

## Takashi Tada

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**From:** Jared Gentilucci <jgentilucci@nitscheng.com>  
**Sent:** Thursday, January 14, 2021 5:42 PM  
**To:** Takashi Tada  
**Cc:** Basel Alhadidi  
**Subject:** RE: Shepley Hill - Groton

Hi Takashi,

I confirmed that Adina will attend tonight's hearing to discuss traffic related items.

We reviewed all of the revised plans and supplemental documentation received on 1/11 and 1/13 and have the following comments related to the civil peer review:

- The site grading design has been revised to reduce cut heights at select areas of the site, including at the internal roadway intersection and at the cul-de-sac. Cut heights have been reduced by as much as 4 to 8 feet at these locations. We agree with these revisions and feel they are a positive change to the design.
- The Applicant has requested a waiver from Section 381-10.D(3)(b) to allow a minimum safe stopping sight distance of 155 feet (175 feet required for minor streets). This distance exceeds the minimum safe stopping sight distance for a lane (125 feet), which the onsite roads are being designed to. Also, for a 25 mph speed limit, MassDOT design guidelines require a minimum stopping sight distance of 155 feet. Therefore, Nitsch Engineering takes no exceptions to this waiver request. We do recommend the stopping sight distance be added to all vertical curve labels so they can be confirmed.
- The grading revisions required changes to the internal roadway profiles, including shortening the lengths of some vertical curves. Three sag curves along Road A (off Sand Hill Road) do not meet the minimum K value recommended by MassDOT design guidelines. This is not a concern provided the roadway is illuminated as shown on the site lighting plan and a minimum stopping sight distance of 155 feet is provided.
- On Sheet 13, Grading/Drainage Plan, the bottom elevation of Proposed Infiltration Basin #5 has been revised to 253 (previously 251). We assume this is a typographical error and request the Applicant to confirm.

I will be prepared to go over these comments with the Board. I can follow up with a formal comment letter if you or they would like one.

I plan to log on to the meeting around 6:50. Talk to you then.

**Jared Gentilucci, PE, CPESC, LEED AP BD+C** | Project Manager

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**From:** Takashi Tada <ttada@grotonma.gov>  
**Sent:** Wednesday, January 13, 2021 10:22 PM  
**To:** Jared Gentilucci <jgentilucci@nitscheng.com>  
**Subject:** FW: Shepley Hill - Groton

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**External Sender**

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Hi Jared,

I just saw your email from this morning about Adina's review of the design changes re: traffic impacts. Thanks to Adina for reviewing. I don't know the applicants' timeframe for responding to Nitsch's traffic review.

FYI – We received the below email today from Attorney Jill Mann which outlines the additional waiver request and other various materials that are attached. Sorry for dumping these on you at this late hour. I had some computer issues this

afternoon and then got sidetracked by family responsibilities. I haven't had a chance to review any of these attachments yet for myself.

I have a 9:30 AM meeting, but otherwise I should be available should you have any questions ahead of the Planning Board meeting.

Thank you,  
Takashi

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**From:** Jill Mann <[jill@mannpc.com](mailto:jill@mannpc.com)>  
**Sent:** Wednesday, January 13, 2021 3:45 PM  
**To:** Takashi Tada <[ttada@grotonma.gov](mailto:ttada@grotonma.gov)>  
**Cc:** Larry Smith <[Lsmith@restorationcapital.net](mailto:Lsmith@restorationcapital.net)>; Julia Dickinson <[jdickinson@restorationcapital.net](mailto:jdickinson@restorationcapital.net)>; 'Charlie Wear' <[cwear@meridianassoc.com](mailto:cwear@meridianassoc.com)>; 'Gregory Hochmuth' <[ghochmuth@wsengineers.com](mailto:ghochmuth@wsengineers.com)>  
**Subject:** Shepley Hill - Groton

Hi Takashi:

For tomorrow's hearing, I have some additional materials for the Board Members as follows:

1. Waiver letter requesting a waiver from strict adherence to the vertical curve provision.
2. Profile sheets showing the existing conditions and the proposed grade changes
3. Landscape plans showing the plantings at Sand Hill and at the culverts
4. Landscape maintenance plan
5. Invasive species management plan
6. Updated lighting plans
7. Condominium Documents – Master Deed and Declaration of Trust (all O&M Plans will be attached as well as the Agricultural Notification Form)
8. Conservation Restriction

I look forward to discussing the project at tomorrow evening's meeting. If you would like to see any additional information, please do not hesitate to let me know.

Best, Jill

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