

February 8, 2021

Mr. Fred Litchfield
Northborough Town Engineer
Office of the Town Engineer
63 Main Street
Northborough, MA 01532

A&M Project #: 1145-09
Re: Definitive Industrial Subdivision Plan
0 Bartlett Street
Map 51, Parcel 3 and Map 66, Parcel 16
Northborough, MA
**A&M Response Letter to
Northborough DPW Comments**

Dear Mr. Litchfield:

On behalf of the applicant, The Gutierrez Company, Allen & Major Associates, Inc. (A&M) respectfully submits this review response letter regarding the comments generated in a memorandum on January 19, 2020, by the Northborough Engineering Department for the proposed definitive subdivision development project at 0 Bartlett Street in Northborough, MA. Each comment is followed by A&M's response in ***bold italics***.

Comments:

1. Lots B-1 and B-2 appear to have limited building area.

A&M Response:

The comment has been noted by the Applicant.

2. The applicant has not requested any waivers.

A&M Response:

The comment has been noted by the Applicant.

3. This subdivision roadway will require Conservation Commission approval prior to any earthwork being done on the site.

A&M Response:

The comment has been noted by the Applicant.

4. This subdivision roadway will require a permit from the Earthworks Board prior to any earthwork being done on the site.

A&M Response:

The comment has been noted by the Applicant.

5. A Stop Sign and a no right turn for trucks should be installed in subdivision roadway at the intersection with Bartlett Street.

A&M Response:

A stop sign was proposed near the intersection at Bartlett Street, as shown and called out on the Layout & Materials Plan. A "No right turn for trucks" sign callout on the Layout sheet and corresponding detail has been incorporated into the revised plan set.

6. The traffic analysis should be updated to include current existing traffic conditions.

A&M Response:

As noted in the traffic study, the proposed subdivision project will not generate any traffic. Any future submissions for specific development-related traffic would require an updated traffic study to be submitted and reviewed by the Town as part of the typical site plan and/or special permit review process. The study that was submitted to the Board as part of the Definitive Subdivision plan simply notes that the driveway design and layout could reasonably support the level of development outlined in the report. Moreover, revising the traffic report to current February, 2021 traffic conditions would undercount traffic given the reduced traffic volumes along Bartlett Street that have arisen due to the pandemic (i.e. Algonquin Regional HS is on a hybrid model, traffic from nearby businesses is depressed from fewer workers commuting to work, etc.). The traffic counts presented in the study assume October, 2019 pre-pandemic levels of traffic and have been updated to include all the new warehouse projects along Bartlett Street. We believe that this is more reflective of the traffic conditions if/when the impacts of the pandemic are behind us.

The Public Works Department would like the following comments addressed in a revised set of plans:

1. Minimum horizontal separation between sewer and water shall be 10-feet.

A&M Response:

A minimum 10-foot separation has been provided between the proposed water and sewer lines on the submitted plan set. A dimension showing the 10-foot separation shall be incorporated into the revised plan set.

2. Sewer inspection port and air relief manhole shall be shifted onto and remain private property.

A&M Response:

The revised plan set has been updated accordingly.

3. A blank flange wye shall be installed where the sewer force main turns east onto Bartlett Street.

A&M Response:

The revised plan set has been updated accordingly.

4. Appropriate roadway, water and sewer details shall be added to the drawings.

A&M Response:

The revised plan set has been updated accordingly.

5. Notations shall be added for the proper inspection and testing of the sewer force main.

A&M Response:

The revised plan set has been updated accordingly with the required notations for the sewer force main listed on the revised Utility Plan.

In addition to the above items, the Applicant has also revised the plans as follows per a conference call with Town staff on January 26, 2021:

- Water and sewer trench details including thrust block detail and magnetic identification tape were made part of the original submission within the utility trench detail. Callouts and notes have been added to the plan set regarding use of magnetic tape over proposed force main run. Additional indicator rods with swing ties (if needed) are respectfully requested to be coordinated with the Town DPW prior to installation.
- Adjusted SMH #2 rim elevations slightly as required.
- Added callouts for thrust blocks at sewer force main bends in right-of-way and at water service bends near existing water main per DPW request.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



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cc via email: Northborough Engineering and DPW, The Gutierrez Company