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Mr. Nathaniel N. Strosberg, Town Planner  
Planning Department  
101 Main Street, 2<sup>nd</sup> Floor  
Ashland, MA 01721

October 16, 2015

TEC Ref. T0608.00

Re: Village of the America's, Phase VII - Peer Review  
Ashland, MA

Dear Mr. Strosberg:

On behalf of the Town of Ashland, TEC, Inc. reviewed documents as part of the civil engineering peer review for the proposed Phase VII subdivision, buildings 70-82 on America Boulevard. Ashland Chestnut Realty Trust ("Applicant") submitted the following documents, which TEC reviewed for conformance with the Town of Ashland Zoning Bylaws and Chapters 247 and 343, Stormwater Management of the Code of the Town of Ashland:

- Application for Site Plan Review (Form-SP), "Village of the Americas", Phase II.
- Application for Stormwater Management Permit, "Village of the Americas", Phase II.
- "Village of the Americas" Phase VII Site Plan, Buildings 70 Through 82, in Ashland, Massachusetts, Site Plans, prepared by Guerriere & Halnon, Inc., dated September 11, 2015.
- Notice of Intent for "Village of the Americas" Phase VII in Ashland, Massachusetts.
- Drainage Plan, "Village of the Americas" Phase VII Buildings 70 Thru 82 Rational Drainage Areas Plan of Land, prepared by Guerriere & Halnon, Inc., dated September 11, 2015.

Upon review of the documents and plans, TEC has compiled the following comments for the Planning Board's consideration:

1. Waivers are marked as "yes" on the application form, however, no other indication or list was shown on the documents received.
2. Applicant shall confirm that they are proposing a maximum of three stories for each new building.
3. According to Section 8.6.6.3 of the Zoning Bylaws, a minimum of 10% of housing shall be affordable as defined by the Commonwealth. The applicant shall confirm that 10% of the housing is affordable.
4. According to Section 8.6.9 of the Zoning Bylaws – Walkways: Pedestrian and/or bicycle lanes shall connect various uses and otherwise provide appropriate circulation or continuity to an existing pedestrian or bicycle circulation system. We recommend that the Planning Board consider enhanced pedestrian and bicycle connectivity for a project of this scale.

5. According to Section 8.6.15.4 of the Zoning Bylaws - Miscellaneous Standards: Special attention shall be given to location and number of access points to the streets, general interior circulation. There appears to be opportunity within the Phase VII development to better align internal access roads and limit user conflicts. The driveways for buildings 74, 75 do not align to the main access drive to buildings 76, 77. Additionally, in the center of the development, three driveways connect to the main drive, the applicant should consider aligning these drives to limit potential user conflicts. Additionally, there appears to be an opportunity to limit the number of curb cuts to the roadways for buildings 80 and 82 by sharing driveways with the adjacent buildings, similar to the other buildings in the development.
6. According to Section 8.6.16, items 3 through 12 of the Zoning Bylaws, various analyses are to be prepared and submitted, which not included in the submittal. Town staff and/or the Planning Board should confirm if this information is required for this Phase of the development or if adequate supporting information has previously been developed under previous phases.
7. The width of the driveways and drive aisles are shown as 18' wide. The Town of Ashland Fire Department should confirm if the width is adequate for emergency vehicle apparatus. Based on recent changes to the National Fire Protection Association (NFPA) Code, Section 18.2, the minimum width of access roads to structures is 20', with certain provisions for the type of automatic sprinkler systems installed to determine the adequate distance from the access road to the structure.
8. The Fire Department shall confirm if the hydrant locations are adequate and meet the minimum required distance to the structure. The fire hydrant closest to Building 79 is not connected to an access way.
9. The Applicant should put a fence around the proposed swimming pool area according the applicable building codes.
10. The Stormwater Management information submitted does not provide adequate information to fully evaluate compliance with the Massachusetts Stormwater Management Handbook, in accordance with, Code of the Town of Ashland, Chap 247-12.B. The Applicant should submit a stormwater study demonstrating conformance with the 10 standards of the Stormwater Management Handbook and provide water quality and water quantity control measures.
11. It appears that the portion of the proposed project (near structures 72 and 73) was not included within the drainage calculations. The Site Plans should be revised to include this area and provide adequate treatment onsite prior to running off to the adjacent commercial property (Code of the Town of Ashland, Chap 343-8.1.1).
12. It appears that the Applicant is proposing to modify the existing forebay and detention basin to provide additional pretreatment and storage to mitigate the proposed stormwater impacts for the new development. Additional calculations should be provided to show that the forebay is adequately sized and the detention basin provides adequate peak rate attenuation for the design storms. The Applicant is proposing to construct 2H:1V side slopes for the existing

detention basins. The Stormwater Management Handbook recommends a maximum slope of 3H:1V to prevent erosion.

13. The Stormwater Management calculations should be revised to show that post-development groundwater recharge rates will at a minimum remain equal to pre-development site conditions. (Code of the Town of Ashland, Chap 343-8.1.5)
14. EX-DMH #27 has an existing invert out at elevation 227.60. The new proposed invert in is at elevation 227.26. The Applicant should adjust the proposed invert to be higher than the existing invert out.
15. Perimeter erosion control should be placed along the westerly limits of work to prevent sediment from leaving the construction area.
16. Based on a field visit, there does not appear to be adequate sight distance for the westbound America Boulevard approach at its intersection with Chestnut Street. There is an existing fence that currently obstructs sight lines to the north. The Applicant should inquire with the property owner to see there is an opportunity to eliminate a portion of the fence to provide adequate sight distance.

If you have any questions regarding the peer review, please do not hesitate to contact me at (978) 794-1792. Thank you for your consideration.

Sincerely,  
TEC, Inc.  
"TheEngineeringCorp.com"



Eric K. Gerade, PE, LEED AP  
Senior Civil Engineer