



GREEN INTERNATIONAL AFFILIATES, INC.

239 LITTLETON ROAD, SUITE 3 WESTFORD, MA 01886

T: (978) 923-0400 | F: (978) 399-0033 | WWW.GREENINTL.COM

October 3, 2018

Ms. Maren Toohill
Planning Administrator/Permit Coordinator
Town of Littleton Planning Board
Shattuck Street Municipal Building
37 Shattuck Street, Room 303
Littleton, MA 01460

**Subject: Engineering Review Services of Site
Plan/Special Permit Application for
"151 Taylor Street"
Littleton Planning Department**

Dear Ms. Toohill:

Pursuant to our agreement with the Town of Littleton, Green International Affiliates, Inc. (Green) is submitting this letter report of the findings from our peer review of the Site Plan and Special Permit Application Package for 151 Taylor Street, Littleton, MA. Following our initial peer review letter, dated September 21, 2018, we received the following supplemental document from the applicant:

- A letter with the subject line called "Response to Comments, 151 Taylor Street, Littleton, MA dated" September 28, 2018

Green offers the following comments resulting from our review of the above document as they pertain to the cited regulations. Please note that this peer review is not a complete review of the project design and does not relieve the Applicant and Engineer of meeting all requirements of local, state and federal regulations.

Items from the initial comment letter that have been satisfactorily addressed have been omitted from this letter, and original comment numbering remains. Please note that the highlighted items below either require action by the Applicant or are items that we have deferred to or made a recommendation to the Planning Board.

Site Plan Review Comments:

1. Initial 09/21/2018 Comment: Accessible parking space symbols are shown upside down within the space. A detail of the proposed signage is not shown. We respectfully defer to the Planning Board, whether a review of the proposed accessible parking space signage is needed.

09/28/2018 Applicant Response: The accessible parking space symbols were inadvertently shown upside down. Revised plans with the correct orientation are included with this response (Exhibit 1).

10/03/2018 Comment: We respectfully defer to the Planning Board, whether a review of the proposed accessible parking space signage is needed.

3. Initial 09/21/2018 Comment: The existing driveway connecting to Taylor Street appears to be in poor condition based on an onsite visual inspection. The addition of traffic loads from large trucks on a regular basis will further add to the deterioration of the pavement. The Applicant should consider reconstructing the driveway and providing heavy duty pavement. **We respectfully defer to the Planning Board for an opinion on this item.**

09/28/2018 Applicant Response: The Applicant will inspect the existing driveway to determine the need to reconstruct and install heavy-duty pavement.

10/03/2018 Comment: We respectfully defer to the Planning Board for an opinion on this item.

5. Initial 09/21/2018 Comment: The Applicant should provide truck turning movements demonstrating that WB-67 movements meet the encroachment requirements of MassDOT PDDG Exhibit 6-15 onto and off of Taylor Street. It appears that WB-67 vehicles may need to encroach on opposing lanes to enter the site when heading southbound on Taylor Street under existing conditions. We recommend all 4 potential movements be submitted for review and modification to the driveway be proposed, if necessary.

09/28/2018 Applicant Response: The Applicant's traffic engineer (VAI) has done the truck turn analysis using the WB-67 truck, as requested, and is working with the civil engineer (MWE) to provide a design that avoids impacts to the 50' "no cut" wetland buffer on the south side of the existing entry and respects the property boundary with 153 Taylor Street to the north side. The Applicant will present the driveway redesign at the next hearing.

10/03/2018 Comment: The Applicant has provided the requested turning movements. The center island and driveway modifications appear adequate to accommodate the WB-67 turning movements. It should be noted that a WB-67 exiting the facility and heading south on Taylor Street will encroach into the northbound lanes; however, this encroachment is allowable per the MassDOT guidelines. Most trucks are likely heading northbound on Taylor Street (towards Route 2) when leaving this facility. The ConCom should be made aware of any additional impacts within the 50-foot buffer.

Zoning Bylaw Comments:

7. Initial 09/21/2018 Comment: § 173-18-C of the Zoning Bylaw states that major topographic changes be minimized. The proposed fill on the south side of the site for installation of the fire lane constitutes a major topographic change to that portion of the site. We understand that this fire lane was a specific request from the Littleton Fire Department, therefore we **respectfully defer to the Planning Board for a determination on this item.**

09/28/2018 Applicant Response: No response required. (MWE)

10/03/2018 Comment: We respectfully defer to the Planning Board for a determination on this item.

8. Initial 09/21/2018 Comment: § 173-18-C of the Zoning Bylaw also states that removal of existing trees be minimized. A dense collection of trees exists between the building and Monarch Drive on the southeast side. While the plans do not indicate the removal of these trees, it is assumed based on the proposed fill indicated by the contours on the Grading Plan. Four new trees are proposed between the fire lane and Monarch Drive, which is not adequate to provide screening. **We respectfully defer to the Board to determine whether further analysis of this item is required as**

Monarch Drive is a private roadway. Note: vegetation further south between Monarch Drive and I-495 is expected to remain.

09/28/2018 Applicant Response: As discussed with the Board at the September 13, 2018 hearing, the landscape plan for the Project includes new trees between the fire lane and Monarch Drive that provide for an adequate buffer to the Project. As noted by the Board during the hearing, the Property elevation is significantly below the elevation of the adjacent Taylor Street and I-495. As a result, the proposed buffer, in conjunction with the existing trees between Monarch Drive and I-495, adequately screens the Project from the surrounding roadways. (Nutter)

10/03/2018 Comment: We respectfully defer to the Board on whether this comment has been sufficiently addressed as we were not at the last Board meeting.

9. Initial 09/21/2018 Comment: Per § 173-18-D, the Planning Board shall determine if there is adequate access to each structure for fire and service equipment. A fire lane is shown and it is our understanding that the Applicant has coordinated this directly with the Fire Department. **The Board may wish to seek formal approval from the fire and police departments.**

09/28/2018 Applicant Response: No response required. (MWE)

10/03/2018 Comment: Please refer to the original comment.

Major Industrial Use Special Permit Comments:

15. Initial 09/21/2018 Comment: § 173-88 of the Zoning Bylaws discusses the requirements for the special permit for major commercial and industrial uses. Within their application package narrative, the Applicant has provided acceptable responses to the decision considerations discussed in § 173-88.B. **We respectfully defer to the Planning Board for a determination on the issuance of this special permit.**

09/28/2018 Applicant Response: No response required. (MWE)

10/03/2018 Comment: We respectfully defer to the Planning Board for a determination on the issuance of the special permit.

Exclusions:

As indicated in the Scope of Services, this peer review does not include the following:

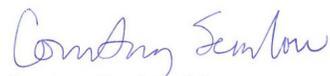
- Review of the package for compliance with the town of Littleton Stormwater Management and Erosion Control Bylaw, and the Massachusetts Wetlands Protection Act;
- Review of the Special Permit Application Package for compliance with other Local, State or Federal codes, ordinances or laws not mandated by the Code of the Town of Littleton, Massachusetts, Chapter 173, Zoning Bylaw;
- Review of any previously approved plans, reports or applications for compliance with Local, State or Federal codes, ordinances or laws;
- Confirmation of any delineated resource areas;
- Review of landscape planting and site lighting photometrics;
- Review of septic system design;
- Review of the project during construction;
- Review of architectural plans;
- Structural review of retaining walls;

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The comments that remain are limited to those that defer approval or recommendations from the Planning Board. Therefore, we do not anticipate additional comments will be generated by Green for this project. Should you have any questions regarding this peer review please do not hesitate to contact us.

Sincerely,

Green International Affiliates, Inc.



Courtney Semlow, P.E.
Project Manager

CS/ea

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