

WATERMAN DESIGN ASSOCIATES, INC.



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October 17, 2016

Shrewsbury Zoning Board of Appeals
c/o Shrewsbury Office of Planning and Economic Development
100 Maple Avenue
Shrewsbury, MA 01545

Via: email klas@shrewsburyma.gov

Reference: Application for Comprehensive Permit- Response to Peer Review Comments
The Pointe At Hills Farm
Shrewsbury, Massachusetts
WDA JN 0927.01 & .02

Dear Chairman Rosen and Members of the Board:

On behalf of the Applicant, Smart Growth Design, LLC, we are submitting herein our final response to the Peer Review Comments of *"Preliminary Plan Review prepared by Graves Engineering, Inc. dated October 11, 2016.* For the Board's convenience, we have included only those GEI comments that require final "close out" responses from WDA. The few remaining GEI comments are represented in *"Italics"* and the WDA responses in standard font:

Please find the following:

Hydrology, Hydraulic Calculations & Stormwater Management Policy

19 *Sheet C1.02 of the plans proposes a new drain pipe to convey stormwater across Stoney Hill Road. During my site visit, I viewed the accumulation of ice on the Stoney Hill Road sidewalk about ten to twenty feet north of the proposed pipe location. This ice was a result of stormwater runoff from the site. In short, the concept of collecting stormwater before it enters the Stoney Hill Road right-of-way doesn't seem unreasonable. However, further consideration of this proposal is warranted. The applicant should elaborate about the ability to obtain permission from the land owner(s) on the southwest side of Stoney Hill Road to install a new pipe and its discharge. Also, the design engineer should provide adequate information to demonstrate that negative impacts downstream of this new discharge point will not occur. Finally, the location of the new drainage pipe's inlet and the drainage system's detailed design will have to be addressed. This level of detail could be done during the preparation of construction plans if the project goes forward.*

July 21, 2016

The design engineer reported that the applicant has obtained an easement from the downstream property owner to install the drainage improvement. Sheet C1.02 was revised to include additional work at the drainage pipe inlet and outlet. Based upon observations of ice formation and water flow in January 2016 (water flowed from the wetland area in the vicinity of Wetland Flag H), consideration should be given to excavating a shallow depression to direct runoff from this area to the depression around Catch Basin 29. Finally, the engineer has not addressed the potential for negative impacts downstream of the proposed discharge point.

Sheets C1.02 was revised to include a depression to direct runoff to catch basin 29 and Sheet C1.03 was revised to include a new drain manhole (DMH-100). A riprap depression is proposed at the pipe's outlet and there is a receiving water (bordering vegetated wetland) down-gradient of the discharge point. We don't

have an issue with the concept of this proposed system configuration, however we have not received any response pertaining to the potential for negative impacts downstream of the proposed discharge point.

In a recent discussion with the Shrewsbury Town Engineer, we were informed that the creation of an easement in Stony Hill Road to convey stormwater runoff to the record easement at 424 Hartford Turnpike would require a Town Meeting action. With the time expended permitting the project thus far and the potential of not securing a positive vote at Town Meeting, the proposed culvert in Stony Hill Road is no longer a consideration and the current hydrologic flow path into the public road layout will remain. Please refer to the attached stamped Grading & Drainage Exhibit that we request be admitted into the public record. The subject area will remain undisturbed in its natural state. The sketch is intended to supersede the previously proposed relevant improvements in this area shown on Sheet C1.02 of the project site plans. These revised improvements will be incorporated into the construction documents.

General Comments

33 *For both phases of the project, the "Zoning Summary Tables" include the requirements for the Route 20 Overlay District. This information should also be included within the permit application section labeled; "Section 9 List of Exceptions wavier requests."*

The "Zoning Summary Tables" on Sheets C1.01 and C2.02 were revised to include the Route 20 Overlay District. GEI did not receive an updated List of Exceptions.

The project is designed to require no dimensional waivers. It requires only two waivers from the ZBA, that being a "Use" Waiver to allow a Residential Use in the Limited Industrial and Route 20 Overlay District and a waiver from a portion of the water and sewer fees.

We trust that you will find these final responses to the GEI Peer Review Comments acceptable and we look forward to meeting with The Board tonight.

Very truly yours,

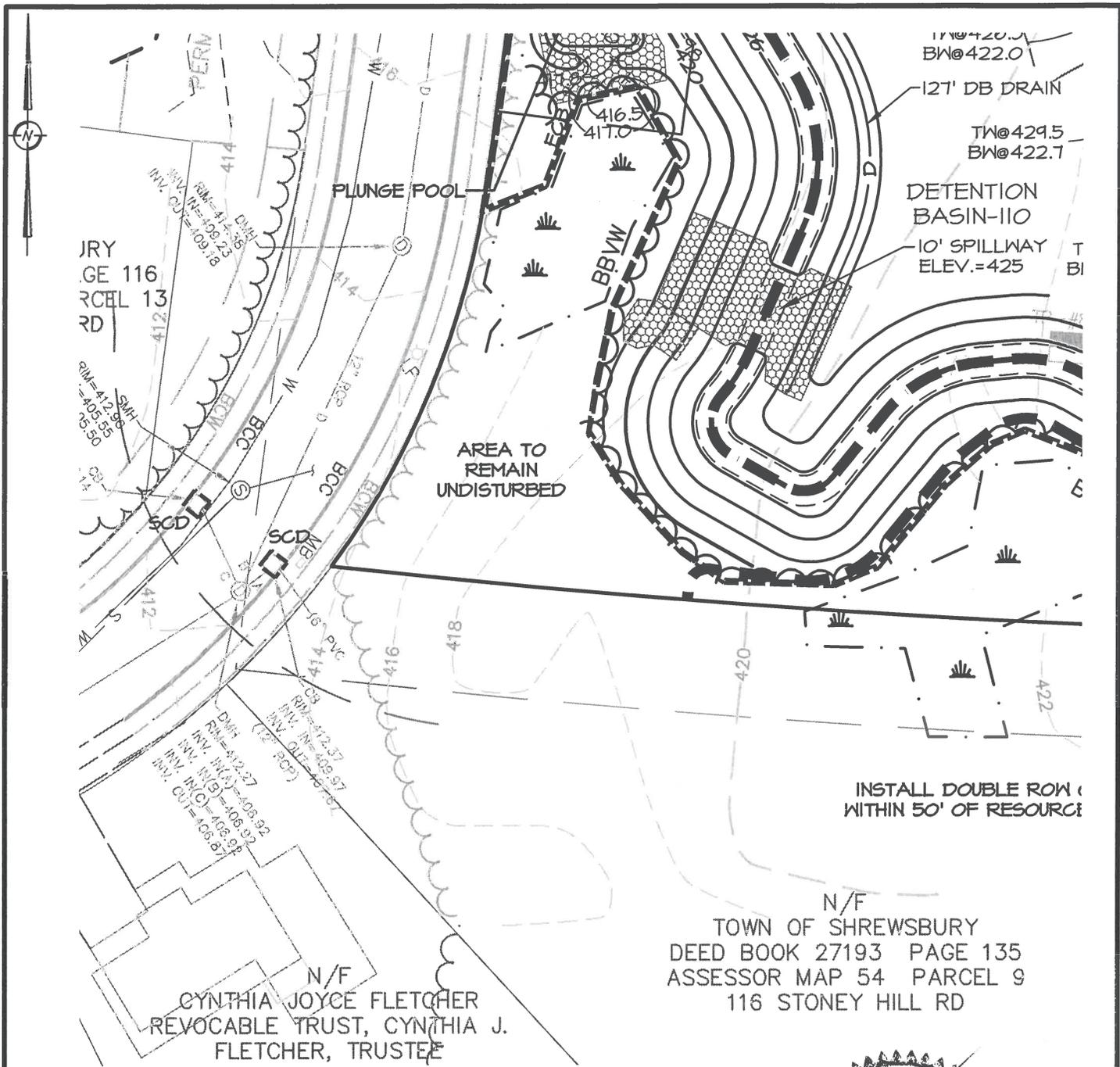
WATERMAN DESIGN ASSOCIATES, INC.



Wayne M. Belec
Senior Project Manager

Encl.: The Pointe at Hills Farm Grading and Drainage Exhibit dated 10/17/16

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RY
GE 116
RCEL 13
RD

PLUNGE POOL

AREA TO
REMAIN
UNDISTURBED

12' DB DRAIN
TW@429.5
BW@422.7
DETENTION
BASIN-110
10' SPILLWAY
ELEV.=425

INSTALL DOUBLE ROW
WITHIN 50' OF RESOURCE

N/F
CYNTHIA JOYCE FLETCHER
REVOCABLE TRUST, CYNTHIA J.
FLETCHER, TRUSTEE

N/F
TOWN OF SHREWSBURY
DEED BOOK 27193 PAGE 135
ASSESSOR MAP 54 PARCEL 9
116 STONEY HILL RD

THIS EXHIBIT IS INTENDED TO SUPERSEDE THE RELEVANT INFORMATION
SHOWN ON SHEET CI.02 OF THE SITE PLANS DATED 9/20/16.



PREPARED BY:

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TITLE: THE POINTE AT HILLS FARM- PHASE I STONEY HILL ROAD GRADING & DRAINAGE EXHIBIT 440 Hartford Turnpike Shrewsbury, MA			
CLIENT: SMART GROWTH DESIGN, LLC 625 South Street, Shrewsbury, MA			
DATE: 10/17/16	FILE NO.: 0927300	SCALE: 1" = 40'	DRAWN BY: WMB
JOB NO.: 0927.07	DWG NO.: 0927311A		