

From: City Council
Sent: Tuesday, July 24, 2018 11:38 AM
To: Joe Delano; David Doucette; Christian Dumais; Robert Tunnera; John Irish; Ed Clancy; Don Landers; Peter Juare; Mark Oram; Mike Ossing; Kathleen Robey; Clancy; Ossing; Ossing; Donald Landers
Cc: Sara Corbin; Karen Boule
Subject: From City Engineer: For July 25, 2018 Meeting of the Urban Affairs Committee re 27 Jefferson Street

From: Thomas DiPersio <tdipersio@marlborough-ma.gov>
Date: July 23, 2018 at 3:59:35 PM EDT
To: City Council <citycouncil@marlborough-ma.gov>
Subject: To Urban Affairs - 27 Jefferson Street

City Council Urban Affairs Committee members:

In reference to Order No. 18-1007245, application for Special Permit to build an eleven-unit two-story, multi-family condominium building at 27 Jefferson Street, I offer the following comments:

Comments on Permit Site Plan:

1. The stormwater management system has not yet been fully designed, however we note that the plan indicates that the system will overflow to an area next to the City property at Kelleher Field near the concession stand. I am confident that there is adequate area to manage the stormwater on the site, but the final design should be such that the overflow is to the City street drain system if possible.
2. The bituminous concrete sidewalk on the north side of Jefferson Street is in need of replacement. The condition is likely to worsen with construction of the project. The Applicant should reconstruct the sidewalk as part of the project. The limits and details for the reconstruction should be part of the final site plans for review and approval.
3. The plan proposes a 4-foot high fence on top of a proposed gravity block retaining wall between the project and the City property at Kelleher Field. The final design and specifications for the proposed gravity block retaining wall will need to be reviewed and approved as part of the site plan review. The existing chain link fence that runs along this property line should be removed as part of the project, and the area below the proposed wall along the property line should be improved as part of the landscape plan. The Landscape Ordinance has requirements for the appearance of the wall face, and for landscaping in front of it. The future maintenance of the new fence and the retaining wall should be the responsibility of the owners of the condominiums.
4. It should be confirmed that there is adequate sight distance for vehicles exiting the proposed driveway, looking to the southeast.

5. The proposed retaining wall at the southeast corner of the site should be reconfigured so that the area of the driveway outside of the building can be made larger. This would make the maneuvering of vehicles easier and also facilitate the potential staging of fire or emergency vehicles adjacent to the building.
6. It should be clarified that the proposed area(s) for passive recreation meets the requirements and intent of the Ordinance. The plan shows an area of 4,000 square feet and there are notes referring to a second area of 5,000 square feet which is not shown.

A more detailed engineering site plan will be required prior to final approvals. I have no other comments on the project at this time.

Please contact me with any questions.
Thank you,

Thomas DiPersio, Jr., PE, PLS

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