



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994

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May 2, 2024

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

Re: Preliminary Industrial Subdivision Plan, 0, 200, 220 and 250 Southwest Cutoff
Assessor's Map 106 Parcels 2, 3, 5, 19 and 20.

Dear Ms. Martinek:

I have reviewed the above referenced preliminary subdivision plans dated 4/16/2024, prepared by Land Design Collaborative and stamped by Joseph Zambuto P.L.S., and Michael Scott, P.E submitted on behalf of Northboro Properties Realty Trust. The plans appear to meet all the requirements outlined in the Town of Northborough Subdivision Rules and Regulations Section 10-16-030 Form and Content. However, I would like to offer the following comments.

1. The applicant has not requested any waivers.
2. The resource areas shown on the plan should be confirmed by the Conservation Commission. This subdivision will require Conservation Commission approval prior to any earthwork being done on the site within the 100 foot buffer zone to the bordering vegetated wetlands as shown on the plan.
3. The subdivision will require a Land Disturbance permit from the Conservation Commission as I would anticipate the project will disturb more than 1 acre of land.
4. Section 10-16-030 B. (5) requires the names, approximate location, and widths of adjacent streets and of streets approaching within close proximity of the subdivision be shown on the plan. Although there are no public streets adjacent to or close in proximity to the proposed subdivision road there is a driveway to the Northborough Crossing Condominium property, which carries a large amount of traffic and Hitching Post Lane which is a private road which serves 24 units. There is also a traffic signal at the intersection of these two private roads which should be shown on the plan so the board can discuss any potential traffic conflicts and determine if this is the best location for the proposed road.

5. Section 10-16-030 B. (8) requires the proposed drainage system be shown on the plan which this plan does, however since much of the land on this site is rock, the ultimate discharge point for the proposed Stormwater Basin should also be shown.
6. This proposed subdivision road will require a permit from Mass DOT.
7. The applicant should meet with the Water and Sewer Commission to verify there is adequate water and sewer capacity for any future development of these two lots prior to the submission of the Definitive Plan if those connections are to be considered.
8. The site currently has an Earthwork Permit, which is in good standing. This permit requires annual renewals through Earthwork Board and not the ZBA as indicated in the application.

Please feel free to contact me with any questions you may have regarding this letter.

Sincerely,



Fred Litchfield
Town Engineer

cc: Planning Director, Laurie Connors
Building Inspector, Robert Frederico
Public Works Director, Scott Charpentier
Northboro Properties Realty Trust, Wayne Kimball
Land Design Collaborative, James Almonte
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