



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

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Michael Dean, P.E.
Town Engineer

April 18, 2018

David R. Consigli, Chairman
Milford Zoning Board of Appeals (ZBA)
52 Main Street
Milford, MA 01757

Re: **"The Residences at Stone Ridge" - Application for Comprehensive Permit (40B)**

Dear Mr. Consigli:

The following information is following a review of the information pertaining to **"The Residences at Stone Ridge"**, a Comprehensive Permit (40B) Application. The Applicant is the Gutierrez Company, 200 Summit Drive, Burlington, MA 01803.

The proposal is for an affordable housing development under MGL Ch40B and consists of 272 one-, two- and three-bedroom residential units in three 5-story buildings on 16.6 acres. All of the units are rental units, with 68 of the units to be restricted as affordable. The land is zoned **Business Park (BP), not Residential.**

The project is at the end of Deer Street as shown on Assessor's Maps 14 & 15, Lots 4, 3A, & 4B.

The documents reviewed are:

- Application, Residences at Stone Ridge, Milford, MA, Dated March 15, 2018.
- Technical Report, Prepared by SMMA, Dated March 9, 2018.
- Technical Memorandum, prepared by TEC (Regarding the Traffic Study), Dated March 12, 2018.
- Set of Site Plans prepared by SMMA Dated 03/09/2018.

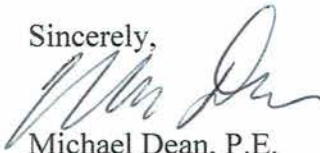
Following a Preliminary review of the above referenced documents I offer the following comments:

1. The original site was designed for a commercial / office park, not for residential use. The site has a proposed pump station to handle the sewage (for the entire development). The current pump station will be undersized to handle the increased sewage flows associated with the residential use, total flows and peaking factors will be higher than the original flows once the development is fully build out. The submitted Technical Report states that the motors that are in the original submittal, will need to be upgraded (larger horsepower pumps). Also associated with a Pump station is a "Wet Well", a concrete structure (in the ground), the proponent needs to make sure the Sewer Department approves the new pump station design for this use and full build out. What type of Association is in place for the future maintenance / ownership of the Pump Station? The Water Company may not be able to provide the water flows needed for the project, residential use demands more water than a typical office use.
2. This site will be creating residential housing in a Business Park Zone. This BP Zone was created in hopes of attracting first class businesses such as Research and Development Companies, in which the town worked diligently with the land owner during the approval process to create such a project. This proposal will eliminate any opportunity for future businesses to generate job opportunities and economic growth utilizing this parcel of land. This will also decrease the Tax Base that would be generated from such businesses.
3. The site was originally designed and approved for a business park use, not a residential use. The site is at the end of an 1,800-foot-long dead end which includes a bridge (over the Charles River). This long dead end with residential units pose some safety concerns. If the Town / Planning Board was aware of residential units at the end of this very long dead end, the final subdivision may have been designed differently. The dead-end road does not have a typical cul-de-sac for emergency vehicles to safely turn around. In place of a typical cul-de-sac turnaround there was a dedicated travel lane / looped driveway system, separate from the parking areas, that provided safe access to the Building "sites" from the end of Deer Street. This long dead end with the current design does not compliment a residential development. If the Charles River was to ever compromise the Bridge, 272 residential units would not be accessible.
4. The project is associated with a Definitive Subdivision Approval, the subdivision is currently under construction and is not completed. The subdivision is associated with many different aspects that were approved by the Planning Board and agreed upon by the owner. One of the main items is the traffic / street improvements at the intersection of Deer Street and Cedar Street (Route 85). The owner / applicant is bound by these approvals associated with a Definitive Subdivision. If any one of these items change, the applicant would need to modify the subdivision by submitting back to the Planning Board. What will be the final disposition of the road and its infrastructure? What type of Association is in place for the future maintenance of the Roadway?

5. The total of 476 proposed parking spaces for 272-units, calculates to be 1.75 spaces per unit. Town of Milford Representatives / Department Heads typically request 2.0 spaces per unit, $272 \text{ units} * 2.0 \text{ spaces / unit} = 544 \text{ total parking spaces}$. This proposal is 68 spaces shy of the 2.0 spaces per unit.
6. The project will need to file a Notice of Intent with the local Conservation Commission. The project is adjacent to the Charles River and is in a Surface Water Protection Zone associated with the Towns water supply.

The above items are following a preliminary review of the submitted documents. Additional comments may be provided when more detailed information is submitted and following a review by the Towns peer review consultant. There will also be further evaluations once the project is submitted to the Milford Conservation Commission.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Dean', is written over the word 'Sincerely,'.

Michael Dean, P.E.
Town Engineer