

PVI Site Design

18 Glendale Road, Norwood, MA - 339.206.1030
Master Planning - Civil Engineering - Land Entitlements

Holden Planning Board

Town of Holden

1196 Main Street
Holden, MA 01520

March 29, 2021

RE: Jefferson Mill Redevelopment – DPW Comments

Dear Board Members,

We are in receipt of the review letter prepared by the Holden DPW for the referenced project dated March 3, 2021. After review of the letter, we have incorporated the comments into the new site plans prepared by our office. Below is a copy of the original comments with our responses in **BOLD** below as applicable. Original comments that were satisfactorily addressed have been removed from this letter. New drawings and other supporting information noted below are enclosed with this letter. Comment numbers remain unchanged for ease of reference.

Comments:

3. Additional information is required. The water quality treatment unit shall be sized to treat the drainage flow as proposed. Supporting calculations shall be provided and the recommended size unit shall be added to the Plans.

The recommended unit size has been added to the plans as well as the required Water Quality Flow and by-pass flow. The by-pass flow is based on a 100-year storm event for the approximate watershed of the existing Condos and Village Way contributing pavement areas.

Traffic Analysis:

18. Include the triangle sight distance on the Plans.

See sheet C203 for Site Triangles. The new parking area adjacent to Building 3 was removed from the design, therefore no site distance calculation is required in this area.

Water & Sewer:

19. Add a note that the Water & Sewer Division shall be contacted should any water or sewer mains be discovered. Include a detail to abandon in place both water and sewer mains that may be encountered during construction.

This note has been added to the drawings. This detail has been added to the drawings.

23. The domestic water meters shall be sized appropriately for the demand of the building. Backup documentation for their sizing shall be provided. Be advised

that the monthly charge for water and sewer services are based on the size of the domestic water meter installed. This information shall also be submitted to the Water & Sewer Division for approval when it is submitted for the plumbing permit.

A note to reference this requirement has been included on the drawings.

25. The appropriate testable backflow device shall be installed on each sprinkler connection, inside at the riser. This information shall also be submitted to the Water & Sewer Division for approval when it is submitted for the plumbing permit.

A note to reference this requirement has been included on the drawings.

26. The gate valve that is missing is located where the Village Way water main intersects the Main Street water main. If one cannot be located, a new one may need to be installed. Add this note closer to that location on sheet C103.

The note was revised.

29. Provide supporting calculations for the sizing of the proposed sewer pump station and associated forcemain. The forcemain shall be SDR21 or Schedule 80..

Pump station calculations have been added to the drawings.

30. Profiles of all proposed sewer lines shall be submitted to the DPW.

Profiles have been included in the revised drawings.

35. It appears that the proposed project increases the amount of impervious by 447 sqft due to the addition of a stairwell for Building 5 and reduces it by reducing the paved parking lot area near Main St on the south side. Provide an explanation of how Standard 3 (Infiltration) of the Stormwater Management is met to the maximum extent practicable.

The Stormwater Design Narrative has been revised to include the recharge provided by the porous pavers and adequately meet Standard 3 for the increase in impervious area.

36. The design engineer shall certify after the proposed work is completed that utilities are working properly and as intended.

Acknowledged. Notes to require inspections by the engineer have been added to the drawings.

37. The elevations and condition of the outfall and catch basin upstream of the outfall shall be obtained to confirm adequate flow path availability.

This data has been added to the drawings. See attached image of the final outfall of the 24" drain pipe. The outfall is an existing headwall directly into the river, and unobstructed.

38. The elevations and drainage pipe size to the first catch basin from Village Condos shall be identified and included in the size calculations for the water quality treatment unit.

This information has been added to the drawings. Upstream watershed data was considered in the sizing of the Water Quality Unit.

39. Add the 25-yr storm event to the stormwater report calculations and standards.

The Stormwater Design Narrative has been revised to include this storm event.

40. A sheet shall be added to the Plans including the boundaries of the parcel and direct abutters.

An overall site plan has been created and included in the revised plan set.

41. Update the drainage maps to show the soil group.

Watershed maps have been revised and included in the revised Stormwater Narrative.

42. The applicant shall provide proof that there are no illicit connections to the drainage system.

Additional notes have been added to the drawings that call for removal of illicit discharges and inspections by the engineer.

43. Consider adding a manhole to avoid catch basin - catch basin connection on the area of the garage entrance to Building 5.

An offline catch basin has been added in this area that connects to the Water Quality Unit.

44. The retaining walls shall be designed and inspected during construction by a Registered Structural Engineer.

Acknowledged. Additional notes have been added to the plans to specify this requirement.

45. Proposed slap repairs shall be submitted to the Office of Dam Safety (ODS) for comments prior to performing the work.

Acknowledged. Additional notes have been added to the plans to specify this requirement.

46. Ensure that adequate space is provided for Building 5 parking entrance/exit. It appears that the space between parking spaces and entrance is tight.

Approximate drive paths have been graphicly shown on the plans. This path demonstrates a 14-foot turning radius, typical for passenger cars.

47. The existing water main in Village Way is 8", not 6" as shown on the plans. Please make the correction at the two water main connection locations.

This has been revised on the plans.

In addition to the responses to DPW, the following is a brief discussion on items discussed during the Planning Board Hearing.

Village Way Parking – The applicant's attorney further reviewed the rights within "Easement C" and how it relates to parking. It was determined that rights within the easement pertain to utilities and that the owner of the Mill has the ability to modify and use the area for parking. See enclosed letter from Matthew Peloquin, Esq. To that end, the revised plans call for minor realignment of the roadway and parking areas along Village Way. The improvements re-align the existing drive to better align to the 24-foot access easement for the condominiums, and allows for head in parking.

Parking Adjacent to Guard House - The new head in parking was moved away from the guard house by 25-feet and 60-feet from Main Street. This additional landscaped area will provide snow storage area for these parking spaces.

New Parking Lot at Main St – Because of the improved parking areas along Village Way, the applicant has removed this parking area from the scope of the project.

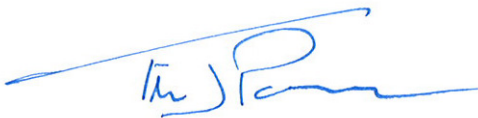
Accessible Parking – All Accessible Parking has been relocated into the garage in Building 5.

Utility Connections – Following the public hearing, the applicant was contacted by the Town of Holden regarding the water and sewer connections. It was the preference of the Water and Sewer Department to maintain the proposed connections as shown on the submitted plans.

We trust that the above responses and attached revised documents adequately address the comments. If you need any additional information, please feel free to contact our office.

Thank you.

PVI Site Design, LLC



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Enclosures: As noted



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BRIAN R. FORTS (1952-2017)

March 23, 2021

Town of Holden
Planning & Development Office
1196 Main Street
Holden, MA 01520

Re: Easement C
 Jefferson Lofts

Dear Sir/Madam:

Following the Planning Board's hearing on the Jefferson Lofts application for a site plan review special permit, questions were raised relative to the permitted uses on Easement C. This letter is a supplement to our opinion letter dated January 7, 2021 further describing Easement C.

Easement C. grants the Condominium at Village Way a non-exclusive, perpetual easement to use the easement for the purpose of utilities to service the Condominium. The easement is limited to utilities and does not allow for non-utility uses. It is believed that the Condominium has been using Easement C. to store snow and park cars. This use, however, is not permitted under Easement C. While said uses may have been permitted by the site owner in the past, there is no legal right for Condominium to continue to use Easement C. in this manner.

Please let us know should you require any further information on Easement C.

Very truly yours,

BENNETT & FORTS, P.C.

By 
Matthew J. Peloquin

MJP
Enclosures