

Jennifer Hager

From: Alpha Omega Engineering <aoservicesinc@gmail.com> on behalf of Alpha Omega Engineering
Sent: Tuesday, November 28, 2023 5:25 PM
To: Jennifer Hager
Cc: Jessica Bruno; Jim Lenihan; John Couture
Subject: Re: Planning Review

Hi Jen,

Please see my reply below in red

VI.H. – Retreat Lot Requirements

The plan appears to meet all retreat lot requirements. However, the applicant should address how stormwater management might be handled for the extensive length of private drives as they will travers steep grades that can be up to 12%.

The existing grade across the area where the proposed common driveway is about 2-4%. The proposed private driveways will not exceed the required 12% slope. The plan is to have the driveways parallel to the existing contours as much as possible and not exceed 12%. Drainage trenches and forebays will be used to attenuate the increase in runoff. The driveway for lot 3 will have a driveway easement over lot 1 that will be created during the design. I can't propose a driveway easement location now because I don't know the proposed driveway and it's associated grading location for lot 3.

VI.I. – Common Driveway Requirements

Although this plan states the common driveway will adhere to all provisions of this bylaw, it is preferred that some of the standards be clearly indicated on the plan. Specific standards to be shown should include at a minimum adding a cross section of the common driveway showing width and type/depth of materials, compliance with grade requirements including a maximum of 3% within 50' of the street line, and an underground utility notation.

I'll add a driveway cross-section to the plan and a note regarding the grade requirement. The client would like to ask the board if they will allow him to run overhead wires until he crosses the wetlands to avoid additional wetlands disturbance and then switch to underground after that. Let me know if he needs to submit additional forms.

Although the grade across the area where the common driveway is to be located appears to be no more than 4% in places, the bylaw states that drainage calculations must be provided. In the least an engineer must address the issue of potential stormwater impacts relative to construction of the common driveway. The applicant should also address how stormwater management might be handled for the remaining length of private drive as well as they travers much steeper grades that can be up to 12%.

As you mentioned in your email, this driveway will trigger the local stormwater management bylaws and it will be reviewed by John Couture. It'll also trigger a stormwater review by the conservation commission. Drainage trenches, infiltration basins and/or underground infiltration systems will be used to attenuate the increase of runoff. The conservation commission told us that they will request drainage design for the two parcels. This will be done during the conservation approval process for the proposed site design for the two parcels and the common driveway.

Form A - Approval Not Required (ANR) Plan Requirements – These requirements are for creation of new lots along an existing roadway.

All Approval Not Required (ANR) Plan requirements appear to have been met although I am recommending additional bounds be installed to ensure future lot owners and/or surveyors can determine what land is theirs especially in narrow portions of the lots. I have also included a cautionary that when dividing a large piece of land the Conservation commission does not have to allow more than one wetland crossing, this is likely the main reason the common driveway is proposed.

Correct.

Thank you,

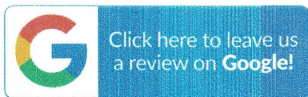
Raouf Mankaryous
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On Tue, Nov 28, 2023 at 2:19 PM Jennifer Hager <j.hager@town.sutton.ma.us> wrote:

Hi Raouf: I'm attaching my formal review. The main element in the review is that the bylaws require drainage calcs for the proposed common driveway. We also have a stormwater management bylaw that may also be triggered with the amount of earth work and slope of some of the work area required here, so these calcs will also partially serve compliance with those bylaws as well (attached). J. Couture is our Stormwater Authority.
Thanks - Jen

Jennifer S. Hager

Community Development Director

Town of Sutton

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Jennifer Hager

From: Alpha Omega Engineering <aoservicesinc@gmail.com> on behalf of Alpha Omega Engineering
Sent: Tuesday, November 28, 2023 5:28 PM
To: Jennifer Hager
Cc: Knick Nunnemacher; Tracey Tardy; Ray Nichols; Linda Hicks
Subject: Re: 120 Burbank Road - Retreat lots and common driveway special permits

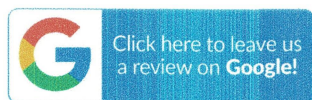
Hi Jen,

The driveway for lot 3 will have a driveway easement over lot 1 that will be created during the design. I can't propose a driveway easement location now because I don't know the proposed driveway and it's associated grading location for lot 3. I'll need to do the topography survey and the design first. The easement will be shown on the proposed house plot plan and will also be recorded in the registry of deeds.

Thank you,

Raouf Mankaryous
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On Tue, Nov 28, 2023 at 5:03 PM Jennifer Hager <j.hager@town.sutton.ma.us> wrote:

Ahh I get what you're saying, the owner of Lot 3 will have to have a deeded easement even for their private driveway over Lot 1 and this should show on the plan – Thanks Knick! Jen

From: Knick Nunnemacher [mailto:r.nunnemacher@town.sutton.ma.us]
Sent: Tuesday, November 28, 2023 4:45 PM
To: Jennifer Hager <j.hager@town.sutton.ma.us>
Cc: Tracey Tardy <t.tardy@town.sutton.ma.us>; Ray Nichols <r.nichols@town.sutton.ma.us>; Linda Hicks <lhicks@town.sutton.ma.us>
Subject: RE: 120 Burbank Road - Retreat lots and common driveway special permits