervious surfaces away from water resources, infiltration BMPs, bio-retention areas, and wells
 - 13) No coal tar-based pavement sealants are to be used on any site subject to the Stormwater Management Permit.
- N. Inspections: In accordance with Section 9.B of the Regulations, the Board, or its designee, may inspect the Project Site at the following stages, at a minimum. The Applicant shall inform the Board of these stages in construction at least two (2) days prior to commencement or completion, whichever is applicable, for scheduling of an inspection:
 - 1) Pre-Construction Site Inspection – prior to commencement of construction.
 - 2) Erosion and Sediment Control Inspection – to ensure erosion control practices during and after construction are in accordance with the approved Plan.
 - 3) Construction Inspection – multiple inspections will be made of the stormwater management system facilities, including but not limited to infiltration systems, base of porous pavement areas, BMPs, and connections to existing pipes, prior to backfilling of underground drainage or stormwater conveyance structures. The Applicant and Planning Board designee will agree to a plan at the Pre-Construction Site Inspection.
 - 4) Porous Pavement Inspections to include:
 - a. Subgrade prior to reservoir stone.
 - b. During installation of reservoir stone.
 - c. Prior to choker course.
 - d. While porous pavement being installed.

- 5) Porous Pavement Inspection – following installation, the installer shall demonstrate the design rates of infiltration are occurring, by application of clean water at the rate of at least 5 gpm over the surface, using a hose or other distribution device. Town Engineer and peer reviewer shall observe the test. The installer shall provide a report to the Town.
 - 6) Final Inspection – after the system has been constructed, once the as built plan is prepared, and before the certificate of occupancy for the buildings has been issued.
- O. As-built Plan: The Applicant shall submit an as-built plan, containing all elements listed in Section 11.A.2 of the Regulations, to the Board upon completion of this Project and prior to the issuance of the Certificate of Occupancy. The plan shall be signed by the professional engineer of record, who shall certify that the work has been completed in accordance with the approved Plan and the Stormwater Management Permit.
- 1) Since the project is phased, the submission of current status, as-built plans shall be presented at each occurrence of the owner seeking initial occupancy of each building(s) involved in that phase.
- P. No use or occupancy (except in connection with the construction activity authorized by this Permit) shall be conducted on the Project Site until a Certificate of Completion is issued by the Board in accordance with Section 11.0 of the Regulations. In the alternative, the Applicant may request a Partial Certificate of Completion for any completed phase of the Project on the Project Site. To the extent that the requirements of this Permit have been met with respect to such completed phase of the Project on the Project Site, the Board may permit the use and occupancy of the completed phase in accordance with Section 11.0 of the Regulations.
- Q. Violation of Conditions: Violation of any of the conditions of this Stormwater Management Permit may be grounds for revocation of this Permit, or of any building or occupancy permit granted hereunder, or both. In the case of violation of the continuing obligations of this Permit, the Town shall notify the owner of such violation and give the owner reasonable time, not to exceed thirty (30) days, to cure the violation. If at the end of said thirty (30) day period, the Applicant has not cured the violation, or, in the case of violations requiring more than thirty (30) days to cure, has not commenced the cure and prosecuted the cure expeditiously, the Board may, after notice to the Applicant or owner of the Project Site, conduct a hearing in order to determine whether the failure to abide by the conditions contained herein should result in revocation of the Permit. As an alternative, the Town may enforce compliance with the conditions of this Permit by an action for injunctive relief before any court of competent jurisdiction. The Applicant/Owner agrees to reimburse the Town for its reasonable costs in connection with the enforcement of the conditions of this Permit.
- R. The Applicant by accepting this Permit warrants that the Applicant has included all relevant documentation, reports, and information available to Applicant, in the application submitted and that this information is true and valid to the best of the Applicant's knowledge.
- S. The Applicant shall be responsible for maintaining the stormwater management facilities as shown on the Plan in conformance with the Operation and Maintenance Plan submitted as approved by this Permit.
- T. The following conditions and consistency with University of New Hampshire Stormwater Center Design Specifications for Porous Asphalt Pavement and Infiltration Beds shall apply to the Porous Pavement Installation:
- 1) All work adjacent to the porous pavement, such as guardrail, cleanup, and turf establishment, should be completed prior to placing the wearing course when this work could cause damage to the pavement.

- 2) Protect pavement work area from run-on during construction and post-construction periods.
 - 3) Porous asphalt shall not be placed between November 15 and March 15. More specifically when the ambient air temperature at the pavement site in the shade away from artificial heat is below 16 °C (60 °F) or when the actual ground temperature is below 10 °C (50 °F).
 - 4) Porous pavement shall not be placed in the rain.
 - 5) Porous pavement beds shall not be used for equipment or materials storage during construction, and under no circumstances shall vehicles be allowed to deposit soil on paved porous surfaces.
- U. Sand shall not be used on the subject property for snow and ice treatment on any asphalt roads and sidewalks. Sand may be used on pedestrian walks, landings and staircases adjacent to units where such structures are made of concrete. Best management practices shall be implemented to ensure minimal use of deicing treatments and chemicals needed to achieve effectiveness, in order to protect water resources.

III. LIMITATIONS

The authority granted to the Applicant by this Permit is limited as follows:

- A. **Applicability of Permit:** This Permit applies only to the proposed construction of 56 buildings with a total of 173 dwelling units, including one 50-unit dwelling and 53 townhouse buildings comprising 123 dwelling units, a club house, and waste water treatment building, known as Cold Brook Crossing, with associated parking, access roadway, landscaping, utilities and associated improvements, including stormwater management facilities, on the Project Site, as shown on the Plan. This Permit does not apply to other portions of the Property. Construction of the Project shall be conducted in accordance with the terms of this Permit and shall be limited to improvements shown on the Plan referenced above as amended by the conditions of this Decision. Any change of use for the Project shall require notice to the Board and may require a new or amended Stormwater Management Permit from the Board.
- B. **Limitations of Further Development:** There shall be no further development, material increase in intensity of use, change in use as per the Sudbury Zoning Bylaw, modification of the approved development plan of the Project without either a new Permit or the written consent of this Board. This does not absolve the Applicant from securing any permits required by other governmental boards, agencies or bodies having jurisdiction related to water quality or quantity.
- C. **Other Permits or Approvals:** This decision applies only to the requested Stormwater Management Permit. Other permits or approvals required by the Bylaw, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this decision.
- D. **Bylaw Compliance:** The foregoing restrictions are stated for the purpose of emphasizing their importance but are not intended to be all inclusive or to negate the remainder of the Bylaw.
- E. **Lapse of Permit:** Should the land-disturbing activity approved under this Permit not begin within 12 months following Permit issuance, the Board may evaluate the existing stormwater management plan to determine whether the plan still satisfies local program requirements and to verify that all design factors are still valid. If the Board finds the previously filed plan to be inadequate, a modified plan shall be submitted and approved prior to the commencement of land-disturbing activities. If the Project associated with an approved Stormwater Management Permit

granted under the Bylaw has not been substantially completed by November 30, 2023, a new Permit or a Permit extension will be required by the Board.


- F. Appeals: Any person aggrieved by this decision may appeal pursuant to the General Laws, Chapter 249, Section 4.

The provisions of this Permit shall be binding upon every owner or owners of the lots and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land, as shown as the Property on the Subdivision Plan, in full force and effect for the benefit of and enforceable by the Town of Sudbury.

This Permit shall not take effect until a copy of this Decision has been recorded with the Middlesex South District Registry of Deeds and until a certified copy of the recorded document is submitted to the Board.


Date: August 12, 2020

SUDBURY PLANNING BOARD




Stephen Garvin, Chair

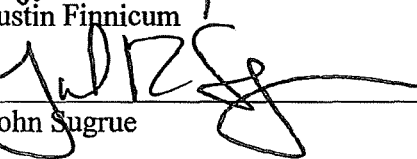
Charlie Karustis, Vice Chair



John Hincks, Clerk



Justin Finnicum

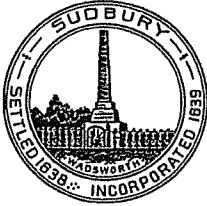


John Sugrue

cc: Town Clerk
Town Engineer
Conservation Commission
Building Inspector
Applicant
Sudbury Water District

A TRUE COPY, ATTEST:


ASSISTANT TOWN CLERK



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
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Fax: 978-639-3314

www.sudbury.ma.us/planning

TRUE COPY, ATTEST:
[Signature]
ASSISTANT TOWN CLERK

August 12, 2020

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TOWN CLERK
SUDBURY, MASS

DECISION STORMWATER MANAGEMENT PERMIT

Apartments at Cold Brook Crossing, Melone Smart Growth Overlay District
16 & 36 North Road, Sudbury, MA
SWMP #20-06

DECISION of the Planning Board of the Town of Sudbury, Massachusetts (the "Board") on the petition of Quarry North Road LLC ("Applicant") of 2134 Sevilla Way, Naples, Florida 34109 and William M. Wagner, Jr., the Sudbury Water District, and the Town of Sudbury ("Owners") for approval of a Stormwater Management Permit to construct 101 dwelling units (26 being affordable) in apartments in 2 multi-family buildings, known as the Apartments at Cold Brook Crossing, with associated parking, access roadway, landscaping, utilities, and associated improvements, including stormwater management facilities, (the "Project") which will disturb on a portion of the property (the "Property") located at 16 & 36 North Road (Route 117), Sudbury, MA. The Project is a redevelopment and proposes alteration of approximately 5.11 acres of land, including approximately 110,000 sq. ft. of land area on slopes greater than 10% and a total impervious area of 0.8 acres and porous pavement area of 1.2 acre, on a 6.2 acre parcel located at North Road, Sudbury, MA, Town Assessor Maps C12-0003, and C12-0100, zoned Research-1, Melone Smart Growth Overlay District (MSGOD), Water Resource Protection Overlay District Zone II, Flood Plain Overlay District, and Wireless Services Overlay District Zoning Districts.

This Decision is issued in response to an application submitted to the Board on March 11, 2020 by the Applicant for a Stormwater Management Permit (the "Permit") under Article V (F), Section 5.C of the Town of Sudbury Bylaws (the "Bylaw") and the Town of Sudbury Stormwater Management Bylaw Regulations (the "Regulations").

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted, and mailed to the Applicant, Owners, abutters, and other parties in interest, as required by law, the public hearing was opened on April 8, 2020 and continued on April 29, 2020, May 13, 2020, May 27, 2020, June 2, 2020, June 10, 2020, June 24, 2020, and July 15, 2020, when it was closed. The Board deliberated on the proceedings on July 15, 2020 and July 29, 2020. The following members of the Board were present throughout the proceedings: Stephen Garvin, Charles Karustis, John Hincks, Justin Finnicum, John Sugrue, and Anuraj Shah (Associate Member). The record of the proceedings and submissions upon which this Decision is based may be referred to in the office of the Town Clerk or the Planning and Community Development Department.

Documents submitted for the Board's consideration and collectively referenced as the "Plan", include:

1. Application Cover Letter from Civil Design Group, LLC dated March 11, 2020
2. Stormwater Management Permit Application Melone Smart Growth Overlay District, dated March 10, 2020
3. Site Plan Narrative, dated March 11, 2020

Attachment B – Project Figures
 Attachment C – Land Disposition & Development Agreement
 Attachment D – Massachusetts Department of Environmental Protection Land Conveyance Approval
 Attachment E – MEPA Certificate
 Attachment F – Wastewater Management Operation & Maintenance Manual
 Attachment G – Construction Detail Plan
 Attachment H – Fiscal Impact Study
 Attachment I - Water Resource Protection Overlay District Analysis
 Attachment J - Architectural Plans dated March 11, 2020
 Attachment K - Traffic Impact Study, MDM Consultants, Inc., dated February 2020
 Attachment L - Landscape Plans, dated March 10, 2020
 Attachment L- Signage, dated March 2020
 Attachment M - Site Plan, dated March 2020
 Attachment N - Leach Field Plans, dated March 2020
 Attachment O - Water Resource Recovery Facility Plans, dated March 2020

4. Stormwater Report, dated March 11, 2020
5. Application Filing Fee Calculation, dated March 16, 2020
6. Conservation Coordinator Comments, dated March 27, 2020
7. Circulation Exhibits, dated April 3, 2020
8. Master Plan, dated April 3, 2020
9. Staff Report, dated April 3, 2020
10. Horsley Witten 1st Peer Review Stormwater Management, dated April 17, 2020
11. Alternative Emergency Access, dated April 22, 2020
12. North Road Sidewalk Exhibit, dated April 22, 2020
13. Horsley Witten 1st Peer Review Wastewater Treatment Facility, dated April 23, 2020
14. Zoning Board of Appeals Recommendation Memo to the Planning Board, dated April 23, 2020
15. Peer Review Response Memo, Stormwater Horsley Witten 1st Peer Review, dated April 17, 2020
16. Peer Review Response Memo, WWTF from Provencher Engineering, dated April 27, 2020
17. Peer Review Response Memo, WWTF from Civil Design Group, LLC, dated April 27, 2020
18. Peer Review Response Memo, WWTF from Onsite Engineering, dated April 28, 2020
19. Letter from Ralph Tyler, Sudbury Resident, dated April 29, 2020
20. Response Memo to Zoning Board of Appeals Recommendations, from Cold Brook Crossing Team, dated May 6, 2020
21. McMahon Associates Traffic Peer Review, May 5, 2020
22. Operation and Maintenance Plan and Long-term Pollution Prevention Plan for the Apartments at Cold Brook Crossing, Smart Growth Overlay District, and Cold Brook Crossing, North Road Residential Overlay District Project, North Road, Sudbury, MA, prepared for Quarry North Road, LLC by Civil Design Group, LLC, dated March 11, 2020 and revised May 15, 2020.
23. Civil Design Group Stormwater Management Peer Review Response, May 19, 2020
24. Horsley Witten 2nd Stormwater Management Peer Review, May 20, 2020
25. Horsley Witten 2nd Wastewater Treatment Facility Peer Review, May 26, 2020
26. MDM Transportation Traffic Peer Review Response, June 2, 2020
27. Cold Brook Crossing Team 2nd Wastewater Treatment Facility Peer Review Response, June 2, 2020
28. MDM Transportation Consultants Expanded Analysis Traffic Impact and Access Study, June 3, 2020
29. Stormwater Management Report Porous Pavement, June 1, 2020

30. Alternative Basin 1 Grades, June 8, 2020
31. Alternative Basin 1 HydroCad, June 8, 2020
32. Horsley Witten Wastewater Treatment 3rd Peer Review, June 10, 2020
33. Edward T. T. Chiang, P.E., Sudbury Water District Peer Review, June 10, 2020
34. Landscape & Lighting Plans, entitled "Proposed Landscape Plans for Quarry North Road LLC" prepared by Bohler for, dated March 11, 2020 and last revised June 10, 2020
35. McMahon Associates Traffic Peer Review 2, June 17, 2020
36. Sudbury Water District Comments, June 23, 2020
37. Wastewater Treatment Technical Comments from Massachusetts Department of Environmental Protection, June 23, 2020
38. Stormwater Peer Review Response to Sudbury Water District Comments, June 23, 2020
39. MDM Transportation Consultants – Off Site Transportation Mitigation Summary, July 1, 2020
40. Civil Design Group – Berm Sections Plan, July 6, 2020
41. Site plans entitled, "Cold Brook Crossing, North Road, Sudbury, Massachusetts" prepared by Civil Design Group for Quarry North Road LLC, last revised July 8, 2020
 - a. Sheet 1, COVER SHEET, dated March 11, 2020, last revised July 8, 2020
 - b. Sheet 2, LEGEND & NOTES, dated March 11, 2020, last revised July 8, 2020
 - c. Sheet 3, EXISTING CONDITIONS PLAN, dated March 11, 2020, last revised July 15, 2020
 - d. Sheet 4, SITE CONTEXT PLAN, dated March 11, 2020, last revised July 8, 2020
 - e. Sheet 5, SITE PREPARATION & EROSION CONTROL PLAN, dated March 11, 2020, last revised July 8, 2020
 - f. Sheet 6, OVERALL LAYOUT PLAN, dated March 11, 2020, last revised July 8, 2020
 - g. Sheet 7, LAYOUT PLAN A, dated March 11, 2020, last revised July 8, 2020
 - h. Sheet 8, LAYOUT PLAN B, dated March 11, 2020, last revised July 8, 2020
 - i. Sheet 9, LAYOUT PLAN C, dated March 11, 2020, last revised July 8, 2020
 - j. Sheet 10, GRADING & DRAINAGE PLAN A, dated March 11, 2020, last revised July 8, 2020
 - k. Sheet 11, GRADING & DRAINAGE PLAN B, dated March 11, 2020, last revised July 8, 2020
 - l. Sheet 12, GRADING & DRAINAGE PLAN C, dated March 11, 2020, last revised July 8, 2020
 - m. Sheet 13, UTILITY PLAN A, dated March 11, 2020, last revised July 8, 2020
 - n. Sheet 14, UTILITY PLAN B, dated March 11, 2020, last revised July 8, 2020
 - o. Sheet 15, UTILITY PLAN C, dated March 11, 2020, last revised July 8, 2020
 - p. Sheet 16-24, PLAN & PROFILE SHEETS CONSTRUCTION, dated March 11, 2020, last revised July 8, 2020
 - q. Sheet 25, PHASING CONSTRUCTION DETAILS, dated March 11, 2020, last revised July 8, 2020
 - r. Sheet 26-32, LANDSCAPE, LIGHTING, & SIGNAGE PLANS/DETAILS, dated March 11, 2020, last revised July 8, 2020
42. Edward T. T. Chiang P.E., Sudbury Water District Peer Review Comments, July 8, 2020
43. Plan for Trail Connections, July 8, 2020
44. Plan for Trees on Berm on North Road, July 8, 2020
45. Memo from William C. Henchy, LLC, July 13, 2020
46. Cold Brook Crossing – Sidewalk & Trail Exhibit, July 22, 2020
47. Cold Brook Crossing – Sidewalk & Trail Exhibit, August 3, 2020

I. BASIS FOR DECISION

The Board bases its Decision on the following:

- A. The Applicant, Quarry North LLC, filed with the Town Clerk a Master Development Plan (hereinafter the "Master Plan") to construct 274 dwelling units (81 being age restricted and 26 being affordable) in townhouses and multi-family buildings on approximately 26 acres of land with associated parking, amenities, and infrastructure at 16 and 36 North Road (Assessor's Maps C12-0003, C12-0004, and C12-0100). The Master Plan was approved by a vote of more than 2/3 of the quorum present at a Special Town Meeting held on December 11, 2018.
- B. Granting the Permit is in harmony with the general purpose and intent of the Bylaw in that the proposed drainage system design and controls will protect and maintain the public health, safety, environment and general welfare by controlling the adverse effects of increased post-development stormwater runoff and nonpoint source pollution associated with the proposed development; and shall protect the health, safety, environment and general welfare by controlling runoff and preventing soil erosion and sediment resulting from construction/alteration and development.
- C. The Project complies with the applicable regulations and performance standards of the most recent version of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Policy and Standards. In particular, guidance was also provided from MassDEP on the use of pervious pavement within the Zone II Protection District for this site.
- D. The development and related activities shall maintain the after-development runoff characteristics as equal to or less than the pre-development runoff characteristics from the site in order to avoid flooding, stream bank erosion, siltation, nonpoint source pollution, property damage and to maintain the integrity of stream channels and aquatic habitats.
- E. The Project is designed to minimize or avoid damages due to increases in volume, velocity, frequency, duration and peak flow rate of stormwater runoff. The project conforms to the general criteria of the Bylaw and Regulations to the maximum extent feasible.
- F. The Plan establishes provisions for the long term responsibility for and maintenance of structural stormwater control facilities and nonstructural stormwater management practices to ensure that they continue to function as designed, are maintained, and pose no threat to public safety.
- G. In addition to structural components, the Project design uses nonstructural stormwater management, stormwater better site design practices, and/or "low impact development practices", such as the use of bio-retention basins, to the maximum extent practicable.
- H. The Project represents a component of a multi-phase, master-planned redevelopment of a 26-acre existing gravel pit site. The Project will occur primarily on the Project Site, an approximately 6.2-acre portion of the Property. Additional demolition, utility, grading, and roadway and utility work to facilitate the Project, as shown on the Plan, will occur on portions of the Property outside of the Project Site. Additional potential redevelopment upon the Project Site and Property as contemplated by the master plan for the Property that does not relate to the Project or the Plan may require separate approval and is not subject to this Permit.
- I. The proposed design will include best management practices and pre-treatment of runoff for water quality improvement. Erosion and sedimentation control are proposed on the Plan. Long term maintenance, operation, and reporting will be required.

- J. The Applicant has submitted a Stormwater Management and Erosion Control Plan and project description and Operation and Maintenance Plan, which are satisfactory.

THEREFORE, the Board hereby GRANTS the requested Stormwater Management Permit, as requested in the application and shown on the Plan, located in Sudbury, Middlesex County, Massachusetts, with the benefit of the following Plan modifications, conditions and limitations. The approval herein granted is based on the Plan as described above.

II. CONDITIONS AND REQUIREMENTS

The following conditions of this approval shall be strictly adhered to. Failure to adhere to these conditions or to comply with all applicable laws and Permit conditions shall give the Town the rights and remedies set forth in Section 12 of the Regulations.

- A. Conformity: All construction at the Project Site shall be in substantial conformity with the Plan, which is on file with the Board, and representations made by the Applicant during the public hearing.
- B. Access During Construction: The Applicant shall ensure safe and convenient vehicular access to the Project Site during the entire duration of the construction period. The Board and its representatives shall be permitted access to the Project Site to observe and inspect the site and construction progress until such time as the Project has been completed. When possible prior to Project Site access, reasonable advance notice will be made to ensure compliance with safety protocols.
- C. Conditions prior to any vegetation removal, soil disturbance or construction activities:
- 1) The Applicant shall submit \$10,000.00 for the purpose of the Town hiring a construction monitor to perform the inspections set forth in Section II.G below. If prior to completion of the Project, the Board finds that this initial deposit is not sufficient to cover actual costs incurred by the Town for these purposes, the Applicant shall be required to submit forthwith such additional amount as is deemed required by the Board to cover such costs. If the actual cost incurred by the Town for such purposes is less than the amount on deposit as specified above, the Board shall authorize that such excess amount be refunded to the Applicant concurrently upon issuance of a Certificate of Completion.
 - 2) The Project will disturb more than 1 acre of land and is therefore required to obtain coverage under the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit. A draft Stormwater Pollution Prevention Plan (SWPPP) has been included in the application. The draft SWPPP includes recommended construction period pollution prevention and erosion and sedimentation controls. The final SWPPP shall be submitted to the Board 14 days prior to commencement of any work in connection with the Project. All work on the Project Site shall be conducted in accordance with the requirements of those permits and plans.
 - 3) Erosion control methods shall be installed as shown on the Plan and shall be updated as the work progresses on the Project Site.
 - 4) A performance bond shall be submitted and held by the Board until the Premises are fully stabilized with vegetation and the stormwater structures have been cleaned and deemed functional by the Director of Public Works. The initial bond amount shall be established by

the Town Engineer and may be adjusted at the discretion of the Town Engineer based on a detailed estimate provided by the Applicant. The bond amount may be reduced as progress is made during construction subject to review by the Town Engineer and approval of the Planning Board.

- D. Prior to issuance of a Building Permit, the Applicant shall submit the following information to the Board, or its representative, for review and approval:
- 1) Receipt of this Permit as recorded in the Middlesex South District Registry of Deeds.
 - 2) A covenant requiring maintenance of the stormwater management system in accordance with Best Management Practices and the Operation and Maintenance Plan shall be recorded on the Project Site. This covenant shall allow for the placement of municipal liens on the Project Site if the Applicant fails to maintain the system and the Town needs to do so. The Applicant shall submit the covenant for review and approval of the Board or its representative prior to recording at the Middlesex South District Registry of Deeds.
- E. The Applicant shall inspect silt sacks weekly and remove sediment collected in silt sacks as needed, but at least once per month during construction.
- F. An Illicit Discharge Compliance Statement, signed by property owner, shall be submitted to the Planning Board prior to issuance of a Certificate of Completion for the Project.
- G. A Stormwater Construction Site Inspection Report shall be generated by the Applicant or its representative for this Project, at a minimum, every two weeks during construction, and after every major storm event. A reporting plan indicating the routine for submission of Inspection Reports shall be developed by the Applicant and approved by the Planning Board.
- H. In the Snow Storage Plan included in Section 2.0 of O&M revised May 2020, it states if additional snow storage is required, it will be provided by using excess parking spaces, using on-site snow storage areas in other areas of the Property or Project Site area, or by trucking snow off site. Snow stockpiles shall be managed in accordance with MassDEP Regulations and not located near wetland resource or on stormwater infiltration areas including on the porous pavement sidewalks and parking lots.
- I. Access to the drainage structures for inspection and maintenance shall be kept clear of obstruction.
- J. Construction reports with advanced notification of anticipated phasing transitions shall be provided to the Planning and Community Development on a monthly or more frequent basis, as determined by the Planning and Community Development Environmental Planner. On-site meetings shall be provided throughout construction, as needed and indicated by the Planning and Community Development Environmental Planner. Site stabilization measures should be reviewed for adequacy in each phase and adjustments to the sediment and erosion control plan may be considered to optimize site stabilization.
- K. The Applicant and its successors and assigns shall be responsible for maintaining the stormwater management system for the development in accordance with the Operation and Maintenance (O&M) Plan submitted and applicable DEP regulations. An annual Operation and Maintenance shall be conducted by a certified engineer who will prepare an annual status report for delivery to the Board demonstrating compliance with the O&M Plan. Revisions to the O&M Plan may be proposed to and accepted by the Planning Board.

- a. The Town or its representative shall be invited to participate in the annual site inspection to ensure optimal operations and maintenance of the system and porous pavement installed on site.
- L. A performance bond for perpetual operation and maintenance of the stormwater systems and porous pavement on site shall be submitted and held by the Board to ensure funds are available to remediate any negligence in stormwater system operations or system failure. The bond amount shall be established by the Town Engineer.
- M. The following source control and pollution prevention measures shall be employed on the site to prevent contamination of stormwater runoff:
 - 1) Sweep pavement areas regularly, preferably with a vacuum or regenerative air sweeper
 - 2) Employ measures to control litter on the site
 - 3) Lawn and deicing chemicals shall be stored under cover.
 - 4) Fertilizers and pesticides shall be applied sparingly to prevent washoff.
 - 5) Use of slow release nitrogen and low phosphorus fertilizers is encouraged.
 - 6) No fertilization or pesticide application shall occur in or near any wetland resource area.
 - 7) Hazardous wastes shall be stored, used and disposed of properly.
 - 8) No vehicle washing shall be allowed on site.
 - 9) Maintain vehicles and clean up fluid spills/drips with absorbent materials immediately.
 - 10) Educate personnel on implementation of spill abatement and containment procedures
 - 11) Use alternative deicers such as calcium chloride and magnesium chloride in lieu of sodium based deicers.
 - 12) Designate areas for snow storage in upland locations where meltwater can drain onto pervious surfaces away from water resources, infiltration BMPs, bio-retention areas, and wells
 - 13) No coal tar-based pavement sealants are to be used on any site subject to the Stormwater Management Permit.
- N. Inspections: In accordance with Section 9.B of the Regulations, the Board, or its designee, may inspect the Project Site at the following stages, at a minimum. The Applicant shall inform the Board of these stages in construction at least two (2) days prior to commencement or completion, whichever is applicable, for scheduling of an inspection:
 - 1) Pre-Construction Site Inspection – prior to commencement of construction.
 - 2) Erosion and Sediment Control Inspection – to ensure erosion control practices during and after construction are in accordance with the approved Plan.
 - 3) Construction Inspection – multiple inspections will be made of the stormwater management system facilities, including but not limited to infiltration systems, base of porous pavement areas, BMPs, and connections to existing pipes, prior to backfilling of underground drainage or stormwater conveyance structures. The Applicant and Planning Board designee will agree to a plan at the Pre-Construction Site Inspection.
 - 4) Porous Pavement Inspections to include:
 - a. Subgrade prior to reservoir stone.
 - b. During installation of reservoir stone.
 - c. Prior to choker course.
 - d. While porous pavement being installed.
 - 5) Porous Pavement Inspection – following installation, the installer shall demonstrate the design rates of infiltration are occurring, by application of clean water at the rate of at least

5 gpm over the surface, using a hose or other distribution device. Town Engineer and peer reviewer shall observe the test. The installer shall provide a report to the Town.

- 6) Final Inspection – after the system has been constructed, once the as built plan is prepared, and before the certificate of occupancy for the buildings has been issued.
- O. As-built Plan: The Applicant shall submit an as-built plan, containing all elements listed in Section 11.A.2 of the Regulations, to the Board upon completion of this Project and prior to the issuance of the Certificate of Occupancy. The plan shall be signed by the professional engineer of record, who shall certify that the work has been completed in accordance with the approved Plan and the Stormwater Management Permit.
- P. No use or occupancy (except in connection with the construction activity authorized by this Permit) shall be conducted on the Project Site until a Certificate of Completion is issued by the Board in accordance with Section 11.0 of the Regulations. In the alternative, the Applicant may request a Partial Certificate of Completion for any completed phase of the Project on the Project Site. To the extent that the requirements of this Permit have been met with respect to such completed phase of the Project on the Project Site, the Board may permit the use and occupancy of the completed phase in accordance with Section 11.0 of the Regulations.
- Q. Violation of Conditions: Violation of any of the conditions of this Stormwater Management Permit may be grounds for revocation of this Permit, or of any building or occupancy permit granted hereunder, or both. In the case of violation of the continuing obligations of this Permit, the Town shall notify the owner of such violation and give the owner reasonable time, not to exceed thirty (30) days, to cure the violation. If at the end of said thirty (30) day period, the Applicant has not cured the violation, or, in the case of violations requiring more than thirty (30) days to cure, has not commenced the cure and prosecuted the cure expeditiously, the Board may, after notice to the Applicant or owner of the Project Site, conduct a hearing in order to determine whether the failure to abide by the conditions contained herein should result in revocation of the Permit. As an alternative, the Town may enforce compliance with the conditions of this Permit by an action for injunctive relief before any court of competent jurisdiction. The Applicant/Owner agrees to reimburse the Town for its reasonable costs in connection with the enforcement of the conditions of this Permit.
- R. The Applicant by accepting this Permit warrants that the Applicant has included all relevant documentation, reports, and information available to Applicant, in the application submitted and that this information is true and valid to the best of the Applicant's knowledge.
- S. The Applicant shall be responsible for maintaining the stormwater management facilities as shown on the Plan in conformance with the Operation and Maintenance Plan submitted as approved by this Permit.
- T. The following conditions and consistency with University of New Hampshire Stormwater Center Design Specifications for Porous Asphalt Pavement and Infiltration Beds shall apply to the Porous Pavement Installation:
- 1) All work adjacent to the porous pavement, such as guardrail, cleanup, and turf establishment, should be completed prior to placing the wearing course when this work could cause damage to the pavement.
 - 2) Protect pavement work area from run-on during construction and post-construction periods.
 - 3) Porous asphalt shall not be placed between November 15 and March 15. More specifically when the ambient air temperature at the pavement site in the shade away

from artificial heat is below 16 °C (60 °F) or when the actual ground temperature is below 10 °C (50 °F).

- 4) Porous pavement shall not be placed in the rain.
- 5) Porous pavement beds shall not be used for equipment or materials storage during construction, and under no circumstances shall vehicles be allowed to deposit soil on paved porous surfaces.

- U. Sand shall not be used on the subject property for snow and ice treatment on any asphalt roads and sidewalks. Sand may be used on pedestrian walks, landings and staircases adjacent to units where such structures are made of concrete. Best management practices shall be implemented to ensure minimal use of deicing treatments and chemicals needed to achieve effectiveness, in order to protect water resources.

III. LIMITATIONS

The authority granted to the Applicant by this Permit is limited as follows:

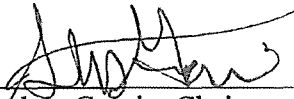
- A. **Applicability of Permit:** This Permit applies only to the proposed construction of two buildings, comprising of 101 dwelling units, known as the Apartments at Cold Brook Crossing, with associated parking, access roadway, landscaping, utilities and associated improvements, including stormwater management facilities, on the Project Site, as shown on the Plan. This Permit does not apply to other portions of the Property. Construction of the Project shall be conducted in accordance with the terms of this Permit and shall be limited to improvements shown on the Plan referenced above as amended by the conditions of this Decision. Any change of use for the Project shall require notice to the Board and may require a new or amended Stormwater Management Permit from the Board.
- B. **Limitations of Further Development:** There shall be no further development, material increase in intensity of use, change in use as per the Sudbury Zoning Bylaw, modification of the approved development plan of the Project without either a new Permit or the written consent of this Board. This does not absolve the Applicant from securing any permits required by other governmental boards, agencies or bodies having jurisdiction related to water quality or quantity.
- C. **Other Permits or Approvals:** This decision applies only to the requested Stormwater Management Permit. Other permits or approvals required by the Bylaw, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this decision.
- D. **Bylaw Compliance:** The foregoing restrictions are stated for the purpose of emphasizing their importance but are not intended to be all inclusive or to negate the remainder of the Bylaw.
- E. **Lapse of Permit:** Should the land-disturbing activity approved under this Permit not begin within 12 months following Permit issuance, the Board may evaluate the existing stormwater management plan to determine whether the plan still satisfies local program requirements and to verify that all design factors are still valid. If the Board finds the previously filed plan to be inadequate, a modified plan shall be submitted and approved prior to the commencement of land-disturbing activities. If the Project associated with an approved Stormwater Management Permit granted under the Bylaw has not been substantially completed by November 30, 2023, a new Permit or a Permit extension will be required by the Board.
- F. **Appeals:** Any person aggrieved by this decision may appeal pursuant to the General Laws, Chapter 249, Section 4.

The provisions of this Permit shall be binding upon every owner or owners of the lots and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land, as shown as the Property on the Subdivision Plan, in full force and effect for the benefit of and enforceable by the Town of Sudbury.

This Permit shall not take effect until a copy of this Decision has been recorded with the Middlesex South District Registry of Deeds and until a certified copy of the recorded document is submitted to the Board.

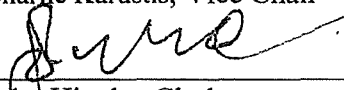
Date: August 12, 2020

SUDBURY PLANNING BOARD




Stephen Garvin, Chair

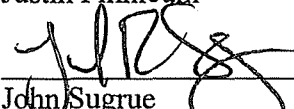
Charlie Karustis, Vice Chair



John Hincks, Clerk




Justin Finnicum



John Sugrue

cc: Town Clerk
Town Engineer
Conservation Commission
Building Inspector
Applicant
Sudbury Water District

A TRUE COPY, ATTEST:

ASSISTANT TOWN CLERK

Framingham Zoning Board of Appeals - Notice of Decision

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-02 | WITHDRAWN

Petition of **Joseph Arcuri** to **Appeal** the determination of the Building Official that a three-unit residential use violates the Zoning By-Law, and for a **Special Permit** to allow a change in a lawful pre-existing nonconforming use, pursuant to §II.B.1.C and §I.D.6 of the Zoning By-Law, on the premises located at **139 Lincoln Street**, Parcel ID: 120-78-6886-000, Zoning District: Office & Professional (P).

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Decision

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-23 | GRANTED

Petition of **Robert Vinskus** and **85 Walnut Street LLC** for a **Variance** to rebuild single family residence and front yard setback 30' required, pursuant to §IV.E.2. of the Zoning By-Law, on the premises located at **85 Walnut Street**, Parcel ID: 111-61-7264-000, Zoning District: Single Residence (R-1).

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-21 | GRANTED

Petition of **Kenneth Weiss** and **Niza G. Weiss** for a **Variance** to build a 12x16 – 180sq feet shed within the setback, pursuant to §IV.E.2.A. of the Zoning By-Law, on the premises located at **14 Amy Road**, Parcel ID: 056-10-3884-000, Zoning District: Single Residence (R-4).

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Decision

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-02 | GRANTED

Petition of **Joseph Arcuri** for a **Use Variance** to allow a two-family residential use, pursuant to §II.B.1.b of the Zoning By-Law, on the premises located at **139 Lincoln Street**, Parcel ID: 120-78-6886-000, Zoning District: Office & Professional (P).

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-17 | GRANTED

Petition of **Sirlei R. Evangelista** for a **Variance Amendment** to condition #7.11.1 and the associated site plan connected to ZBA Decision No. 19-29, which granted a **Variance**, pursuant to §IV.E.2 of the Zoning By-Law, on the premises located at **37 Little Farms Road**, Parcel ID: 029-36-4825-000, Zoning District: Single Residence (R-3).

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Decision

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-24 | GRANTED

Petition of **Santander Bank, NA** and **S-BNK FRAMINGHAM WHITTIER LLC** for a **Finding** to replace the existing bank branch building and drive-thru service area with a new modern building with drive-thru, pursuant to §I.D.8.b. of the Zoning By-Law, on the premises located at **490 Cochituate Road**, Parcel ID: 083-46-4443-000, Zoning District: Light Manufacturing (M-1).

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Decision

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-07 | WITHDRAWN

Petition of **Framingham RD LLC** and **Sharma Group LLC** for a **Special Permit** for boarding of domestic animals, and for **Variances** for reduction of setback abutting a residential use; an increase in fence height; and for a canopy within the required side setback; pursuant to §II.B.4.C, §IV.E.2, §IV.E.5.d, §III.E.7.c, §IV.E.5.b.1, and §IV.E.5.b.2 of the Zoning By-Law, on the premises located at **2 Beacon Street**, Parcel ID: 102-03-7914-000, Zoning District: Business (B) and Regional Center (RC) overlay.

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Decision

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-20 | WITHDRAWN

Petition of **Framingham RD LLC** and **Sharma Group LLC** for a **Variance** to construct an addition to existing one story structure for day care of dogs and veterinary use; pursuant to §IV.E.5.J. of the Zoning By-Law, on the premises located at **2 Beacon Street**, Parcel ID: 102-03-7914-000, Zoning District: Business (B) and Regional Center (RC) Highway Overlay.

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Notice is hereby given, that at the meeting on September 09, 2020, the following petitions were decided and the decisions were filed on **September 23, 2020**.

20-22 | GRANTED

Petition of **RDRM REALTY COMPANY, LLC** for a **Variance** to construct two canopies and an addition to the existing building within the side and front yard setback, pursuant to §IV.E.2. of the Zoning By-Law, on the premises located at **635 Waverley Street**, Parcel ID: 134-65-6177-000, Zoning District: General Manufacturing (M).

Any appeal from this decision shall be made pursuant to M.G.L.c. 40A §17 and must be filed within twenty (20) days after the date of filing of this decision in the Office of the City Clerk.

The full decision is available at: www.FraminghamMA.gov/meetings. Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Hearing

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on **Wednesday, October 14, 2020** in the **Ablondi Room** of the Memorial Building, 150 Concord Street, Framingham, **OR via remote conference**, to consider:

20-27 | 7:00 PM

Petition of **Barbara Matyi, WDC Designs, Inc.** and **Kathleen M. O'Connor** for a **Finding** to allow an addition to a pre-existing nonconforming single-family residence within side and street line setbacks, pursuant to §I.D.5.b. of the Zoning By-Law, on the premises located at **254 Grant Street**, Parcel ID: 122-19-1403-000, Zoning District: General Residence (G).

Visit www.FraminghamMA.gov/meetings for more information.

Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Hearing

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on **Wednesday, October 14, 2020** in the **Ablondi Room** of the Memorial Building, 150 Concord Street, Framingham, **OR via remote conference**, to consider:

20-26 | 7:00 PM

Petition of **Kercia Lima Silva** for a **Finding** to allow an addition and a deck to a pre-existing nonconforming single-family residence within setbacks, pursuant to §I.D.5.b. of the Zoning By-Law, on the premises located at **3 Woodward Road**, Parcel ID: 093-15-4052-000, Zoning District: Single Residence (R-1).

Visit www.FraminghamMA.gov/meetings for more information.

Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Hearing

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on **Wednesday, October 14, 2020** in the **Ablondi Room** of the Memorial Building, 150 Concord Street, Framingham, **OR via remote conference**, to consider:

20-28 | 7:00 PM

Petition of **Candido B. Gouvea** for a **Finding** to allow a front porch with roof within street line setback in R-1 Zone, pursuant to §I.D.5.b. of the Zoning By-Law, on the premises located at **27 Fenwick Street**, Parcel ID: 058-71-1554-000, Zoning District: Single Residence (R-1).

Visit www.FraminghamMA.gov/meetings for more information.

Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov

Framingham Zoning Board of Appeals - Notice of Hearing

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on **Wednesday, October 14, 2020** in the **Ablondi Room** of the Memorial Building, 150 Concord Street, Framingham, **OR via remote conference**, to consider:

20-25 | 7:00 PM

Petition of **Marcio De Oliveira** and **Anthony Ferracamo** to renew a **Special Permit** for a Storage & Distribution business on the premises located at **733 Waverly Street**, Parcel ID: 134-54-4575-000, Zoning District: General Manufacturing (M).

Visit www.FraminghamMA.gov/meetings for more information.

Legal notice can be found in the MetroWest Daily News or on MassPublicNotices.org.

Stephen E. Meltzer, Chair

Office: 508-532-5456, ZBA@FraminghamMA.gov



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SOUTHBOROUGH TOWN CLERK

2020 SEP 30 P 1:51

AMB

Town of Southborough
PLANNING BOARD

17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662

508-485-0710

September 29, 2020

James Hegarty
Town Clerk
Town of Southborough
17 Common Street
Southborough, MA 01772

PUBLIC HEARING NOTICE

**Major Site Plan Approval
Neary School Tennis Courts Athletic Lighting
53 Parkerville Road; Assessor's Map 43 Parcel 18**

Per Section 174-10 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, October 19, 2020 at 7:15 PM** via a virtual Zoom meeting to consider the application of the Town of Southborough, regarding the property located at 53 Parkerville Road for **Major Site Plan Approval**. This hearing concerns a proposal to install athletic field lighting including four (4) light poles, controls and wiring for the Neary School Tennis Courts (aka Richardson Tennis Courts).

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing limitations on in person gatherings, there will be no in-person attendance by the public. Persons wishing to participate in this meeting while in progress may do so by going online to <https://www.southboroughtown.com/remotemeetings>

A copy of the plans and application may be reviewed on the Planning Board's web page: <https://www.southboroughtown.com/planning-board>

Donald C. Morris, Chair
Planning Board



RECEIVED
SOUTHBOROUGH TOWN CLERK

2020 SEP 30 P 1:51

AmB

Town of Southborough
PLANNING BOARD

17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662

508-485-0710

September 29, 2020

James Hegarty
Town Clerk
Town of Southborough
17 Common Street
Southborough, MA 01772

PUBLIC HEARING NOTICE

**Major Site Plan Approval
George Mooney Park – Mooney Baseball Field Athletic Lighting
60 Richards Road; Assessor's Map 7 Parcel 23**

Per Section 174-10 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, October 19, 2020 at 7:10 PM** via a virtual Zoom meeting to consider the application of the Town of Southborough, regarding the property located at 60 Richards Road for **Major Site Plan Approval**. This hearing concerns a proposal to install athletic field lighting including four (4) light poles, controls and wiring for the Mooney Baseball Field.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing limitations on in person gatherings, there will be no in-person attendance by the public. Persons wishing to participate in this meeting while in progress may do so by going online to <https://www.southboroughtown.com/remotemeetings>

A copy of the plans and application may be reviewed on the Planning Board's web page: <https://www.southboroughtown.com/planning-board>

Donald C. Morris, Chair
Planning Board