

June 10, 2020

Ashland Planning Board
101 Main Street
Ashland, MA 01721

RE: Site Plan Review Application
Proposed Mixed-Use and Residential
Assessors Map 19 Lot 67, 81 West Union Street
Applicant – 81 West Union Street LLC

Dear Board Members:

On behalf of the applicant we hereby submit the attached electronic copies of the revised Phase 2 Site Plan for the above referenced address. The plans have been revised based on comments received from GCG Associates, Inc. letter dated **June 3, 2020**. The letter states that the review was based on plans from April 23, 2020, but subsequent revisions have been made and submitted based on both Planning Board and Design Review comments. As a result, some of the comments were already made under the previous revisions. The revisions and response to comments include the following:

PLAN SHEET 1 – COVER

1. Chapter 282, Section 3.1.3 – two buildings are proposed on this Phase II development. Building 1A - consists of 3 floors mixed uses with a building footprint approximately 12,835 S.F. The east side of first floor, second floor and third floor consist of two retail/office units per floor, total six (6) units with a combined area of 5,949 S.F. retail/office space. The west section of building 1A consists of five (5) general service bay units (four units with Mezzanine). The north section of building 1A consists of three (3) residential apartment units (a 2-bedroom unit with two vehicles garage on first floor, and a three-bedroom unit on the second and third floor, with total of 7 bedrooms. Building 3 – consists of 14,760 S.F. building footprint. Building 3 is mixed uses, consists of two residential dwelling units and six general service bay units with mezzanine. Section 3.0 Table of principal Use Regulations - mixed residential units and commercial uses in the same building is allowed in CH district with Planning Board Special Permit approval.
There is discrepancy for the building 1A area stated on the plan and the dimensions shown on the New Building 1A rendering foundation plan. And the building 3 area shown does not match the dimensions shown on the Plan. (See Section 9.4.4 comment below). **THE DIMENSIONS OF BUILDING 1A WAS REVISED PER THE ARCHITCTURAL DRAWINGS.**
2. Sect. 9.4.4 - Requires all site plans to be prepared by a register architect, landscape architect or professional engineer. Building 1A rendering and floor plans should be signed and stamped by a register architect to certify the building horizontal and vertical dimensions, square footage and in compliance with current building code and standards. Building 3 elevation plans were submitted within the third submission dated December 17, 2019, without horizontal dimensions and floor plans. Certified architectural and floor plans are required. **NO COMMENT.**

3. Section 5.1.2 - The proposed Parking Requirements Calculations were based on 5,494 S.F. of retail/office floor area. The plan building label shown and building 1A floor plan calculated 5,949 S.F. of retail/office space, additional parking spaces are required. Since the calculations are based on the leasable floor area, GCG recommends certified floor plans area be used. The proposed 10 foot wide parking stall exceeded the standard 9 feet width requirements per Section 10. Therefore, additional parking spaces are available if needed by reset the parking stall to standard width. **THE PARKING LOT CLOSEST TO W. UNION STREET WAS REVISED TO SHOW PARKING WITH A 9' WIDTH.**
4. Section 5.1.2 - The plan estimates 40 employees for buildings 1A and 3, the proposed general service use is not included in table 5.1.2. The use identified as "Others", which should be determined by the Building Inspector upon advisory report of the Planning Board where required to be in compliance with Site Plan Review. The proposed parking spaces calculations were based on an estimated 40 employees at 1 space per 1.3 employees per shift. **NO COMMENT**
5. Section 9.4.4 (7) Proposed sign or modification to the existing sign should be specified on the plan and in compliance with By-law. Applicant previously responded "Sign details to be provide later once tenants and units determined. Sign to be in compliance with By-law." **NO COMMENT.**
6. Section 9.4.4 (11) – A Construction Timetable should be included in the submittal **Construction to begin in the late spring, early summer 2020. Phase 1 includes the site work, drainage, walls and parking and it is our intention to start on building 2 and 3. Site work is to be substantially completed to allow for occupancy of the two buildings within 30 months. Phase 2 would be construction of Building 1. If market conditions change, the construction timetable would change. Completion of Phase 2 is anticipated within 18 months from start of Building 1 construction.**
7. Section 9.4.4 (12) - An architectural rendering and/or cross-section of the development should be included in the submittal. Floor plans for Building 3 should be provided. **FLOOR PLANS HAVE BEED PROVIDED.**

PLAN SHEET 2A – EXISTING CONDITIONS & TEST HOLES

1. Additional test holes have been proposed on sheets 5 of 11 and data should be added to this plan once available **TEST HOLE LOGS WILL BE ADDED TO THE SITE PLAN SET WHEN COMPLETED.**

PLAN SHEET 3 – LAYOUT

1. The proposed one-way curb opening is only 40 feet (2 queuing spaces) from the West Union Street (Route 135) gutter line, GCG recommends eliminating this entrance. **THE ONE WAY ACCESS TO PARKING IS NECESSARY AND WILL NOT IMPACT TRAFFIC ON W. UNION STREET.**
2. The main drive intersection has a radius of 100 feet, which created an extremely wide intersection with too many traffic conflicts and unsafe situation. GCG recommends utilize the existing driveway curb alignment and narrowing the intersection for better control of the travel lanes. **NO COMMENT.**
3. The first eight parking spaces near West Union Street entrance created a 50+/- feet wide curb opening near the wide intersection, which creates numerous traffic conflicts. GCG recommends

adjusting the parking stalls to standard 9 feet width and 8 feet for the handicap van space to tighten the curb opening. **THE PARKING STALL WIDTHS HAVE BEEN REVISED TO 9' AND THE CURB OPENING WAS TIGHTENED.**

4. Please specify the parallel parking stall dimensions, the stall width appears to be 9 feet wide. Please verify the parking aisle width in front of light 23 F-S. **THE PARALLEL PARKING DIMENSIONS HAVE BEEN ADDED TO THE PLAN.**
5. Sect. 5.2.6 - loading areas, building 1A loading area is blocking the building's secondary/emergency exit (relocate the building door is also acceptable.). **THE LOADING ZONE HAS BEEN RELOCATED TO THE WEST TO ALLOW ACCESS FROM THE DOOR.**
6. Sect. 5.2.6 – loading areas, the distance between Building 3 loading area and dumpster pad enclosure is approximately 13.5 feet, which is too narrow for two-way traffic. (See addition on sheet 6 of 11). **WASTE PICK UP TIMES WILL BE MANAGED TO ELIMINATE CONFLICTS WITH DELIVERIES USING THE LOADING AREAS.**
7. The proposed snow storage areas are insufficient to handle the site. Plan should specify excessive snow be removed off site by the property owner with no costs to the Town. **ADDITIONAL SNOW STORAGE AREAS HAVE BEEN ADDED TO THE PLAN.**
8. Show existing catch basins at the West Union Street entrance, add erosion control silt sack to protect CBs. **EXISTING CATCH BASINS HAVE BEEN ADDED TO THE PLAN WITH THE CORRECT EROSION CONTROL PROCEDURES.**

PLAN SHEET 4 - GRADING.

1. Add spot finish grade elevation at the southwesterly corner of underground chamber system #3 to assure enough coverage to support H-20 loading. **ADDITIONAL SPOT GRADES HAVE BEEN ADDED TO THE PLANS.**
2. Add retaining wall spot grade at the westerly retaining wall to show lawn area pitching to CB-2. **TOP OF WALL GRADES HAVE BEEN ADDED TO THE PLAN.**
3. Tie westerly 248 contour to proposed cape cod berm and utilize Phase I's proposed contours to complete grading in front of the self-storage building. Grading should work with the yard drain (Phase I) proposed near the corner of concrete walk. **CONTOUR 248 HAS BEEN REVISED TO TIE INTO THE PROPOSED GRADING AROUND THE FUTURE STORAGE BUILDING.**

PLAN SHEET 5 - UTILITIES.

1. Show existing catch basins and drainage manholes at the main drive. The layout as shown on the plan may require relocation of the existing catch basin across from self-storage facility curb opening. **EXISTING CATCH BASINS HAVE BEEN ADDED TO THE PLAN WITH THE CORRECT EROSION CONTROL PROCEDURES.**
2. Identify proposed roof drain with perforated pipe and crushed stone trench (as shown on the Drainage Details, sheet 7 of 11) location. All roof drains as shown are within 10 feet of the building foundation. Therefore, all pipe should be solid pipe. Perforated pipe embedded in crushed stone trench would require a 10' setback from building foundation (including slabs) and

50' setback from wetland. Proposed roof drain should have a pitch, invert grade shown is level. **TRENCH DRAINS HAVE BEEN ELIMINATED AND SOLID PIPE WILL BE USED ON ALL ROOF DRAINS.**

3. Verify CB-1-1, CB-1-2, and CDS2015-4-C #1 inverts. CDS unit invert in is 1.5' higher than the catch basins outlet invert. **THE INVERTS HAVE BEEN REVISED.**
4. Relocate CB-1-2 to eliminate the bend or add a drainage manhole. **CB-1-2 HAS BEEN RELOCATED TO ELIMINATE THE BEND.**
5. Underground Chamber System #1 dimensions should be 34.8' x 69.0' to match calculations (please verify setback to building foundation, 10' minimum and to wetland 50' minimum with the revised width). System dimensions should be based on 4' x 4'-6" concrete galley base as shown on the Shea Concrete Products details. Top of Chambers should be 245.75, based on the 4'-3" Chamber height per Shea Concrete details. The bottom of stone elevation should be verified with the proposed test pit to determine ESHGW and assure meeting the minimum separation as required. **UC#1 WAS REVISED ON THE PLAN TO REPLICATE THE DRAINAGE CALCULATIONS.**
6. Underground Chamber System #2 dimensions should be (34.8' x 65.0') to match calculations. Top of Chambers should be 245.75. The bottom of stone elevation should be verified with proposed test pit to determine ESHGW. **UC#2 WAS REVISED ON THE PLAN TO REPLICATE THE DRAINAGE CALCULATIONS.**
7. Underground Chamber Systems #3 & #4 as shown consists of 320 galleys and 5,723 S.F. surface area. However, calculations were based on 372 galleys with 6,789 S.F. surface area. Please verify. Top of Chamber elevation should be 247.45. **UC#3 &4 HAVE BEEN REVISED ON THE PLAN TO REPLICATE THE DRAINAGE CALCULATIONS.**
8. Please verify CB-3-2 and CB-3-1 have the capacity to handling sub-catchment 5 peak runoff flow during the 25-year (3.43 cfs) and 100-year (4.43 cfs) storm events. The single and double catch basins should be designed for 25-year storm event. However, the grates should have the capacity to contain the 100-year storm event within the parking lot without over topping the cape cod berm, which is specified with 3" reveal per Cape Cod Berm Detail, sheet 9 of 11. **WE HAVE ANALYZED THE CATCH BASIN GRATE CAPACITY FOR CB-3-2 AND CB-3-1 AND FOUND THE GRATE CAPACITY TO BE ADEQUATE. ATTACHED PLEASE FIND THE ANALYSIS WHICH SHOWS PONDING TO ELEVATION 248.27. WE BELIEVE THIS MEETS THE STORMWATER REGULATIONS SINCE THE LOWEST POINT OF THE TOP OF WALL ALONG 25' SETBACK TO THE WETLANDS IS ELEVATION 248.75. CB3-1 HAS 0.88 CFS TRIBUTARY TO IT DURING THE 100 YEAR STORM. A SINGLE GRATE WILL ACCEPT THIS AMOUNT OF FLOW.**
9. Sewer flow table should be updated to match square footage and number of bedrooms. **THE SEWER FLOWS WERE REVISED IN THE 5/26/20 SET.**

PLAN SHEET 6 - LANDSCAPE.

1. The SU-30 truck path at the northwesterly dumpster area should be cleared with the Building 3 loading area (assuming loading area being occupied.) **WASTE PICK UP WILL BE MANAGED TO ELIMINATE CONFLICTS WITH DELIVERIES USING THE LOADING AREA.**

2. Section 5.4.4 requires proposed parking area trees not further than five feet from the parking cell. Some proposed trees are more than 5' of the parking cell. **TREES HAVE BEEN RELOCATED TO BE WITHIN 5' OF PARKING.**
3. The parking area in front of building 3 does not have any trees, Planning Board approval is required through 5.4.4.4. **NO COMMENT.**

PLAN SHEET 7 - DETAILS.

10. Roof Drain and Crushed Stone Trench calls for 12" ADS N-12 pipe along foundations, plan sheet 5 of 11 roof drain inverts should match the pipe slope. Since all roof drain shown on the plan are within 10' of the foundation, all pipe should be solid pipe. **TRENCH DRAINS HAVE BEEN ELIMINATED AND SOLID PIPE TO BE USED ON ALL ROOF DRAINS.**

PLAN SHEET 8 - DETAILS.

1. 4'x8'x1.5' Flow diffuser Type-L is not specified on sheet 5. **REMOVED.**
2. Drainage – Cross Section UC #1 with Flow diffuser shown was the old basement entrance drainage system and is no longer applicable. **REMOVED.**
3. Cross Section UC #1,2,3 & 4. Detail – top of concrete galleys should be 4.25' about the bottom of galleys, adjust top of stone elevation accordingly, all four system dimensions do not match the dimensions used in calculation. **THE DETAIL HAS BEEN REVISED AND VERIFIED ON PLANS.**
4. Trench drain is no longer applicable in this revised plan set. **THE TRENCH DRAIN DETAIL HAS BEEN REMOVED FROM THE PLAN.**

PLAN SHEET 9 - DETAILS.

No Comment

PLAN SHEET 10 - DETAILS

1. Guard rail should meet MassDOT standards drawing number 400.1.5, wood post should have 40" minimum buried below ground, top of post should be 32" above ground, and top of guard 31" above ground. **THE DETAIL HAS BEEN REVISED.**

SHEET 11

No Comment

STORMWATER REPORT

1. Illicit Discharge Statement - revise the last paragraph of the illicit discharge statement, "Except for the potential for deliberate criminal act of discharge by an unauthorized entity for which the property owner has no control, there are to be no illicit discharges into the stormwater system." The property owner is responsible to prevent illicit discharges into the stormwater. **THE ELICIT DISCHARGE STATEMENT HAS BEEN REVISED**
2. The HydroCAD Pond 13P is totally different from the UC#3 and UC#4 chamber system layout shown on the plan, chamber units and surface area should match with the plan. **THE CHAMBER SYSTEMS ON THE PLAN HAVE BEEN REVISED TO REPLICATE THE CALCULATIONS.**

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.



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