

May 24, 2023

Groton Zoning Board of Appeals
c/o Mr. Takashi Tada
Land Use Director/Town Planner
173 Main Street
Groton, MA 01450

RE: Nitsch Project #13346.25
Groton Farms
Comprehensive Permit Review
Groton, MA

Dear Zoning Board of Appeals Members:

Nitsch Engineering has received and reviewed the following documents:

1. The Comprehensive Permit Plans (the Plans) entitled "Proposed Comprehensive Permit Plan Set, 500 Main Street, Groton, MA" (11 sheets), dated February 9, 2023, and prepared by Dillis & Roy Civil Design Group;
2. The Landscape and Lighting Set (7 sheets), dated February 9, 2023, and prepared by Radner Design Associates and Wolf Landscape Architecture;
3. The Subdivision Plan, dated February 9, 2023, and prepared by Dillis & Roy Civil Design Group;
4. The Existing Conditions Plan, dated February 9, 2023, and prepared by Dillis & Roy Civil Design Group; and
5. The Comprehensive Permit Waivers, dated February 22, 2023 and prepared by Dillis & Roy Civil Design Group.

Nitsch Engineering has reviewed the Plans to determine conformance to the following:

1. "Zoning Bylaw", Chapter 218 from the Code of the Town of Groton, latest version;
2. "Subdivision Rules and Regulations", Chapter 381, Part 1, Article IV, Design Standards from the Code of the Town of Groton, latest version; and
3. "Site Plan Review", Chapter 381, Part 5 from the Code of the Town of Groton, latest version.

WAIVERS REQUESTED BY THE APPLICANT

Nitsch Engineering takes no exceptions to the comprehensive permit waivers submitted except as listed below:

1. Chapter 196, Signs – A waiver is being requested from the Town of Groton Signs Bylaw. Nitsch Engineering recommends the Applicant provide specific sections under this chapter from which they are requesting relief.
2. Chapter 215, Wetlands – A waiver is being requested from the Town of Groton Wetlands Protection Bylaw. Nitsch Engineering recommends the Applicant provide specific sections under this chapter from which they are requesting relief.
3. Chapter 344, Article III, Wetlands Protection Regulations – A waiver is being requested from the Town of Groton Wetlands Protection Regulations. Nitsch Engineering recommends the Applicant provide specific sections under this chapter from which they are requesting relief.

Nitsch Engineering is also conducting a stormwater review of the project. Our comments on the stormwater design will be provided under separate cover.

Based on this review, Nitsch Engineering offers the following comments:

ZONING

Nitsch Engineering does not have any comments related to Zoning.

SUBDIVISION RULES AND REGULATIONS

1. Section 381-13.A.(3) states that the sidewalks shall have a foundation of eight inches or more of compacted gravel.

The Plans show a bituminous sidewalk detail on sheet C8.2 with a gravel base of 6 inches. Nitsch Engineering recommends the Plans be revised to comply with this section.

SITE PLAN REVIEW

2. Section 381-39.C states that the Plans must include the location and name of all streets and an indication of whether it is public or private. This also includes widths for all streets within 300 feet of the site.

The Plans do not show existing street widths and whether they are public or private. Nitsch Engineering recommends this information be added to the Plans.

3. Section 381-39.H states that the Plans shall include a cut and fill analysis of the existing and proposed topography.

The Plans do not include a cut and fill analysis. Nitsch Engineering recommends this analysis be provided for review.

4. Section 381-40.B.(4) states that the Plans shall indicate the light hours of operation, especially shut off times.

The Plans do not include the light hours of operation and shut off times. Nitsch Engineering recommends the Plans be updated to include this information.

GENERAL COMMENTS

5. If the proposed drainage basins (infiltration and wet basins) indicated on the Soil Erosion and Sediment Control Plans (sheets C3.1 and C3.2) are intended for use as temporary sediment basins during construction as well as permanent infiltration basins in the final proposed condition, then it is recommended that the Applicant provide a label for the Contractor to remove sediment accumulated during the construction period prior to installation of the permanent basins. A minimum of 12" of material should be removed from the bottom of basin. If the proposed basins are not intended for use during construction, then additional measures are recommended for erosion and sediment protection of these areas during construction.
6. The Plans do not include erosion control barrier or construction entrance details as referenced in the Soil Erosion and Sediment Control Plans. Nitsch Engineering recommends those details be added to the Plans.

RECOMMENDATIONS

Nitsch Engineering recommends that the items noted above be addressed by the Applicant prior to the Zoning Board of Appeals granting approval of the Comprehensive Permit Plans.

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If the Zoning Board of Appeals has any questions, please let us know.

Very truly yours,

Nitsch Engineering, Inc.



Alexander Cruz
Project Designer

Approved by:



Jared E. Gentilucci, PE, CPESC, LEED AP BD+C
Deputy Director of Civil Engineering

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