



June 29, 2023

Holliston Planning Board  
Town Hall  
703 Washington Street  
Holliston, MA 01746

**Re: Definitive Open Space Subdivision  
Beaver Brook Farm  
734 Adams Street, Holliston, MA**

Dear Board Members,

Our firm revised the plans for the above captioned project to address the comments in the letter from McClure Engineering Inc., dated June 6, 2023. The following is a response to comments:

**McClure Engineering Inc., dated June 6, 2023, Response:**

**Holliston Subdivision Rules and Regulations**

1. *Plans Section 4.3.1:*
  - *e) Revised Easements Provided See Sheet 3 & 5.*
  - *e) Revised See Sheet 8. Minimal clearing the site is primarily grassed paddocks.*
  - *f) Street to be provided by Applicant*
  - *i) Revised See Sheets 2, 3, 4 & 5.*
  - *j) Revised See Sheets 7.*
  - *k) Revised See Sheet 8. Proposed limit of clearing along proposed roadway.*
  - *n) Revised See Sheet 3.*
  - *q) Revised See Sheet 9.*
  - *s) Revised See Zoning Table Classification*
  - *w) No specific landscaping proposed, other than street trees and grass strip.*
  - *x) Request the board make this a condition of approval that a complete schedule be provided prior to commencement of work*
- Section 5.2.1:*
  - *e) This is not applicable. No street jogs.*
  - *g) The regulation states, "Property lines shall be rounded or cut back to provide for a curb radius of thirty feet". A proposed curb radius of 30 feet is shown.*
2. *The proposed roadway is 350 feet to the internal intersection. The stationing continues around the pond area which is a modified cul-de-sac layout. The interior layout lines have been removed.*
3. *Revised See Sheet 13.*
4. *Revised See Sheet 13.*
5. *Revised See Sheet 13.*
6. *Revised See Sheet 13. Waiver requested for Cape Cod berm.*

7. *Waiver Requested for Cape Cod Berm.*
8. *Waiver Requested for 2-foot pipe cover with RCP.*
9. *There is an existing street light on the pole at the intersection of Adams Street. Request the board provide comment as to whether additional streetlights within the project are necessary.*
10. *Section 5.4.4. States utilities in streets and roadways to be shown on typical cross section. An underground utility line has been shown on Sheet 9.*
11. *Revised See Sheet 12.*
12. *Revised See Sheet 9.*
13. *Revised See Sheet 8. Street trees shown.*
14. *Revised Easements Provided See Sheet 3 & 5.*
15. *Revised Grass Strip on cross section See Sheet 13. Waiver requested for centerline radius.*

#### **Holliston Open Space Residential Development**

1. *The proposed conventional plan as shown would require permitting from the Conservation Commission for the work with the resource areas. The roadway crossing through the wetlands would qualify as a limited project to provide access to the upland area.*
2. *Variance was granted by the Zoning Board for access.*
3. *The project preserves the existing vegetation along the border in the areas where it exists. The plan preserves the existing farmland features of the property. The Open Space area is a significant preservation of existing land area.*

#### **MA Stormwater Standards Comments**

1. *A riprap settling basin is proposed at the outlet to the existing pond with a level spreader. A riprap apron is shown on the downgradient 15-inch pipe. See Detail Sheet 15.*
2. *Revised the Stormwater Report.*
3. *No Comment*
4. *Revised the Stormwater Report.*
5. *No Comment.*
6. *Revised the Stormwater Report.*
7. *No Comment*
8. *Revised per comments.*
9. *Revised per comments.*
10. *Revised per comments.*
11. *Revised per comments.*

#### **Holliston Regulations for Stormwater Management and Land Disturbance Comments.**

1.
  - a. *Revised See Note 4, Sheet 10.*
  - b. *Revised See Sheets 7 & 10.*
  - c. *Revised See Stormwater Report.*
2.
  - a. *See Attached Draft SWPPP. Actual permit will be applied for prior to construction.*
  - b. *Revised See Sheet 7 & 10.*
  - c. *Revised See Sheet 11.*
  - d. *Revised See Sheet 11.*

*e. Revised See Sheet 11.*

*f. Revised See Sheet 11.*

*"NOTE: 11.4.4: STATES THAT SWPPP IS CONSIDERED EQUIVALENT TO ECP."*

3.
  - a. Revised See Stormwater Report O&M*
  - b. Signature to be provided from owner.*
  - c. Revised See Stormwater Report O&M*
  - c. Revised See Stormwater Report O&M*
  - d. Revised See Stormwater Report O&M.*
  - e. Revised See Stormwater Report O&M.*
  - f. Revised See Stormwater Report O&M.*
  - g. Revised See Stormwater Report O&M.*
  - h. Revised See Stormwater Report O&M.*
4.
  - a. Revised Easements Provided See Plan Sheet 3 & 5.*
  - b. Revised Stormwater Report*
  - c. Revised See Erosion Sheet 10.*
  - d. Revised See Sheet 10. Note 6.*
5. *Revised See Stormwater Report.*

#### **Plan Review and General Engineering Comments**

1. *Revised See Sheets 7 & 8.*
2. *Revised See Sheets 3 & 5.*
3. *The parcel has been eliminated; the area has become part of the roadway layout.*
4. *Revised See Sheet 7 & 8.*
5. *Revised See Sheet 8.*
6. *Revised See Sheet 9.*
7. *Revised See Sheet 9.*
8. *Revised See Sheet 9. Note they are shown on the typical cross section.*
9. *There is an existing streetlight on the pole at the intersection of Adams Street. Request the board provide comment as to whether additional streetlights within the project are necessary.*
10. *Revised See Sheet 8.*
11. *Revised See Sheet 9.*
12. *Revised See Sheet 9 and Detail Sheet 14.*
13. *Revised See Sheet 9.*
14. *The existing pipe is a 15" diameter.*
15. *Revised See Sheet 9 and Detail Sheet 14.*
16. *The individual lot construction will be a separate filing, the lot construction is not part of this approval. They are shown for design purposes.*
17. *Revised See Sheet 13.*
18. *Revised See Sheet 14.*
19. *Revised See Sheet 13.*
20. *Revised See Sheet 15.*
21. *Revised See Sheet 16-New Sheet*

**MA WPA Notice of Intent**

1. *Note provided on plan set about wetland delineation.*
2. *Beaver Brook and associated riverfront areas provided on revised plans.*
3. *Flood Plain Zone A provided on revised plans.*
4. *Revised WPA Form 3.*

Enclosed herewith are copies of the revised plans, stormwater report and other related documents for your review. If you have any questions please don't hesitate to contact our office.

Thank you for your cooperation in this matter.

Yours truly,  
GLM Engineering Consultants Inc.

Robert S. Truax, P.E.