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April 7, 2015

Mr. Nathaniel Strosberg, Town Planner
101 Main Street
Town of Ashland
Ashland, MA 01721

RE: "Lot 2A – Butterfield Drive, Ashland, MA
Site Plan and Drainage Design Review #2
GCG Project 1512

Dear Mr. Strosberg:

GCG Associates, Inc. has reviewed the following information for the proposed Site Plan for Lot 2A Butterfield Drive in Ashland, MA.

Plan References:	"Site Plan of Land – Lot 2A Butterfield Drive – Ashland, MA ", dated January 20, 2015, prepared by: GLM Engineering Consultants, Inc., last revised March 25, 2015
Documents:	"Stormwater Management Report for "Site Development Plan – Lot 2A Butterfield Drive – Ashland, MA ", dated January 20, 2015, prepared by: GLM Engineering Consultants, Inc., last revised March 25, 2015
Letter	Response letter from GLM Engineering Consultants, dated March 30, 2015

Based upon our review of the above information, we offer the following general comments and comments with respect to compliance with Town Bylaws: Chapter 282 - Zoning, Chapter 343 - Stormwater Management, Chapter 348 - Wetlands Protection Regulations, Chapter 326 – Sewers, and Chapter 334 - Water. The numerical section of the regulations is referenced at the beginning of each comment unless it is a general comment. Comments which have been satisfactorily addressed have been removed and new comments are shown in bold text.

GENERAL PLAN COMMENTS

The following are general comments with respect to the plans.

Plan 4 of 8, Grading, Drainage and Utilities:

1. The site plan shows four proposed utilities to cross the paved street. The plans should show what the plan is for repaving the existing street. **The town may want to consider requiring the road to be repaved in the area of the four trenches on Butterfield to avoid having 4 cross trenches.**

2. The invert of the existing sewer in the street should be shown to verify that the slope on the plan will work. Also, a detail of how the connection to the existing sewer main should be provided. **The detail shows a chimney with cast in place concrete around the chimney. Consideration to using a precast chimney would allow for immediate backfill of the trench and not have to plate the street for a week to allow the concrete to cure.**

CHAPTER 282 – ZONING

- 282-9.4.4(4) A plan showing that emergency vehicles can access the back of site and maneuver around the building should be provided. Visually it appears that it may be difficult for a fire truck to make it to the back of the building and to the storage area. **Confirmation that the Towns fire truck can make it around the building should be provided.**
- 282-9.4.4(8) The location of exterior lighting on the site should be shown on the plan. **Lighting has been shown. The applicant should show the type of lighting and demonstrate that there is no impact on abutting properties with the proposed lighting.**
- 282-9.4.8 Traffic data was not provided for the proposed use and how it may impact Butterfield Ave and Pond Street. Stopping sight distances should be provided and an analysis of turning movements should be provided to verify that vehicles can maneuver around the site. **Sight distances are shown on the plans as requested. No traffic data was provided with respect to entering the site and the potential impact on Pond Street.**

CHAPTER 343 – STORMWATER MANAGEMENT

- 343-7.6.16: Stormwater Management Plan Contents: The back area is proposed as a gravel area. The potential for contamination of the wet basin due to erosion and disturbance is very high due to the gravel surfaced area. Sediment will flow into the wet basin. The wet basin does have a concrete bottom forebay which will prevent some siltation from entering the basin. Since this area would be an active site with heavy equipment, consideration should be given to using a different material in the gravel area. **Comment remains with respect to erosion and sediment in the gravel area which will flow to the wet basin.**

If you have any questions regarding this matter, please contact our office.

Respectfully Submitted,
GCG Associates

Michael J. Carter

Michael J. Carter, P.E.
Project Manager

2A Butterfield Drive
GCG Job#1512