

BEALS • ASSOCIATES INC.

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June 2, 2021

**Plainville Board of Health
P.O. Box 1717
190 South Street
Plainville, MA 02762**

**Plainville Planning Board
P.O. Box 1717
190 South Street
Plainville, MA 02762**

**Reference: Warehouse Distribution Facility
27 Cross Street
Letter of Response #1**

Dear Board of Health and Planning Board Members,

Our office has received the Site Plan, Special Permit, & Environmental Health Permit Review of the prepared by Jeffrey M. Walsh, P.E. of Graves Engineering, Inc. relative to the above noted project. Our office would like to provide the following responses, where necessary, to the comments raise by Graves Engineering, Inc. in their review.

Zoning Bylaws:

Comment 1: GEI has no issues relative to the project's compliance with Section 500-36 (Groundwater Protection District) and Section 500-37 (Community & Water Resource Protection) of the Plainville Zoning Bylaws provided that Comment 10 is adequately addressed.

Response 1: Acknowledged. No Response Required

Comment 2: To accommodate employees who choose to walk during work breaks, GEI recommends that a sidewalk be provided from the western parking lot and building entrance to the eastern parking area and building entrance. This would provide a pedestrian connection from the west end of the building to the Cross Street and Commerce Boulevard sidewalk system as was down for the eastern parking lot and building entrance.

Response 2: Beals Associates, Inc. has revised the Site Layout and Materials Plans to include a 5-foot wide sidewalk with necessary crosswalks running along the southern access drive connecting the eastern and western parking lots and providing access to the Cross Street and Commerce Boulevard sidewalk system. These changes can be found within the Site Layout and Materials Plans (Sheets C2.0-C2.3).

Comment 3: Consideration should be given to increasing the three 30-foot curb radii at the on-site four-way driveway intersection near the eastern Cross Street entrance. Based upon our review

with a WB-50 turning template, vehicles will encroach into oncoming traffic during right-hand turning maneuvers.

Response 3: Beals Associates, Inc. has reviewed the proposed on-site four-way intersection and increased the curb radii to a minimum of 50-feet. The north west area of the intersection has been revised to include a straight portion between radii to provide adequate space for a WB-67 to make this right turn onto the internal access loop without crossing into the oncoming lane. These changes can be found on Sheets C2.0 & C2.3.

Comment 4: If High Street entrance is to be used by tractor trailers, then the curb radii will need to be increased beyond the proposed 25-foot radii.

Response 4: The right turn radius at the High Street intersection has been revised to allow a WB-67 to make this right hand turn without crossing into the oncoming lane on High Street. These changes can be found on Sheets C2.0 & C2.2.

Comment 5: GEI understands that any traffic information will be reviewed by others.

Response 5: Acknowledged. No response required

Comment 6: The proposed business signage locations need to be identified on the plans once the desired sign location(s) is(are) determined. GEI understands that the size and content of the business signs will be submitted and reviewed by others as the permitting process moves forward.

Response 6: Sign locations have not been determined at this time, however all signage shall conform to the current Town of Plainville Zoning Bylaws.

Chapter 680 – Public and Environmental Health Review Regulations:

Comment 7: GEI has no issues relative to compliance with Chapter 680 provided that Comment 10 is addressed. The hydrology computations and stormwater management report show that the post-development hydrologic conditions meet the intent of Chapter 680. There is essentially no runoff generated from the site in the pre-development conditions and no runoff is generated in the post-development conditions.

Response 7: Acknowledged. No response required

Hydrology Computations, Hydraulic Computations and MassDEP Stormwater Management:

Comment 8: GEI reviewed the hydrology computations and found them to be in order.

Response 8: Acknowledged. No response required

Comment 9: Compliance with MassDEP Stormwater Handbook and Stormwater Standards is reasonable except as noted in the following comment.

Response 9: Acknowledged. No response required

Comment 10: The information provided has not demonstrated a two-foot groundwater offset at Infiltration Basin 1. The plans propose an earth cut of ten to thirteen feet to construct the basin. Additional soil testing needs to be performed to deeper depths than the soil testing performed to date.

Response 10: Additional test pits shall be conducted in the vicinity of Infiltration Basin 1 to confirm depth to groundwater is adequate in post-development conditions prior to issuance of a Building Permit.

General Engineering:

Comment 11: At the southern-most area of the site, adjacent to the horizontal curve in Cross Street, earth fill is proposed that will raise the finish grade so that it will be higher than Cross Street. GEI reviewed the sight line for a 35 mile per hour vehicle speed (a speed we felt was reasonable and conservatively high considering the presence of the horizontal curve)> We determined that the required stopping sight distance of 250 feet will be achieved provided that any vegetation is no greater than five inches tall (the sight line crossed the proposed 239 topographic contour). GEI recommends that the fill condition nearest Cross Street be moved away from Cross Street to accommodate ground vegetation taller than five inches and snow cover.

Response 11: Beals Associates, Inc. has revised the proposed fill condition in this area to remove the section creating conflicts with site lines to the Cross Street horizontal curve and allowing for vegetation taller than 5-inches and snow cover. Changes can be found on Sheets C3.0 & C3.3.

Comment 12: The Landscape Plans contain leader notes "...sod may be used as an alternative to loam and seed." The note should be revised to "...sod may be used as an alternative to seed." Sufficient loam needs to be provided to provide moist soil to support the viability of the sod.

Response 12: Beals Associates, Inc. has revised the Landscape plan leader notes regarding the use of sod to read "...sod may be used as and alternative to seed". These changes can be found on sheets C2.4-C2.6.

Comment 13: Although not the subject of this review, the water in the storage tank will be stagnant and ice could form on the walls inside the tank, especially on the north side; the tank and water connections will need to be designed to accommodate cold-weather conditions to avoid ice forming in the water lines near the connections to the tank.

Response 13: Final design of the storage tank shall feature methods to prevent water stagnation. Final designs shall be submitted to the Town of Plainville as part of a Building Permit application.

General Comments:

Comment 14: GEI did not review the designs of the water and sewer service connections and the off-site water main extension; we understand that these features will be reviewed by the Plainville DPW. Nevertheless, consideration should be given to moving the water main in Cross Street at least five feet away from telephone poles to avoid potential damage to the water main during future pole replacement.

Response 14: Acknowledged. Beals Associates, Inc. agrees with this comment. The water main shown was intended to represent the extension as part of this proposed development. Final design of the water main extension shall be submitted with the required permit applications.

On behalf of the entire project team, we appreciate the opportunity to provide these responses and clarifications. We look forward to continuing to work with the Town of Plainville and Graves Engineering, Inc. to reach a conclusion on the permitting of project. If you have any additional questions or comments, please do not hesitate to contact us directly at either lbeals@bealsassociates.com or tmorey@bealsassociates.com.

Sincerely,

Beals Associates, Inc.



Lawrence M. Beals
Principal



Todd P. Morey, P.E.
Vice President

Enc.
cc: