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G-10453

February 10, 2023

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

**Re: Definitive Open Space Residential Development (OSRD) Peer Review #2
"The Trails at Jennings Hill" Jennings Road Holliston, MA
CMG ID 2022-008**

Dear Karen,

The following is our response to the peer review for the subject subdivision. We have listed the CMG numbered comments followed by G & H Responses

Holliston Zoning By-Law Comments:

4. Section V-H 8.B (Common Open Space Ownership and Management) Applicant should address how the open space shall be available for use by the general public. It appears there is adequate room to construct public access parking spaces on one side or the other of the proposed OSRD driveway. CMG recommends the proposed access path could be relocated to allow access from these spaces to the existing trails within the open space parcel.

G&H Response (1/11/23): The east side of the property and proposed open space border on an existing Town owned open space, Parcel I of the Highlands of Holliston Subdivision. The proposed east end of the proposed open space is 200 feet from Mohawk Path through the Parcel 1 open space trail. We do not recommend the suggestion of providing additional parking for the access from Jennings Road. We suggest the parking could be accomplished on Mohawk Path with not further disturbance to the open space.

CMG Comment #2: CMG is in agreement with this recommendation. Additional information and plans for open space parking on Mohawk Path should be provided for review and discussion by the Planning Board.

G & H Response: We believe that the Board is satisfied with the plan showing the open space and distance to existing houses, and no further information is needed by the Board on this issue.

5. Section V-L – Definitive plan should note the project is located within a Groundwater Protection District Zone III. The project's residential use complies with this section.

G&H Response (1/11/23): The Groundwater Protection District Zone III has been added as Note 6 of the General Notes on Sheet 3 Existing Conditions.

CMG Comment #2: A note is not provided on Sheet 3. CMG recommends this be noted on both the General Notes Title Sheet 1 of 10 and the Existing Conditions Sheet 2 of 10.

G & H Response: Suggested note added to Sheet 1 and Sheet 3.

Holliston Planning Board Subdivision Rules and Regulations Comments:

7. Section 4.3.1 p – Plan & Profile of the proposed street is not provided.

G&H Response (1/11/23): Plan and profile provided, see sheet 7 of 9.

CMG Comment #2: Plan and profile sheet 6 of 10 should also show subsurface drainage, grates /rim elevations, pipe inverts, water service, and gas utility services.

G & H Response: As requested we have added the drainage, water and gas to the road profile to sheet 6.

9. Section 4.3.1 s – Site's location with a "Groundwater Protection District Zone III" should be noted on the plan set.

G&H Response (1/11/23): See General Note 6 on sheet 2 of 9 of Existing Conditions.

CMG Comment #2: Comment Remains (See Comment 5.0)

G & H Response: The site's location within the Groundwater Protection District Zone III has been noted on the existing condition plan.

10. Section 4.3.1 t – Proposed water supply system layout and details are not provided.

G&H Response (1/11/23): Proposed water system layout and details are provided on sheet 5, 7 and 8.

CMG Comment #2: Existing and proposed water main line size, type, length, and depth should be shown on both the Plan & Profile views on sheet 6 of 10. CMG also recommends a note specifying all water main & service connections to conform with applicable Town of Holliston Water Regulations and Water Department contact information be provided within the plan set.

G & H Response: The proposed existing 6" water and proposed 8" water have been shown and labeled on sheet 6 for the Plan and Profile. Also the requested note for conformance with Town for the water has been added to both Sheet 4 and 5.

13. Section 4.3.1. w – Location of proposed landscaping along with planting details is not provided.

G&H Response (1/11/23): Proposed street trees and detail have been added to sheet 5, 7, and 8.

CMG Comment #2: Sheets 4, 6, and 8 show a 5 ft. wide tree planting easement and the locations of proposed street trees and a planting detail. However, the number, type, species and landscape planting schedule are not provided.

G & H Response: A planting legend has been added to Sheet 4

15. Section 4.3.4.3 – List of waivers from strict compliance with the Rules and Regulations should be provided in narrative form and on the Definitive Subdivision Plan Title Sheet.

G&H Response (1/11/23): List of waivers has been added to the Cover Sheet.

CMG Comment #2: CMG recommends the Planning Board review each waiver request individually and offers the following additional comments:

Waiver Request 1: Section 5.2.4(B) Sidewalk. CMG understands the Planning Board requested the Applicant provide a gravel sidewalk for a portion of the project. However, proposed gravel sidewalks may not conform to ADA / AAB handicap accessible requirements and will require more frequent long-term maintenance. CMG recommends bituminous sidewalks and concrete ramp be provided to allow for compliance with ADA/AAB regulations.

G & H Response: The sidewalk has been revised to provide bituminous concrete for the entire sidewalk, with a handicap ramp out to Jennings Circle.

Waiver Request 2: Section 5.2.5.5 Curbs. CMG recommends both 30' radii roadway entrance roundings be constructed of vertical granite curbing at the intersection of Jennings Road. CMG does not have an issue with the allowance of cape cod berm throughout the remainder of the roadway.

G & H Response: Vertical granite curbing has been added to the roundings on Layout Plan and detail added to Sheet 8. As discussed with the Board and approved by the DPW (and Tree Warden) the radius on the northerly side entrance vertical curb has been reduced to 15 feet, to allow for an existing 14" Oak tree to remain.

Waiver Request 3: Section 5.3.3 Min. 12" RCP. CMG is in agreement with this request.

Waiver Request 4: Section 5.4.3 Exterior Lighting. Additional information and lighting specifications should be provided to the Planning Board to verify the proposed post lights are Dark Sky Compliant.

G&H Response: The lighting has been changed on the plan due to a discontinued model. Information for LSI Lifestyle Small (XDLS), outdoor decorative area lighting. A packet with additional information has been attached to this letter to demonstrate that the lights are Dark Sky Compliant.

17. Section 5.2.1 i – Proposed driveway intersection sight distances are not provided

G&H Response (1/11/23): There is a plan attached, sheet 1 of 3 of the exhibit package that shows the existing sight distance at the intersection of Jennings Road and proposed Jennings Circle. This plan also shows additional sight distance that can be achieved if 3 additional trees on the project site are removed. We request a review by the Board to determine if the additional sight distance is required for this intersection considering the intersection is near the end of a dead end road, and the concern about the scenic road.

CMG Comment #2: Applicant must provide documentation the proposed street is designed in compliance with the minimum sight distance requirements indicated in the latest edition of the ITE Transportation and Traffic Engineering Handbook.

G & H Response: We believe the existing sight distance was determined adequate at the proposed intersection during the public meeting discussion, because we were near the end of a dead end street. We also provided a change in the curbing radius to save a tree in the Scenic Road ROW. As discussed with the Board, we can remove a 14" pine on the applicant's property looking left down Jennings Road, to increase the site distance to the required 250 feet. On the right, there is adequate sight distance of 115' to see the cars traveling south out of the last two driveways on the street. We believe this sight distance is adequate because we do not need to see beyond this point.

Section 5.2.3 – Roadway grades are not provided (Also See 4.3.1 p)

G&H Response (1/11/23): The proposed road grade is 1.29% to the curb at the center island, then it flows around the curbing at 0.6% to the low point catch basin, on the other side of the Island, the outer perimeter of the cul-de-sac is sloped 2% toward the island radius. See Plan and Profile Sheet 7.

CMG Comment #2: Cul-de-sac grade (0.6%) is less than the minimum allowable 1% around the island and may allow for surface ponding if not properly constructed. CMG recommends G&H evaluate if a minimum 1% gutter slope is possible to the catch basin inlet.

G & H Response: The slope of the road was decrease to 1% from Jennings Road to the island from the previous 1.29%, this allows the continuation of the slope around the island at 1% to the catch basin, see sheet 6.

20. Section 5.2.4 b – A sidewalk is not provided and no waiver is requested.

G&H Response (1/11/23): The Planning Board suggested a gravel sidewalk from Jennings Road into the site, and bituminous concrete sidewalk between the driveways. There is a 5-foot grass strip proposed between the cape cod berm and the 5-foot sidewalk.

CMG Comment #2: CMG understands the Planning Board requested the Applicant provide a gravel sidewalk for a portion of the project. However, any proposed gravel sidewalks may not conform to applicable ADA / AAB handicap accessible requirements and will also require more frequent long-term maintenance.

G & H Response: The gravel portion of the sidewalk has been revised to Bituminous Concrete.

CMG recommends bituminous sidewalks and concrete ramp be provided to allow for compliance with ADA/AAB regulations. An ADA / AAB compliant concrete ramp and or sidewalk transition detail for the beginning of the sidewalk at Jennings Road and spot grades to confirm compliance should be provided.

G & H Response: An ADA/AAB compliant ramp is shown on the plan and a detail shown on sheet 8.

23. Sections 5.2.5.3 & 5.2.5.4 – Pavement cross-section should be provided on the Detail Sheet specifying the required gravel base and bituminous pavement specifications.

G&H Response (1/11/23): Requested pavement detail information has been provided on sheet 8.

CMG Comment #2: Comment partially addressed. Detail should also specify 12" gravel base and bituminous binder / finish pavement materials in accordance with Section 5.2.5.3 and 5.2.5.4 of the subdivision rules and regulations.

G & H Response: Detail has been revised, see sheet 8.

24. Section 5.2.5.5 – Curbing details are not provided. Curb radii at Jennings Road intersection and cul-de-sac roundings should be labeled on the plan.

G&H Response (1/11/23): Requested detail information has been provided on sheet 8 and a 30' pavement radii labeled on plans for all transition areas.

CMG Comment #2: Vertical Granite curbing detail should be provided for proposed roadway entrance roundings.

G & H Response: Detail has been added to sheet 8 and noted on plan

26. Section 5.4.2 – Water system piping, valves, hydrants, water services, and construction details are not shown on the plans.

G&H Response (1/11/23): Requested detail information has been provide on sheet 8.

CMG Comment #2: Existing and proposed water main line size, type, length, and depth should be shown on both the Plan & Profile views on sheet 6 of 10. Water service valve locations for individual lots are not shown. Residential water service line for Lot 1 is shown as going through a catch basin structure.

G & H Response: Comments has been addressed as requested, see sheet 6.

CMG also recommends a Note be provided specifying all water main & service connections to conform with applicable Town of Holliston Water Regulations and Water Department contact information.

G & H Response: Note has been added to the plan to address this request, see sheet 5.

27. Section 5.4.3 – Street lighting is not provided and no waiver is requested.

G&H Response (1/11/23): Requested waiver provided to allow light posts at each driveway.

CMG Comment #2: Applicant is requesting a waiver for Planning Board consideration. CMG is in agreement with this request and recommend the Applicant provide lighting specifications to verify post lights are Dark Sky Compliant.

G & H Response: See Packet attached. In lieu of street lighting the Planning Board requested this change. The proposed lights are dark sky compliant. See Packet attached.

28. Section 5.4.4 – Proposed underground gas and or electric / cable / telephone utilities layout and/or construction details are not shown on the plan set.

G&H Response (1/11/23): Requested light post layout has been shown on the plans and detail information has been provided on sheet 8.

CMG Comment #2: CMG recommends approximate locations for electric/cable/telephone service boxes be shown as it appears they may fall within the 5 ft. tree easement. Applicant may wish to consider providing a 10 ft. wide tree and utility access easement to provide adequate room for both.

G & H Response: As suggested the easement has been revised to 10 ft. wide.

An existing gas main is shown in Jennings Road. A proposed gas utility service for the project and individual homes should be shown on both the Plan and Profile if natural gas service is to be provided.

G & H Response: A gas pipe line has been added to the Plan and Profile.

Proposed limits of pavement sawcut limits for all utility connections within Jennings Road should be shown along with a pavement repair detail.

G & H Response: Minimum three foot wide saw cut limits are added to sheet 4 for the underground work in Jennings Road for the electric, gas and water utilities.

29. Section 5.5.1 - Sidewalks are not shown and a waiver is not requested.

G&H Response (1/11/23): Requested waiver provided to allow gravel sidewalk to access the first driveway and bituminous concrete placed between driveways. Location of the sidewalk is 5' offset along the curb as shown on the plans with a grass strip.

CMG Comment #2: *See CMG Comments #15 & #20.

30. Section 5.5.3 – Street sign & stop sign locations, proposed pavement markings, and construction details are not provided.

G&H Response (1/11/23): Requested sign and details are shown on the plans.

CMG Comment #2: Painted stop bar location and pavement painting detail is not provided. Stop sign post detail does not provide a “breakaway” style post fitting. Same detail is required for the street sign post.

G & H Response: A Stop Bar and notation have been added to the plan. A breakaway sign post detail was added to Sheet 8 that can be used for both signs.

31. Section 5.5.5 – Applicant is requesting approval to remove the existing 24” Oak tree at the right-of-way intersection with Jennings Road. Street tree locations, tree planting species, caliper, and planting details should be included on the plan set including the replacement for the 24” Oak tree.

G&H Response (1/11/23): There is a 14” Oak within the Jennings Road ROW. There are other trees, on as large as 24” in the property of the project near the ROW that must be removed for the construction of the proposed Jennings Circle. It is our understanding that discussions are underway with the Tree Warden as to replacement plantings. There is a review of item 17 above that will also involve a possible 3 additional trees that may need to be removed from the project site. We suggest this item be a condition of approval.

CMG Comment #2: CMG recommends the appropriate tree planting schedule, locations, and details be provided within the Plan set as required to confirm compliance with all applicable Town regulations.

G & H Response: A planting schedule has been added to the plans.

Section 9.3.a - Scenic Road Regulations: Any tree removed shall be replaced with trees of a species, size and at a location approved by the Board (Also see Comment 31).

G&H Response (1/11/23): We agree.

CMG Comment #2: See previous Comment 31.

G & H Response: Based on the approval of the 15' radius on the right side of the road, it appears a scenic road hearing is not necessary.

General Engineering & Drainage Design Comments

36. CMG recommends a residential driveway typical cross-section and roadway transition detail be provided.

G&H Response (1/11/23): Typical driveway cross sections shown on sheet 8.

CMG Comment #2: Detail should be provided to show driveway transition from cul-de-sac gutter line through the bituminous sidewalk to the edge of the right of way to insure the sidewalk crossings will meet ADA / AAB compliance standards at each driveway location. CMG recommends G&H also confirm if the cape cod berm will be contiguous along the outside edge of the cul-de-sac across the end of each driveway.

G & H Response: A Detail has been added to Sheet 8. The Cape Cod berm is shown across the driveways.

Stormwater Standard 4: *Stormwater management systems shall be designed to remove 80% of the average annual post construction load of Total Suspended Solids (TSS).*

48. In order to take the 50% TSS removal credit for the grass swale it must be designed in accordance with the MA-DEP Stormwater Management Standards and a construction detail provided.

G&H Response (1/11/23): Grass channel has been provided along with a detail.

CMG Comment #2: TSS Worksheet "Individual Lot Infiltration Systems" incorrectly lists deep sump and hooded catch basin as part of the treatment train and should be revised.

G & H Response: The worksheet has been changed as requested. See attached worksheet.

Stormwater Standard 9: *Long term operation and maintenance plan*

56. CMG recommends the O & M Plan include the following required information:

- Plan showing the location of all stormwater BMPs maintenance access areas.
- CMG recommends the log form identify the Site location, responsible party, and both inspection and maintenance frequencies for each BMP in accordance with the MA-DEP Stormwater Management Standards.
- Snow removal operations should be included in O & M Plan and inspection log form.

G&H Response (1/11/23): A BMP schematic diagram has been added to the O&M Plan. The O&M Plan has been addressed as requested. The snow removal operations were added to the O&M Plan.

CMG Comment #2: The O&M Plan is missing the following required information:

An inspection and maintenance schedule narrative is contained within the O&M plan. However, CMG recommends a schedule in table format be provided for clarity for implementation of routine and non-routine tasks for each stormwater BMP;

A site-specific "Operation and Maintenance Log Form" is not provided for the Long-Term Stormwater O&M plan.

G & H Response: The requested table format, and O&M Log form has been provided.

We have enclosed revised plans dated, February 10, 2023

If there are any questions concerning our responses, please contact the office.

Very Truly yours,

Guerriere & Halnon, Inc.



Dale MacKinnon, PE.

Senior Project Manager

Attachments