

March 18, 2024

Town of Lancaster
Planning Board
Prescott Building
701 Main Street
Lancaster, MA 01523

**Re: Definitive Subdivision - McGovern Boulevard Extension
Peer Review Comments**

Dear Board Members:

Bohler Engineering is in receipt of a comment letter from Haley Ward, Inc., dated February 2, 2024. On behalf of Applicant 702 LLC, Bohler offers the following responses. For clarity, the original comments are in **italics**, while our responses are directly below in **bold** type.

Comment # 1 Lancaster MS4 Bylaws require the removal of 50% of the average annual load of Total Phosphorous (TP) related to the total post-construction impervious surface area on the site. The applicant does not show any TP removal plan in the stormwater analysis. The applicant should submit a plan/analysis for TP removal before beginning construction.

Response: The proposed above ground infiltration basin (SWMA-1) is designed to collect stormwater runoff from the proposed impervious surfaces on site. The proposed basin provides 4,275 cu-ft of volume below the lowest outlet for groundwater recharge therefore treating greater than the 1.0" depth of runoff for soils with a 2.41 in/hr. infiltration rate. This condition provides a 98% cumulative phosphorus load reduction per the MA MS4 general Infiltration basin (2.41 in/hr) BMP performance table. Refer to the attached MA MS4 General Infiltration Basin (2.41 in/hr) BMP Performance Table, Stage Area Table for Pond SW-1, and MA DEP Standard 4: Water Quality Volume Calculations for additional information.

Comment #2 The project narrative states that private utility services will be used for future developments on the property. The proposed means of fire protection should be noted. A plan showing a water tank for fire protection should be included, noting the location and limitations of the proposed system.

Response: A water tank is not proposed for this project. Fire protection will be provided by the proposed ten (10) inch water main that is depicted on the originally submitted plans. The main shown on the plans will connect to a proposed water line extension from the City of Leominster.

Comment #3 The applicant states that on-site wells and septic systems are to be installed on the site to provide adequate water and wastewater services. It is recommended that plans be provided showing the locations and profiles of any proposed infrastructure.

Response: The end users, proposed building sizes and locations associated with the development of the individual lots are unknown at this time. Locations and designs of the proposed infrastructure for on-site water and sewer/septic systems will be provided during the Site Plan review process.

Comment #4 *The Operation and Maintenance Plan (O&M Plan) per Lancaster's MS4 Bylaws should include:*

- i. Name(s) of the owner(s) for all components of the system*
- ii. The Names and addresses of the person(s) responsible for operation and maintenance.*
- iii. The person(s) responsible for financing maintenance and emergency repairs*
- iv. A maintenance schedule for all drainage structures, including swales and ponds.*
- v. A list of easements with the purpose and location of each one*
- vi. The signature(s) of the owner(s)*

Response: **The Operations and Maintenance Plan has been revised to reflect the above.**

Comment #5 *The Lancaster MS4 Bylaws require timing schedules and sequences of development, including clearing, stripping rough grading, construction, final grading, and vegetative stabilization. We recommend that your approval require an anticipated schedule for the extension detailing the procedures and timing for each construction activity.*

Response: **As discussed at the first hearing with the Board, the overall purpose of this submission is to freeze the current Zoning Regulations and the applicant does not intend to construct the roadway extension at this time. The applicant requests that schedules and sequences for the development be provided to the Board prior to the start of construction as a condition of approval. In addition, the Applicant can provide additional information on these matters during the Site Plan review process.**

Comment #6 *The Lancaster MS4 Bylaws require the applicant to submit locations of areas to be cleared of more than 30% of the existing vegetation. We recommend your approval require the submission of addition plans denoting locations where vegetation will be removed.*

Response: **An exhibit has been provided that shows the areas of existing vegetation that are expected to be cleared of more than 30% of the existing vegetation as a result of the construction.**

Comment #7 *A slope easement should be added to the north side of the roadway in the plans similar to the easement shown on the south side of the roadway along the retaining wall. The easement will run with roadway ownership to maintain the approved side slope.*

Response: **A slope easement has been added to the revised plans. Refer to Sheets C-301 & C-401.**

Comment #8 *The application package includes a Bohler response letter to a Conservation Commission NOI peer review letter prepared by Haley Ward. The response letter to the Planning Board Peer Review letter (Haley Ward, 2020.07.10) should be provided for the Board's background.*

Response: **The referenced Haley and Ward letter was received just prior to the Planning Board Hearing on July 17, 2020. These comments were reviewed and discussed with the Board at the hearing and no formal response letter was provided.**

Comment #9 The proposed roadway connects to and extends an incomplete subdivision roadway. The initial section of McGovern Boulevard remains to be widened and completed to your Subdivision Rules and Regulations. Your approval should require that adequate bonding be in place to complete this work on the road serving the site.

Response: According to the Applicant the approvals for the initial portion of the roadway widening were issued to a separate party, North Lancaster LLC and bonding of the previously approved roadway widening is not applicable to this submission. This can be discussed with the Board at the public hearing should the Board wish to discuss in more detail.

We trust the above as well as the attached information are sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900.

Sincerely,

Bohler



Andrew Steiner, PE



John Kucich, PE

cc. William Depietri, 702 LLC