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February 01, 2022

Ms. Karen Sherman
Town Planner
Town of Holliston
703 Washington Street
Holliston, MA 01746

**Re: Preliminary Open Space Residential Development (OSRD) Peer Review
"The Trails at Jennings Hill" Jennings Road Holliston, MA
CMG ID 2022-008**

Dear Karen,

CMG is providing this letter report detailing our engineering peer review of the "Trails at Jennings Hill" Preliminary Open Space Residential Development in Holliston, MA (the "Site"). The project Applicant, Starr Construction, Inc. is proposing to construct a four (4) lot open space residential development and one (1) approval not required residential lot for the existing house located at #103 Jennings Road. The existing property currently consists of approximately 9.02 Acres located within an Agricultural-Residential B (RES-B) Zoning District.

CMG is in receipt of the following documents:

- "Preliminary Subdivision Plan, The Trails at Jennings Hill Holliston MA" Sheet 1 of 2 and Sheet 2 of 2 prepared by Applewood Survey Co. LLC, date 1/07/2022.
- "Conventional Subdivision, 103 Jennings Road Holliston, MA" prepared by Applewood Survey Co, LLC date 01/07/2022.

CMG is providing this letter summarizing our review comments for the above documents to evaluate the project's compliance with the following regulations for Planning Board consideration:

- Section V-H Open Space Residential Development, Town of Holliston Zoning By-Laws date May 10, 2021, Amendments approved by the Attorney General's office on August 26, 2021.
- Section 4.2 "Preliminary Plan of a Subdivision" and Section 7.6 "Open Space Residential Development (OSRD) Plans", Town of Holliston Planning Board Rules and Regulations amended through January 5, 2012.

CMG provides the following technical comments for the board's consideration:

67 HALL ROAD
STURBRIDGE, MA 01566
PHONE (774) 241-0901
FAX (774) 241-0906

Town of Holliston Zoning By-Law Comments:


1. The Site does not appear to have any on-site wetlands. However, there is an off-site wetland to the south of the Site which should be evaluated and/or flagged to see if the 100 ft. buffer zone will impact this project.
2. The Preliminary Plan appears to be proposing an approval not required (ANR) lot to be created for the existing house at #103 Jennings Road. Therefore, CMG believes this ANR lot should not be included as part of the open space residential development (OSRD) and not used in the area required to lay out the Conventional Subdivision. Section V-H 4.B states "Lots within an OSRD shall not have physical access on a street other than a street created by the OSRD". Applicant should revise both plans to reflect the OSRD design to not include the #103 Jennings Road ANR lot.
3. Section V-H 6.A 2) - Applicant should verify with the Fire Department what size vehicle will need to access the cul-de-sac and provide a truck turning diagram to verify there is adequate pavement width for the required design vehicle.
4. Section V-H 6.A 3) Applicant's Concept Plan should identify the natural features of the property, including scenic views, which are to be preserved by adapting the location and placement of the proposed houses and OSRD right-of-way in order to minimize the amount of soil removal, tree cutting, and general disturbance to the landscape and surrounding properties.
5. Section V-H 6.A 4) Concept plan should identify any significant and special natural features to be preserved for the project.
6. Section V-H 7.A 4) The proposed use of the common open space should be identified by the Applicant and is subject to approval by the Planning Board.
7. Section V-H 7.A 6) Preliminary Plan Sheet 1 of 2 shows underground stormwater infiltrators within the center of the proposed OSRD cul-de-sac. The Applicant did not provide any soil testing, however, CMG believes these structures alone may not be adequate to control off-site post-development runoff from the four (4) proposed house lots to pre-development levels. The Preliminary plan should evaluate potential area for additional on-site surface stormwater basins as this may impact the proposed required open space area.
8. Section V-H 7.B Preliminary plan should identify the proposed required minimum buffer width and provide dimensions to verify compliance with this section.
9. Section V-H 8.A Applicant needs to provide information relating to which type of entity the common open space will be conveyed and maintained upon completion of the project.
10. Section V-H 8.B Preliminary plan should show proposed public parking and proposed access to the open space parcel.
11. Section V-L – Preliminary plan notes the project is located within a Groundwater Protection District Zone III. The project's residential use complies with this section.

Holliston Planning Board Subdivision Rules and Regulations Comments:

12. Section 7.6.2 – Conventional subdivision plan should also provide additional information consistent with the provisions of Section 4.2.3 Preliminary Subdivision Plan.
13. Section 7.6.3– Application for Site Plan Review and Development Impact Statement is not provided with the Concept Plan for review by the Planning Board.
14. Section 7.6.3 – Supporting information should be provided documenting the 5- step design process to include the following information:
 - a. Site Context Map
 - b. Delineated wetlands
 - c. Identification of proposed open space, including proposed use, design, and identification of the required buffers and any potential interconnections with adjoining parcels
 - d. Assessment of water supply and sewage disposal completed in accordance with the Board of Health's regulations for a Preliminary Subdivision
 - e. Location and alignment of roads, driveways and utilities in accordance with Standard 5 of the Board's Regulations, including any proposed easements
 - f. Lot lines in accordance with the Intensity Regulations of Section V-H(4)(B).

If you have any questions or need additional information, please contact me at (508) 864-6802.

Sincerely,
CMG



David T. Faist, PE
Principal Engineer

