



## TOWN OF NORTHBOROUGH ENGINEERING DEPARTMENT

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April 19, 2021

Kerri Martinek, Chairman  
Northborough Planning Board  
63 Main Street  
Northborough, MA 01532

Re: 85-95 West Street, Common Driveway Special Permit Application

Dear Ms. Martinek,

I have reviewed the revised Site Plan and Stormwater Management Report revision dated April 14, 2021 stamped by Gregory Scotchie, P.E. as submitted by WDA Design Group on behalf of Brant L. Viner and Margaret Harling for the above referenced property. I have also reviewed the comments submitted on April 7<sup>th</sup> and April 16<sup>th</sup> by James Tetreault, P.E. on behalf of one of the abutters. The plans and Stormwater Report have been revised and resubmitted several times and although most of the original comments I noted in my January 19<sup>th</sup> review memo have been addressed there are still some remaining items raised by Mr. Tetreault which will need to be addressed and I would like to offer the following comments:

- 1) Mr. Tetreault acknowledges the previous plans dated March 16, 2021 have been revised in the areas on INF-104 and INF-105 to address the groundwater separation concern previously raised by Mr. Tetreault but the grading around INF-104 has not been revised to accommodate the revised infiltration area and should be.
- 2) Mr. Tetreault also notes several items of concern in the Stormwater Report itself which I believe can be corrected and clarified with a revised stormwater report with some improved coordination between the plans and the report. The revised report should also include full size plans outlining the drainage areas and flow paths used in determining the times of concentration.
- 3) Mr. Tetreault also notes all stormwater runoff is not being accounted for as several infiltration structures are not able to handle all the runoff directed towards them from their roof tops and are equipped with outfall pipes to discharge any overflow. All runoff should be accounted for in each rainfall event.
- 4) Grading of the common drive discharge storm flow directly onto the public way and a low spot shall be designed at the entrance to prevent this.
- 5) An Earthwork Board permit will be required prior to any site work.
- 6) A road opening permit will be required from the DPW prior to any construction.

- 7) Water betterments will be due to the DPW prior to the start of any construction.
- 8) The applicant shall submit a final plan for signature by the Planning Board indicating property lines and easements, suitable for recording at the Registry of Deeds. All emergency vehicle turnarounds shall be located within common drive easements which shall be permanently marked with concrete bounds at all horizontal changes in direction.
- 9) The applicant should also be responsible for installing iron pins at all horizontal changes in directions of all proposed property lines, which shall be shown on the as-built plan.
- 10) The Operation and Maintenance Plan, Long Term Pollution Prevention Plan shall be made part of any approval and recorded as part of the Special Permit decision.
- 11) An as-built plan of the entire site shall be submitted to the Town Engineer for approval prior to the issuance of the second certificate of occupancy. The as-built plan for the entire site shall include, at a minimum and as applicable to the project, a permanent benchmark, the location of all utilities, elevation of all pipe inverts and outlets, pipe sizes, materials, slopes; all drainage structures; location of approved snow storage areas; limits of clearing, grading and fill; all structures, limits of pavement; contours; and all dates of fieldwork. The as-built plan shall include a list of all discrepancies from the approved plan. The drainage system shall also be certified by a Professional Engineer stating the drainage system was built substantially in accordance with the design and will perform as designed. A completed Operation and Maintenance inspection report shall be submitted with the as-built plan prior to the issuance of an occupancy permit. Upon approval by the Town Engineer one (1) mylar and three (3) paper copies of the as-built plan shall be submitted in addition to an electronic copy compatible with the Town's GIS system. The as-built plan shall be based on the Town's vertical datum (NAVD 88) and the horizontal datum (NAD 83).
- 12) A final plan with all revisions as required by the Board shall be submitted for final review and approval by the Town Engineer prior to the issuance of any permits.

Please contact me with any questions or comments you may have.

Sincerely

Fred Litchfield  
Town Engineer

cc: Brant L. Viner and Margaret Harling, Applicant  
WDA Design Group., Presenter  
Kathryn Joubert, Town Planner  
Scott Charpentier, Public Works Director  
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