

April 8, 2024

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

RE: Nitsch Project #13346.27
Heritage Landing
Comprehensive Permit Review
Recommended Conditions
Groton, MA

Dear Zoning Board of Appeals Members:

Nitsch Engineering (Nitsch) has conducted several peer reviews of the Heritage Landing preliminary design documents, including the site plans, water main extension plans, and the stormwater management report. If the Zoning Board of Appeals decides to grant approval of the project with conditions, Nitsch recommends the following conditions be included in the Comprehensive Permit Decision.

SUBMISSION REQUIREMENTS

1. The Applicant shall provide Final Site/Civil Plans that address the comments from the peer review letters prepared by Nitsch Engineering and dated September 20, 2023, November 8, 2023, January 24, 2024, March 19, 2024, and March 20, 2024. For any comments not addressed in the Final Site/Civil plans or covered under an approved waiver, the Applicant shall provide a written narrative stating the reasoning for non-compliance with the comments.
2. The Applicant shall provide a Final Stormwater Report that addresses the comments from the peer review letter prepared by Nitsch Engineering and dated March 20, 2024. For any comments not addressed in the Final Stormwater Report or covered under an approved waiver, the Applicant shall provide a written narrative stating the reasoning for non-compliance with the comments. The Final Stormwater Report shall include the Stormwater Pollution Prevention Plan (SWPPP), Operation and Maintenance (O&M) Plan, Long-Term Pollution Prevention Plan (LTPPP), and the Illicit Discharge Statement along with other documents and calculations required to show compliance with the Massachusetts Stormwater Handbook and the Stormwater Management Standards.
3. The Applicant shall determine the depths and volumes of cuts and fills based on the final site grading design and provide a plan showing the depths of cuts and fills throughout the site, total volume of cut, total volume of fill, and net volume of cut/fill. The depths of cuts and fills on this plan shall be laid out in a grid pattern with a maximum spacing of 10 feet between grid points. Alternatively, a colored cut/fill plan can be provided where cut/fill depths are represented by different colors. Cut/fill depth increments shall be no more than 2 feet per color.

PROJECT DESIGN AND CONSTRUCTION

4. The Applicant shall provide, as part of the Final Site/Civil Plans, an Erosion and Sediment Control plan and details for the site. This plan and details shall comply with the Town Bylaw and the United States Environmental Protection Agency (EPA) Construction General Permit (CGP).
5. The Applicant shall provide a Construction Management Plan (CMP) that details the construction schedule, phasing, and indicates locations for the following items: construction fencing, construction gates, erosion and sediment controls, construction trailers/offices, parking, laydown and stockpile areas, and other items deemed necessary by the Building Inspector.

6. The Applicant shall provide a detailed plan describing the logistics of bringing fill material to the site. This logistics plan shall include, at a minimum, a schedule of fill deliveries with dates, hourly range when deliveries will occur, number of trucks per day, and total number of trucks. Any damage to public ways resulting from trucking operations shall be repaired by the Applicant at their expense and to the satisfaction of the Department of Public Works.
7. Police details will be required for all work within the public right-of-way and when construction traffic will impact or potentially cause an unsafe condition for other vehicles or pedestrians. The cost for police details will be the responsibility of the Applicant.
8. The Applicant shall conduct test pits to verify the design of the stormwater management system. The number and location of test pits shall comply with the Massachusetts Stormwater Handbook and the Stormwater Management Standards. The results of the test pits shall be included in the Final Stormwater Report.
9. The Applicant shall coordinate with the Groton Water Department and their engineering consultant to confirm the water main extension, onsite water system, and services to the residential units are designed to their standards and will provide adequate pressure and flow rate to service the proposed development. The Final Plans shall include all design information for the proposed water system.
10. The Applicant shall comply with all requirements of and get approval from the Board of Health for the design of the septic systems. The Final Plans shall include all design information for the proposed sanitary sewer system.
11. All exterior lighting on the site shall comply with the International Dark-Sky Association (IDA) Fixture Seal of Approval program certification standards and be designed and installed so as to minimize glare or spillover onto or into any adjacent properties.
12. Snow shall be stored within the areas of the site designated on the Final Plans. To the extent snowfall exceeds the capacity of the designated snow storage areas, the Applicant shall truck excess snow off-site for proper disposal.

INTERNAL ACCESSWAY, PARKING, AND TRAFFIC SAFETY CONDITIONS

13. The Final Site/Civil Plans shall include construction details for the proposed roadway (Rosie Lane) and associated site improvements, including but not limited to roadway and pavement cross-section, curb, pavement markings, and signs.
14. The Applicant shall confirm with the Groton Fire Department that Rosie Lane provides sufficient width and radii to allow for proper turning and maneuvering of fire apparatus through the site.
15. The Applicant shall confirm stopping sight distances on Rosie Lane comply with the Town Bylaw.
16. The Applicant shall ensure that signs, landscaping, and other features located within the sight triangle areas at the intersection of Cow Pond Brook Road and Rosie Lane are designed, installed, and maintained so as not to impede lines of sight. Such features shall not exceed 2.5 feet in height as measured from the surface elevation of the project site roadway.
17. The Applicant shall promptly remove snow windrows located within sight triangle areas that exceed 2.5 feet in height or that would otherwise inhibit line of sight.

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

Very truly yours,

Nitsch Engineering, Inc.



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

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