

February 8, 2019

Milton Planning Board
Town Hall
525 Canton Avenue
Milton, MA

**RE: Abutter Review Comments
Wolcott Woods, Great Estate Planned Unit Development
Milton, Massachusetts**

Dear Mr. Clark and Members of the Planning Board:

Attached please find the following responses to the review letter from Beals+Thomas, dated January 24, 2019 for the above referenced project commissioned by and provided to the Planning Board by an abutter to the property at the January 24th Planning Board meeting. We would note that the B+T review was limited to the three documents from the original submission the letter identifies. This review did not evaluate the entire submission which includes additional drawing sets and reports, nor has the B+T review been brought up to date to reflect the current updated plans and stormwater report, dated December 28, 2018, modified and updated as a result of the Town's consultant review. Our response will follow the format presented in the B+T letter.

Report

1. Historical Commission comments have been substantially responded to by memo dated November 1, 2018. The applicant is in consultation with the Milton Historical Commission relative to any outstanding issues.
2. The new townhouses in the Devens House cluster have been designed with the appearance of a carriage house cluster, by drawing from the architectural vernacular and detailing of the existing carriage house that is located proximate to the Wolcott House – see architectural sheet 6A, dated 1.24.19. The new units adjacent to the Manor House are not subject to this provision of the bylaw.
3. All new townhouse units are designed to be two stories with a maximum height of 35'.
4. All new townhouse units are designed to contain no more than 3600 square feet of living space, including finished basement areas. A unit matrix has been provided which contains a breakdown of living area for each unit.
5. The Great Estate Planned Unit Development Application includes a complete narrative that provides this information – see Sections 1 and 2.
6. Landscape plans are provided within the submitted plan set.
7. A Tree Preservation and Protection Requirements Plan and narrative was provided in the application submittal.
8. The site plan was developed with careful consideration for the placement of townhouse units, roads, road infrastructure and related development improvement with respect to existing topography, wetland resources, stone walls, open pasture/field areas and forested areas, in

order to form a land use plan compatible with the land and the contextual setting of the property. We challenge the consultant to propose an informed alternative to the contrary.

9. Landscape plans are provided within the submitted plan set.
10. Supplemental detail on the retaining walls has been provided to the Planning Board.
11. Architectural plans for each townhouse type, their architectural dimensions, size and bedroom count have been provided with the submittal.
12. The issue of the 550 ft setback from Carberry Lane is being addressed by the Planning Board with a recommendation to amend the bylaw.
13. A complete sidewalk loop will be provided by request of the Planning Board. The sidewalk cross-section has been corrected to a maximum cross slope of 2%.
14. The Bylaw permits prescribed uses within the Open Land areas, including the no disturbance zones, inclusive of passive outdoor recreational purposes and the installation and maintenance of underground utility services or allow coursing or temporary retention of storm drainage with minimal disturbance to existing vegetation/trees. The open infiltration basin is located within the existing low depression area which collects storm water runoff while maintaining the existing conditions and the small subsurface infiltration system is located within an open area allowing minimal disturbance to existing vegetation/trees. The issue of the location of the proposed roadway in the rear of the property has been addressed by the Planning Board with a recommendation to amend the bylaw.
15. When the townhome units are stepped in grade to accommodate the existing topography, the approximate grading between driveways is 6 inches. Careful regard to the existing topography and unit design has been taken into consideration. No retaining walls between driveways are necessary or proposed.
16. The bylaw requires that a minimum of 60% of the site be set aside as open space exclusive of wetland areas. The minimum Open Space land area requirement is 28.23 acres. The plan shows that 28.37 acres have been dedicated as open space (60.29%). The Open Space protection plan will also include all jurisdictional resource areas or an additional 0.28 acres. The wetland areas have been included in the open space plan because the wetlands are included in the area that will be subject to the Conservation Restriction (CR) to be granted to the Conservation Commission. The total area that will subject to the CR is 28.65 acres (60.88%).
17. The project is not considered a 'thickly settled development' as it will not generate over 400 vehicles per day. The proposed roadway was designed following the "AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads". Very low volume local roads are defined as "a road that is functionally classified as a local road and has a design average daily traffic volume of 400 vehicles per day or less".
18. Sight distance for vertical curves are provided on the roadway profile. Both the proposed internal and main entrance intersections shall have stop conditions and sight distances of 165 ft or greater. Sight distances comply with the AASHTO Guidelines for Geometric Design for Very Low-volume Local Roads.
19. Stop signs are provided at both intersections, see drawings.
20. The proposed roadway was designed following the "AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads". A sidewalk is incorporated throughout the project as requested by the Planning Board and its peer review consultant.
21. The roadway design comports with the existing topography, as required by the Bylaw, and appropriate measures have been taken for safety. Vertical granite curbing and guardrails have

been added to the intermittent stream crossing locations where sidewalk walk is now proposed in the updated plans.

22. Adequate sight distances with a stop condition are provided at the internal intersection.
23. The project complies with the AASHTO design standards for very low-volume local roads.
24. The sidewalk cross slope is proposed at a maximum of 2.0%.
25. – 30. These comments were addressed during the Town's consultant peer review process.
31. The project will prepare a SWPPP and obtain a Town Stormwater Management Permit prior to the commencement of construction.
32. The report has been stamped.
33. – 35. These comments were addressed during the Town's consultant peer review process.
36. During several site visits to review the watershed delineations and flow patterns, it was determined that the existing woodland areas contained substantial leaf litter and vegetation across the majority of the forest floor which decreases the velocity of the stormwater runoff, resulting in the use of the "forest with heavy litter" cover type.
37. – 44. These comments were addressed during the Town's consultant peer review process.
45. The catch basin catchment areas were developed from the post development watershed areas.
46. Some catchment areas are larger than typical due to the off-site wooded areas that drain towards the roadway closed drainage system. The grate capacities are approximately 2.6 cfs for a single grate basin along cape cod berm; approx. 4.3 cfs for a double grate basin along cape cod berm; approx. 3.7 cfs for a single grate basin along vertical curb and 6.1 cfs for a double grate basin along vertical curb. Locations where double grates are detailed in the Roadway Plan and Profile sheets.
47. -51. These comments were addressed during the Town's consultant peer review process.
52. Snow storage was reviewed with the Planning Board. Snow storage will be along the roadway shoulders as needed.
53. Pond 1P and 10P are shown on updated watershed plans.
54. The pond sizing was determined utilizing the existing and proposed contours.
55. – 61. These comments were addressed during the Town's consultant peer review process.
62. The bioretention area was reconfigured as shown on the updated plans to be within the open meadow area. It blends into the existing topography within an area with slopes less than or equal to 20%.
63. This comment was addressed during the Town's consultant peer review process.
64. The existing gutter along Canton Avenue at the entrance shall be maintained therefore the catch basin can be maintained. Currently, the existing curb inlet is proposed to be removed and the rim adjusted as necessary.
65. – 69. These comments were addressed during the Town's consultant peer review process.
70. The minimum cover over pipe requested is 1.5 ft at the entrance catch basins where ductile iron pipe shall be used for the catch basin laterals under the roadway. All other drain pipes are proposed to be HDPE pipe with at least a minimum of 2 ft of cover. ADS minimum cover requirement for HDPE pipe in traffic conditions (AASHTO H-25 or HS-25 loads) is 1 ft. for pipe sizes up to 48 inches inside diameter.
71. This comment was addressed during the Town's consultant peer review process.

72. Proposed erosion controls shall be provided where necessary to control sedimentation from being tracked onto the existing roadway. The proposed entrance is intended to maintain the gutter along Canton Avenue and contain the project's drainage on site. With the development of the project's SWPPP, if it is determined additional inlet protection is required along Canton Avenue it shall be provided.
73. – 79. These comments were addressed during the Town's consultant peer review process.
80. The water main layout has been reviewed with the Town.
81. The Town's consultant has reviewed and confirmed that the existing municipal sewer system down gradient of the proposed site has adequate capacity to handle the proposed additional flows from this development.
82. The 8 inch sewer main is designed to have a minimum of 2.0 fps for a 1% slope and a maximum of 3.8 fps for a 6.5% slope for the estimated peak flow of 27,720 gpd from the development.
83. The sewer and drainage infrastructure within the development will be privately owned and maintained. The water infrastructure shall be owned and maintained by the Town. The Town shall be provided a permanent easement to access, own and maintain the water system within the development in the future.
84. This comment was addressed through the Town's Engineering Department review.
85. A water and sewer crossing detail is shown on the Construction Details. The cross-country sewer profiles will be provided to the Town's Engineering Department for review and approval.
86. The fire hydrant locations and number were recommended and confirmed by the Fire Department.
87. The water gate valve locations have been reviewed and confirmed by the Engineering and Fire Departments.
88. The project fully intends to file with the Town and State to make the proposed sewer connection. Access to the home located at #1776 Canton Avenue shall be maintained during construction.
89. Appendix D, Section 1.1.h. is referring to the minimum slope of 2% for all sewer services from the buildings to the main, which will be provided.
90. A minimum of 6 inches is provided at utility crossings for sewer and drainage.
91. A tree survey was completed by a certified arborist and the Tree Preservation and Protection Requirements Plan is provided within the application submittal.
92. This comment was addressed during the Town's consultant peer review process.
93. No response required.
94. The proposed street lighting and individual unit lighting will provide adequate lighting for the development. The applicant provided updated lighting plans at the request of the Planning Board.
95. This comment was addressed during the Town's consultant peer review process.
96. The wetland resources on site have been reviewed by the Milton Conservation Commission and an Order of Resource Area Delineation has been issued for the property. The project proposes work within the 100 ft buffer zone but maintains the 25 ft no disturb except for the proposed intermittent stream crossings. The proposed development shall file a Notice of Intent with the Conservation Commission.

97. The new intermittent stream crossing complies with the Massachusetts River and Stream Crossing Standards by spanning the stream with a bottomless box culvert.

98. – 99. These comments were addressed during the Town's consultant peer review process.

Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

MERRILL ENGINEERS AND LAND SURVEYORS



Deborah W. Keller, P.E.
Senior Project Manager

Cc: John Dawley, Applicant
File