

Phone: (978) 657-9714
Fax: (978) 657-7915

September 11, 2019

Mr. Peter Matchak, Town Planner/Director
101 Main Street
Town of Ashland
Ashland, MA 01721

RE: Site Plan Review
320 Pond Street (Assessor's Map 26, Lots #209 & 210)

Dear Mr. Matchak:

GCG Associates, Inc. has reviewed the following information for Site Development Plans, Baypath Plaza, LLC. Restaurant Conversion, at 320 Pond Street in Ashland, MA.

Documents:

1. Planning Board Site Plan Review and Design Plan Review Application Package, 0 Pond Street / Map 26, Lot 209 and 310 & 320 Pond Street / Map 26, Lot 210. dated August 20, 2019 prepared by Bohler Engineering.

Plan References:

"Site Development Plans, for proposed Baypath Plaza, LLC. Restaurant Conversion, at 320 Pond Street in Ashland, Middlesex County, Massachusetts" Prepared by: Bohler Engineering, Dated: August 20, 2019.

Sheet index as follows:

Sheet No.

C1 of 12	Cover Sheet
C2 of 12	General Notes Sheet
C3 of 12	Demolition Plan
C4 of 12	Site Plan
C5 of 12	Grading and Drainage Plan
C6 of 12	Utility Plan
C7 of 12	Soil Erosion & Sediment Control Plan
C8 of 12	Soil Erosion Control Notes & Details Sheet
C9 of 12	Construction Detail Sheet
L1 of 12	Landscape Plan
L2 of 12	Landscape Notes & Details Sheet
L3 of 12	Lighting Plan
3 Sheets	Boundary & Partial Topographic Survey (By Others)

The subject purpose for this Planning Board Application is a Site Plan Review as required by Ashland Zoning under Chapter 282-9.4. and Design Plan Review under Chapter 282-9.6. The application and plans are prepared and submitted by Bohler Engineering on behalf of Baypath Plaza, LLC.

The applicant, Baypath Plaza, LLC. seeks change of use (restaurant conversion) of a commercial building on 320 Pond Street, (Assessor's Map #26, Lots #209 & 210). The subject parcels consist of approximately 5.16+/- acres with 191 linear feet frontage on Pond Street and 369 linear feet frontage on Spyglass Hill Drive. The property is zoned Highway Commerce (CH), and Pond Street Mixed Use Overlay District (PSMUOD). Parcels are not located in any floodplain as per FIRM Map. However, MassGIS shown an open water surface at the southeast corner of Pond Street and Eliot Street intersection. Where appears to be the detention basin, (Map 26, Lots 211 and 212), for the subject development. Based on the Assessors' record, Lots 210 and 211's last sale was dated 1996, so assuming the site was developed before 2008. Any man-made detention basin / wet pond prior to 2008 would still be classified as resource area and subject to Conservation Commission and MassDEP jurisdiction. GCG recommends the applicant to consult with Conservation Commission to determine 310 CMR 10.00 applicability.

The proposed plan exceeded the threshold of Chapter 282 Sections 9.4.1-(1),(4), (6), and (7). Hence, requires a 9.4 Site Plan Review.

This site also requires a Stormwater Management Permit (SMP) per Chapter 247. The proposed site work consists of new impervious surface, which is considered New Development and the proposed work limit appears to exceed the land disturbance of 5,000 square feet threshold and dues considered as Redevelopment per (343-5. Definitions). And the project is going through a Site Plan Review. Therefore, a SMP filing is required.

The proposed work area is under one acre. EPA - NPDES permit Notice of Intent is not required.

This is a re-development project, the building is existing (formerly a Blockbuster Video), with 34 paved parking spaces.

Based upon our review of the above information, we offer the following comments with respect to compliance with Town of Ashland Zoning Bylaws 9.4 and Stormwater Management Chapter 247 requirements. The numerical section of the regulations is referenced at the beginning of each comment unless it is a general comment.

GENERAL COMMENTS:

Plan

Plan Sheet C1 – Cover

1. No comments.

Plan Sheet C2 – General Notes Sheet

**Site Plan Review
320Pond Street, Ashland, MA
GCG Job#1967**

1. No comments.

Plan Sheet C3 – Demolition Sheet

1. The application package cover letter referenced a recently approved ANR plan to combine the two lots, and the latest property line changes were not updated on the Assessors' record. GCG recommends including a copy of the approved ANR plan in this plan set to show the revised property boundaries. The plan as shown, does not identify the lot boundary and necessary easements.

Plan Sheet C4 – Site Plan

1. The proposed restaurant use is by right within the CH Zone.
2. The Remaining Overall Center area shown on the Zoning Analysis Table should be 4.27 AC.
3. 282-5.3 - the plan calls for a proposed freestanding sign at the Pond Street front yard. Sign detail and dimension should be included in the package, sign should meet the Zoning Bylaws' Sign requirements
4. 282-5.0.6 - the proposed loading area does not meet the 12'W x 65'Lx14'H requirements. 12' x 40' provided. A Planning Board waiver is required.
5. The proposed 12'x36' cooler should be considered an addition to the existing building. Based on the floor plan submitted to the Planning Board, the cooler will be accessed from the interior. Building architectural rendering should be submitted for Planning Board review.
6. The existing parking spaces along Pond Street does not meet the current parking stall dimensions of 9'Wx20'L. These spaces are approximately 9'W x 17'L and 5 of the spaces with 18.4'+/- backing aisle. These parking spaces are existing non-conforming to the current regulations. The site does have the room to improve the parking stall to meet standards with additional impervious pavement.
7. 282-5.1.2 - the zoning table stated 160 spaces remaining for the 310 Pond Street property Commercial uses. Calculations should be provided to demonstrate the 160 parking spaces meet and in compliance with table 5.1.2.
8. 282-9.4.8 – the site is located at the Pond Street (route 126) and Spyglass Hill Drive, which is a collector street for large residential complex. The proposed use should not have any negative traffic impact in this area. However, Planning Board can request traffic study if deems it necessary.

Plan Sheet C5 – Grading & Drainage Plan.

1. Provide spot elevations at the handicap parking spaces to assure the area meet ADA requirements.
2. There are abundance of unknown drainage structure inverts and drainpipes data missing on the plan. GCG recommends the drainage system be camera/video inspected and establish an Operation and Maintenance plan for the system.
3. Out updated drainage structures should be modified to improve stormwater surface runoff treatments.
4. The east portion of the proposed new parking area drains toward to proposed loading area and flows along pavement gutter approximately 340 feet to an existing catch basin at Pond Street driveway entrance. In addition, a large portion of the existing mall

**Site Plan Review
320Pond Street, Ashland, MA
GCG Job#1967**

pavement area also drains to the same catch basin. Calculations for the catch basin grate capacity analysis should be provided.

5. The proposed Inlet #1 structure detail in the lawn area should be called out. The Construction Detail Sheet C-9 shown a Yard Drain with 4" – 8" diameter outlet. Grate inlet should be sized.

Plan Sheet C6 – Utility Plan

1. No comments.

Plan Sheet C7 – Soil Erosion & Sediment Control

1. No comments.

Plan Sheet C8 – Soil Erosion Notes & Details Sheet

1. No comments.

Plan Sheet C9 – Construction Detail Sheet

1. Yard Drain is not identified on the Drainage Plan, if it is the proposed Inlet #1, the sizing calculations should be provided.

Plan Sheet L-1 – Landscape Plan

1. The landscape island located at the westerly building corner will not contain a tree. GCG concurs that there are too many utility lines at the location, planting tree is not recommended.

Plan Sheet L-2 – Landscape Notes & Details Sheet

1. No comments.

Plan Sheet L-3 – Lighting Plan

1. A single light pole and a double light pole are existing along the Pond Street and proposed to remain, both lights are mounted on top of 25' height poles. There are some luminaires spillage over the property line onto Pond Street. Considering there is no other lighting along the existing sidewalk on Pond Street. The overspill provides some lighting for the existing sidewalk. However, the Planning Board could request improvements to the existing lighting system as deems necessary. Two new 20' height light poles with light fixture were proposed at the end of new parking area.
2. There are some luminaires spill over onto the remaining Lot 209 near the existing transformer.

Plan Sheets 1-3 Boundary & Partial Topographic Survey (By Control Point Associates, Inc. Dated 8-19-2019)

1. These plans shown that the site drainage system discharge onto the water body on Map 26, Lot 211. Where appears to be created as the drainage basin parcel for the drainage design. Therefore, Lot 211 should be considered part of the site plan.

Stormwater Management:

Chapter 247, Stormwater Management permit is required for this project. There is no Stormwater management report submitted for this redevelopment and new development project.

If you have any questions regarding this matter, please contact our office.

Respectfully Submitted,
GCG Associates

Michael J. Carter

Michael J. Carter, P.E.
Project Manager