

# Town of Milford Meeting Notice

*Pursuant to Governor Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, this meeting is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.*

## PUBLIC HEARINGS

**The Public Hearing Remote Participation call-in telephone number is 1-857-444-0744, with the conference code 143644. All testimony at a public hearing, including documents or exhibits, must be in connection with the matter being considered, and confined to the matter at hand, and will be limited to five minutes to allow for the opportunity for others to participate.**

### **Board or Commission: Conservation Commission**

**Date and Time of Meeting: Wednesday August 19, 2020 at 7.00 P. M**

#### **7.00 PM: General Business**

Review & Approve minutes

1. Discussion-Disc Golf Dilla St – Consigli Property – Louisa Lake Jim Asam
2. Discussion-Definition of passive recreation
3. Request for Certificate of Compliance DEP#223-1096 49 Sumner St. Milford Water Company
4. Extension Permit for Orders of Conditions DEP#223-1127 Lot 12 Industrial Way David Pyne
5. Request for Certificate of Compliance DEP#223-1165 4 East Charles St. Luis Inocentes
6. Request for Certificate of Compliance DEP#223-1017 25 & 37 Birch St. Birchwood Fortune
7. Request for Certificate of Compliance DEP#223-61 30 Jionzo Road Ryan Carley

#### **Public Hearings**

8. Determination of Applicability-17 Violet Circle Jose Santo
9. Determination of Applicability-19 Sherwood Drive Sara Carrier
10. Determination of Applicability-Railroad Keolis Commuter Service
11. Determination of Applicability-13 Huff Road Michael Boulanger
12. Determination of Applicability-Beaver St Lots 25, 23C, 23B Rte. 85 Realty Corporation
13. Notice of Intent DEP# 23 Gordon Drive D & F Afonso Builders
14. Notice of Intent DEP# 21 Gordon Drive D & F Afonso Builders
15. Notice of Intent DEP# 65 Field Pond Rd Sanylah Crossing Miraj Ahmed
16. Amended Notice of Intent-DEP 223-1167 1 National St Milford National LLC
17. Amended Notice of Intent Dep#223-987 200 Deer St Fairfield Residential
18. Notice of Intent DEP# Birch St Lobisser Building Corp.

Signature \_\_\_\_\_ Dated \_\_\_\_\_

The listing of matters above are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

# Town of Milford Meeting Notice

MILFORD TOWN CLERK  
2020 AUG - 19 AM 10:14

*Pursuant to Governor Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, this meeting is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.*

## PUBLIC HEARINGS

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### **Board or Commission: Conservation Commission**

**Date and Time of Meeting: Wednesday August 19, 2020 at 7.00 P. M  
7.00 PM: General Business**

Review & Approve minutes

Discussion-Disc Golf Dilla St – Consigli Property – Louisa Lake Jim Asam

Discussion-Definition of passive recreation

Request for Certificate of Compliance DEP#223-1096 49 Sumner St. Milford Water Company

Extension Permit for Orders of Conditions DEP#223-1127 Lot 12 Industrial Way David Pyne

Request for Certificate of Compliance DEP#223-1165 4 East Charles St. Luis Inocentes

Request for Certificate of Compliance DEP#223-1017 25 & 37 Birch St. Birchwood Fortune

Request for Certificate of Compliance DEP#223-61 30 Jionzo Road Ryan Carley

### **Public Hearings**

Determination of Applicability-17 Violet Circle Jose Santo

Determination of Applicability-19 Sherwood Drive Sara Carrier

Determination of Applicability-Railroad Keolis Commuter Service

Determination of Applicability-13 Huff Road Michael Boulanger

Determination of Applicability-Beaver St Lots 25, 23C, 23B Rte. 85 Realty Corporation

Notice of Intent DEP# 23 Gordon Drive D & F Afonso Builders

Notice of Intent DEP# 21 Gordon Drive D & F Afonso Builders

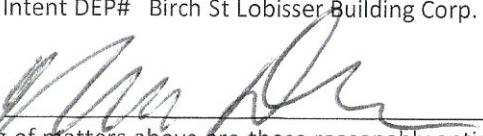
Notice of Intent DEP# 65 Field Pond Rd Sanylah Crossing Miraj Ahmed

Amended Notice of Intent-DEP 223-1162 1 National St Milford National LLC

Amended Notice of Intent Dep#223-987 200 Deer St Fairfield Residential

Notice of Intent DEP# Birch St Lobisser Building Corp.

Signature



Dated

8-13-2020

The listing of matters above are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Conservation Commission Meeting

August 19, 2020

Meeting Minutes

**June 17, 2020**  
**MINUTES**

Chairman Mike Giampietro called the meeting of the Milford Conservation Commission to order via remote participation at 7:03 P.M. Members in attendance via remote participation were Joseph Zacchilli, Paul Braza, Noel Bontempo, Domingos Roda, Derek Atherton and Town Engineer Michael Dean. Missing was Edward Ross.

7:04 P.M. - Motion by Braza/ Zacchilli to approve minutes. Un.6

7:05 P.M. –Discussion- Milford Parks Department Disc Golf at Louisa Lake

Present at the discussion was Director of Parks Jim Asam.

Mr. Asam gave an overview of Disc Golf. He stated the designer found 10-12 acres to be feasible. Would remove 8- trees and plants.

Chairman Giampietro recommends an engineer to inspect and get their approval, also correspondence from Town Counsel that the town owns the property that is being proposed for Disc Golf.

Member Bontempo questions if this classified as recreational.

Mr. Asam will reach out to various of other towns that do currently have disc golf to get clarification of its classification.

7:356 P.M.- Informal Discussion- DEP#2223-1173 198 Congress St. Bento Pinto minor changes to house footprint.

Present at discussion was Wendell Phillips

Mr. Phillips stated house footprint has been moved further away from wetlands and is smaller in size.

Town Engineer Michael Dean stated no additional impacts to changes an amended notice of intent is warranted.

Motion by Zacchilli/ Atherton to accept new plan as part of the NOA. Un.6

Member Braza and Roda abstain.



**June 17, 2020  
Minutes, Page 4**

Motion by Zacchilli/ Bontempo to close the public hearing and issue an order of conditions. Un. 6

Member Braza abstains.

8:01 P.M.- Motion by Zacchilli/ Roda to pay invoice for stocking of Louisa Lake. Un. 6

8:04 P.M. - Motion by Zacchilli/ Bontempo to adjourn. Un.6

Minutes Recorded by:  
Loriann Braza

**MILFORD CONSERVATION COMMISSION**

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Conservation Commission Meeting

August 19, 2020

Agenda Item #'s 1 & 2

Parks Department



## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
ldunkin@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Larry L. Dunkin, MCRP  
Town Planner

### MEMORANDUM

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To: Michael Giampietro, Chairman  
Milford Conservation Commission

From: Larry L. Dunkin, MCRP  
Town Planner

Date: July 22, 2020

RE: Possible DiscGolf Park / Former Consigli Parcel - Dilla Street (27-0-15)

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In my 7-14-2019 memo regarding the DiscGolf Park use on the former Consigli parcel on Dilla Street, I noted that although the site is under the Commission's jurisdiction, the sub-surface condition of the site as to hazardous materials remains unknown, and must be addressed prior to proceeding with any re-use of the site for anything other than passive conservation use and walking/bicycle trails. I further noted that while limited clean-up had occurred, it was confined to removal of items/vehicles from the surface only, and that no sub-surface exploration has ever been conducted, and that the existence of buried contaminants is still undetermined.

DiscGolf constitutes an active recreational use based on the definitions contained in 301 CMR 5.02 Definitions which defines Passive Outdoor Recreation as "Any outdoor activity that occurs in a natural setting with minimum disturbance of the natural and cultural resources and that is consistent with quiet enjoyment of the land including but not limited to hiking, nature study, outdoor education, cross country skiing, snowshoeing, horseback riding, trail bicycling, hunting, fishing, picnicking, canoeing, ice-skating, community gardening in existing fields, swimming in a natural water body with minimal site development, or informal sports activities on an open natural field." This definition is consistent with the EPA definition of passive recreational use as "recreational activities that do not require prepared facilities like sports fields or pavilions." Both these definitions are in clear contrast to what the EPA considers active recreational uses, which it defines as "a structured individual or team activity that requires the use of special facilities, courses, fields, or equipment."

The Conservation Commission has the authority to allow for either passive or active recreational uses based on the language of Article 23, 5-20-2002 Annual Town Meeting, which approved acquisition of the property for "recreational and other municipal purposes." A DiscGolf Park use of the property could be approved, provided the site can be deemed safe in the context of hazardous materials as mentioned earlier in this memo. It should also be noted that any uses charging entrance fees and/or operated by a third-party vendor are not considered "municipal" uses and therefore are not allowed.



Jim,

After the site visit and walk through of the proposed disc golf area I noticed that there are several areas that are populated with plants that are on the Massachusetts Invasive Species list and should be removed.

Removal of these trees and plants and other species will not cause any harm to the area and will help to create a diverse population of native plant material which would be considered a good management practice.

With that being said, as tree warden, I have no issues with the proposed project as it will be a great asset to the town.

I look forward to working with you and the Park Department.

If you have any questions please feel free to contact me.

Regards,

Charles E. Reneau. Certified Arborist  
Tree Warden

Sent from my iPhone

Cancel

Disc Golf

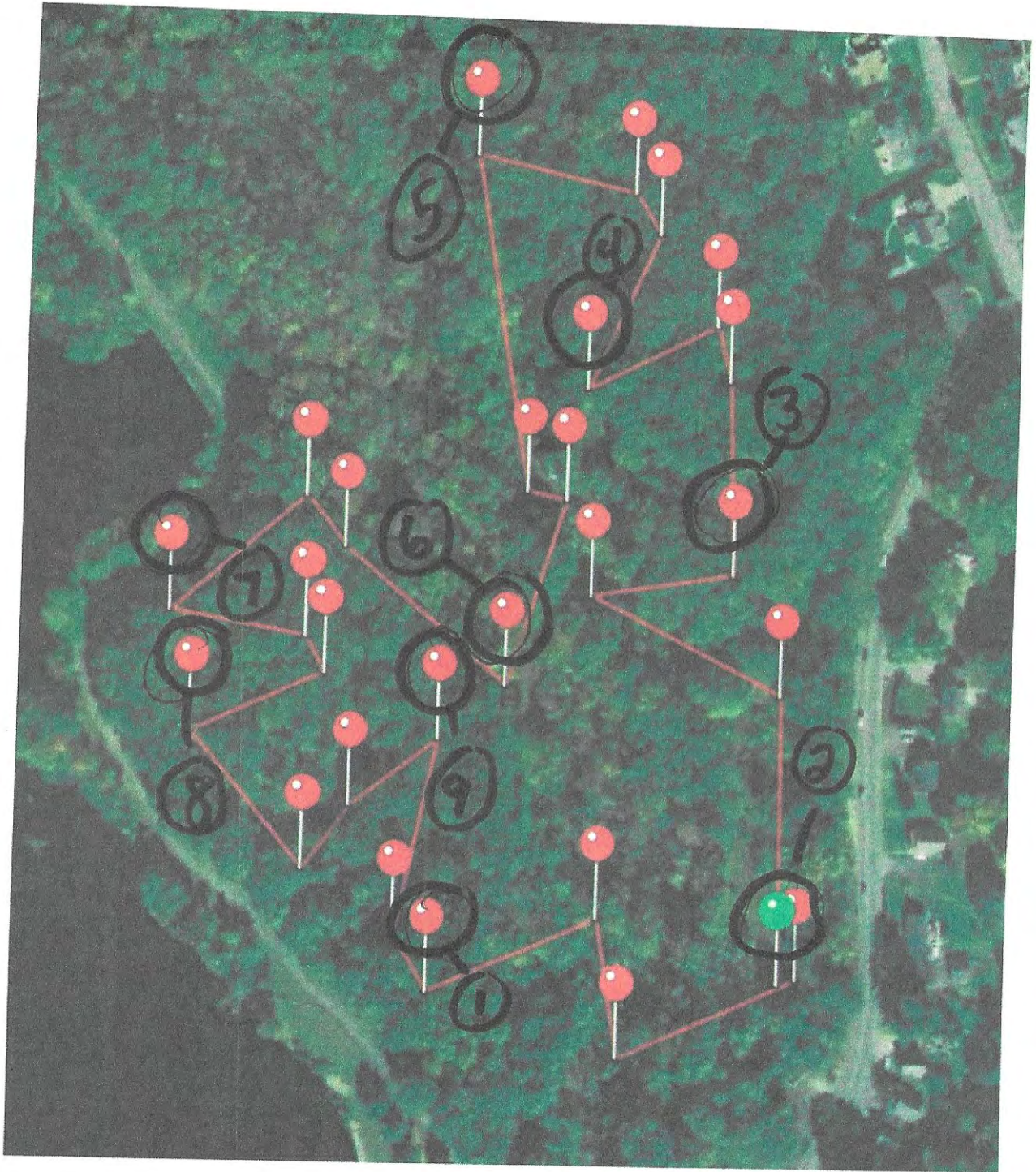
To: James Asain

Cc/Bcc, From: creneau@townofmilfor...

Subject: Disc Golf



①



Circled TEE PADS - CONNECTED TO # OF HOLE (BASKET,  
SEE ATTACHED (SHEET 2)  
(SHEET 3) DESCRIPTIONS and DISTANCES

10-12 Acres of 42







So here's the tentative mapping of the course layout but I'll be able to produce a much more detailed version once this design has been approved and finalized. I wanted you to have it record of the hole distances and mapping for now as this will continue to evolve with the clearing of the fairways.

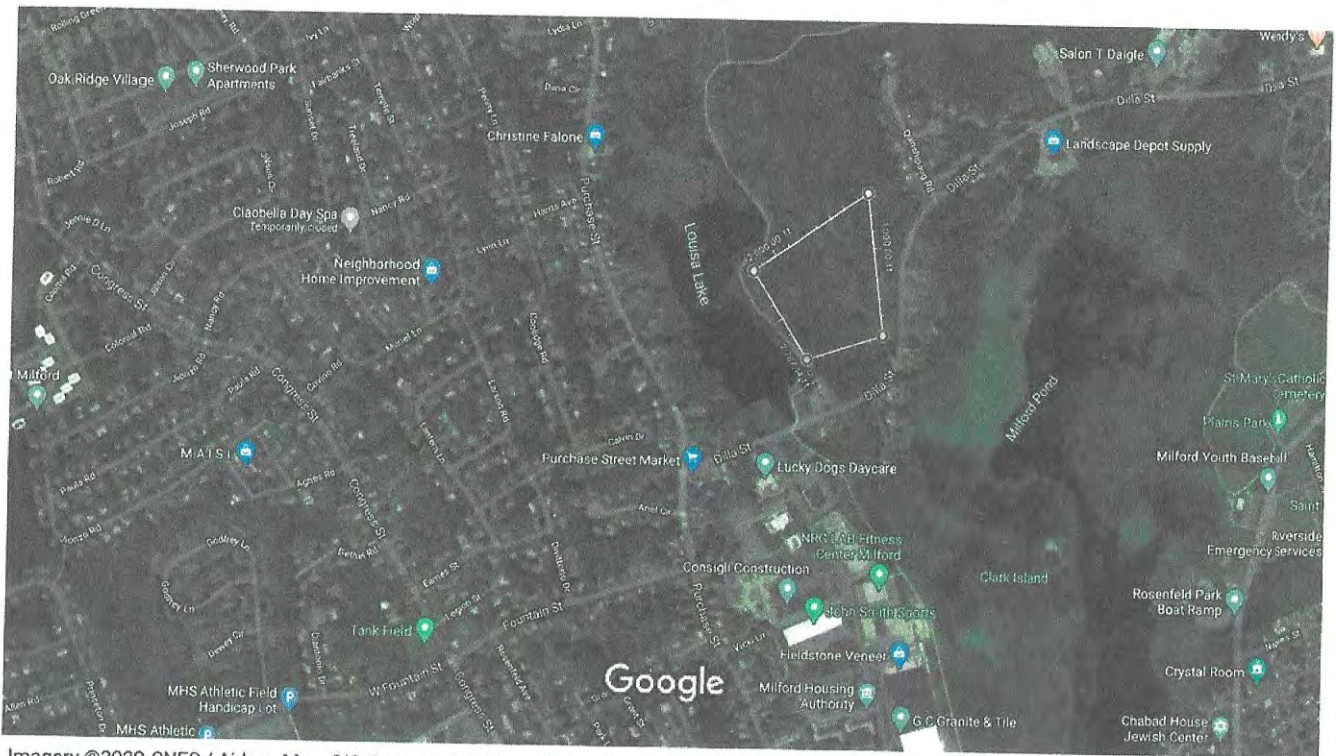
I'll be sending this to our graphic designer to produce a template version of the Louisa Lake DiscGolfPark so that you'll have some to share with the board of commissioners to help this project get fully approved.

Thank You!

Louisa Lake DiscGolfPark - Milford, MA											
Hole #	1	2	3	4	5	6	7	8	9	IN	TOTAL
<b>A Basket</b>	235	380	180	225	415	265	175	200	315	2390	2390 ft
<b>Par</b>	3	3	3	3	3	3	3	3	3	27	27
<b>Direction</b>	0	-1	0	0	1	1	0	0	0	1	Avg. Hole 266 ft
<b>B Basket</b>	275	555	270	250	425	350	250	220	350	2945	2945 ft
<b>Par</b>	3	4	3	3	3	3	3	3	3	28	28
<b>Direction</b>	-2	1	1	1	0	1	-1	1	-1	1	Avg. Hole 327 ft
<b>Walk to Next</b>	240	175	175	200	240	220	180	140	0	Avg.	196.25 ft

4

Google Maps



Imagery ©2020 CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA Farm Service Agency, Map data ©2020 500 ft



Home  
Set location

10 1/2 +



Work  
Set location



Coronavirus (COVID-19)  
Get local info & updates

Milford

41°

Restaurants   Hotels   Bars   Coffee   More



Conservation Commission Meeting

August 19, 2020

Agenda Item # 3

49 Sumner Street



## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

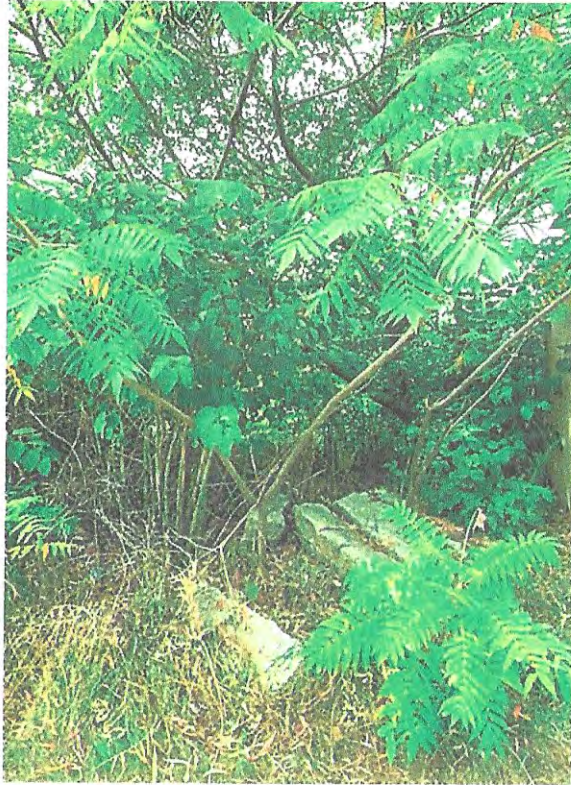
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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: August 14, 2020  
SUBJECT: **49 Sumner Street – Benjamin Moore Property**  
**Request for Certificate of Compliance – DEP File # 223-1096**

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The Request for a Certificate of Compliance, DEP File #223-1096 is for work associated with the installation of a water line and access road. The applicant is the Milford Water Company.

The work never took place and the Order of Conditions has lapsed; I recommend the issuance of a Certificate of Compliance to clear title.



Location of proposed access drive (never constructed)



Conservation Commission Meeting

August 19, 2020

Agenda Item # 4

Industrial Road





OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

August 13, 2020

Mr. Michael Giampietro, Chairman  
Conservation Commission  
52 Main Street  
Milford, MA, 01757

Re: Request to **Extend** the Order of Conditions **1-3 & 5-7 Industrial Road & Birch Street**  
DEP File # **223- 1127**

Dear Mr. Giampietro:

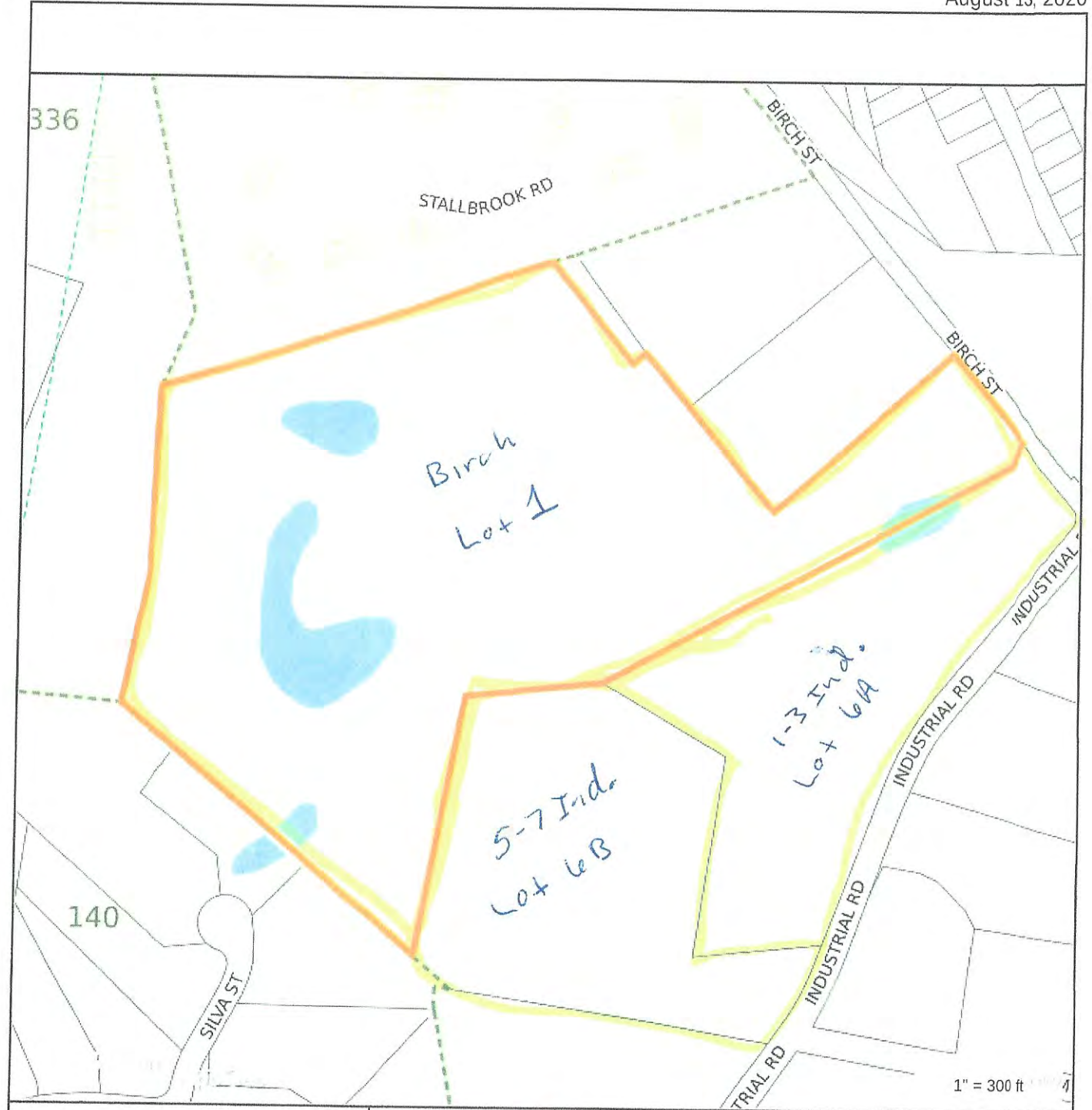
I have reviewed the request for an Extension Permit to the Orders of Condition for DEP File # 223-1127, 1-3 & 5-7 Industrial Road & Birch Street. The applicant is David Pyne, Corner Brook, LLC, Milford, MA. The project received an Order of Conditions in 2017 and is up for an extension.

The existing site consists of 45 Acres, Zoned Highway Industrial B (IB), Assessors Map 46, Block 0, Lot 6A & 6B, also map 43, Block 300, Lot 1 – Birch Street.

I recommend the issuance of an Extension Permit for the Order of Conditions, DEP File # 223-1127.

Sincerely,

Michael Dean, P.E.  
Town Engineer



Property Information

Property ID 43-300-1  
Location BIRCH ST  
Owner 88 CORP



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated March 2018  
Data updated 11/16/2018

Conservation Commission Meeting

August 19, 2020

Agenda Item # 5

4 East Charles Street



OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

August 14, 2020

Mr. Michael Giampietro,  
Conservation Commission  
52 Main Street  
Milford, MA, 01757

Re: Request for Certificate of Compliance – **4 East Charles Street**  
DEP File # **223- 1165**

Dear Mr. Giampietro:

I have reviewed the Request for a Certificate of Compliance, DEP File # 223-1165, 4 East Charles Street, the Applicant is Luis Filipe Inocentes, 12 Cherry Street, Milford, MA 01757.

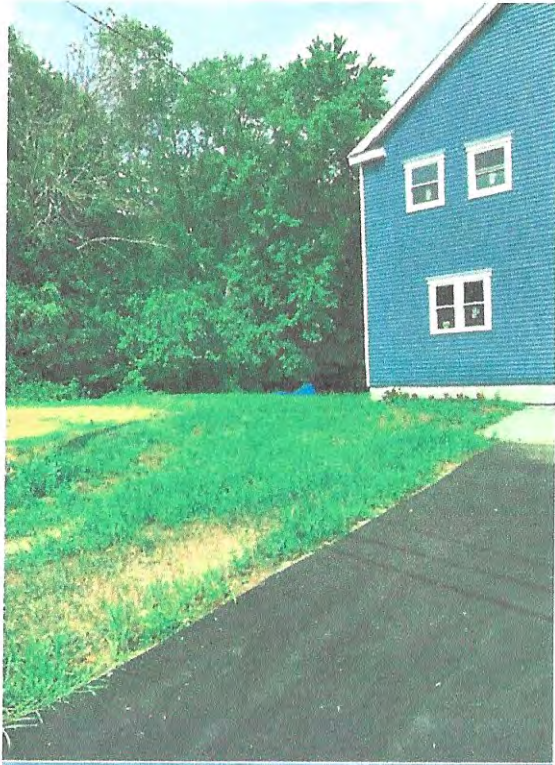
The project was to raze an existing house and construct a new single-family house in the same general area.

Following a review of the submittal I recommend the issuance of a Certificate of compliance.

Sincerely,

Michael Dean, P.E.  
Town Engineer







Conservation Commission Meeting

August 19, 2020

Agenda Item # 6

25 & 37 Birch Street





OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: August 14, 2020  
SUBJECT: **25 & 37 Birch Street – Birchwood Business Park**  
**Request for Certificate of Compliance – DEP File # 223-1017**

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The Request for a Certificate of Compliance, DEP File #223-1017 is for work associated with the construction of a driveway and utilities within an existing office park. The applicant is Birchwood Fortune-SPVEF, LLC.

The work never took place and the Order of Conditions has lapsed; I recommend the issuance of a Certificate of Compliance to clear title.













Conservation Commission Meeting

August 19, 2020

Agenda Item # 7

30 Jionzo Road

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OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. MD  
DATE: August 14, 2020  
SUBJECT: **30 Jionzo Road**  
**Request for Certificate of Compliance – DEP File # 223-61**

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The Request for a Certificate of Compliance, DEP File #223-61 is for work associated with the construction of two single family house lots, 40-years ago (1980). This request is by the home owner of 30 Jionzo Road, Ryan Carley.

The project has been constructed for 40 years and there has been several different owners over those many years. The owner of 30 Jionzo Road is in the process of selling his home and needs to clear title.

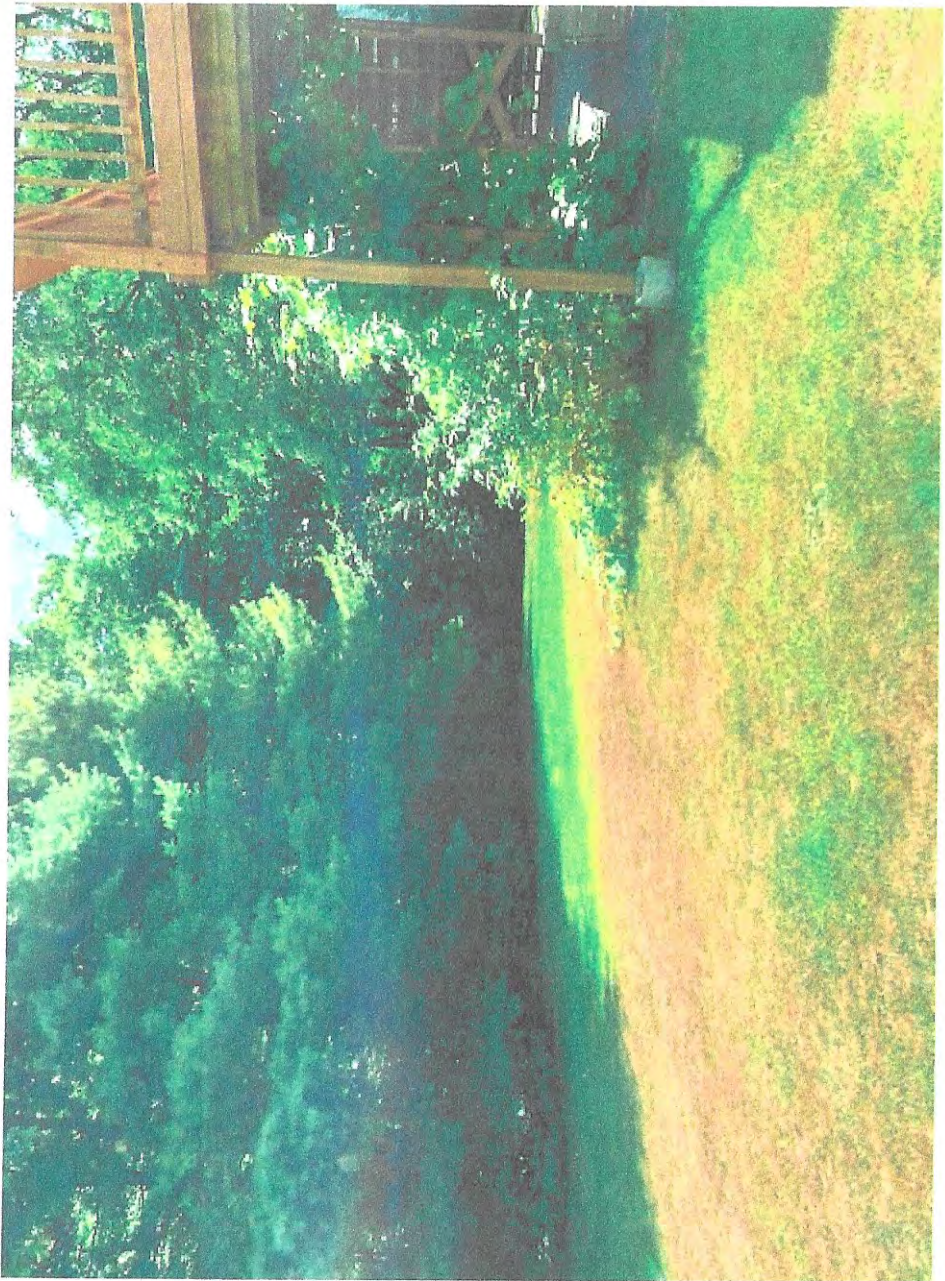
Following a review of the submitted documents, I recommend the issuance of a Certificate of Compliance to clear title.























Conservation Commission Meeting

August 19, 2020

Agenda Item # 8

17 Violet Circle





## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: August 12, 2020  
SUBJECT: **17 Violet Circle – Determination of Applicability**

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The Owner / Applicant, Jose Santo, of 17 Violet Circle, Milford Ma, 01757 has filed a Determination of Applicability to remove 3 trees located at their residence.

Following a review of the submitted documents and a site inspection, it is found that the three (3) trees are located in the rear yard and are in close proximity to the house and one of the 3 trees overhangs the existing pool.

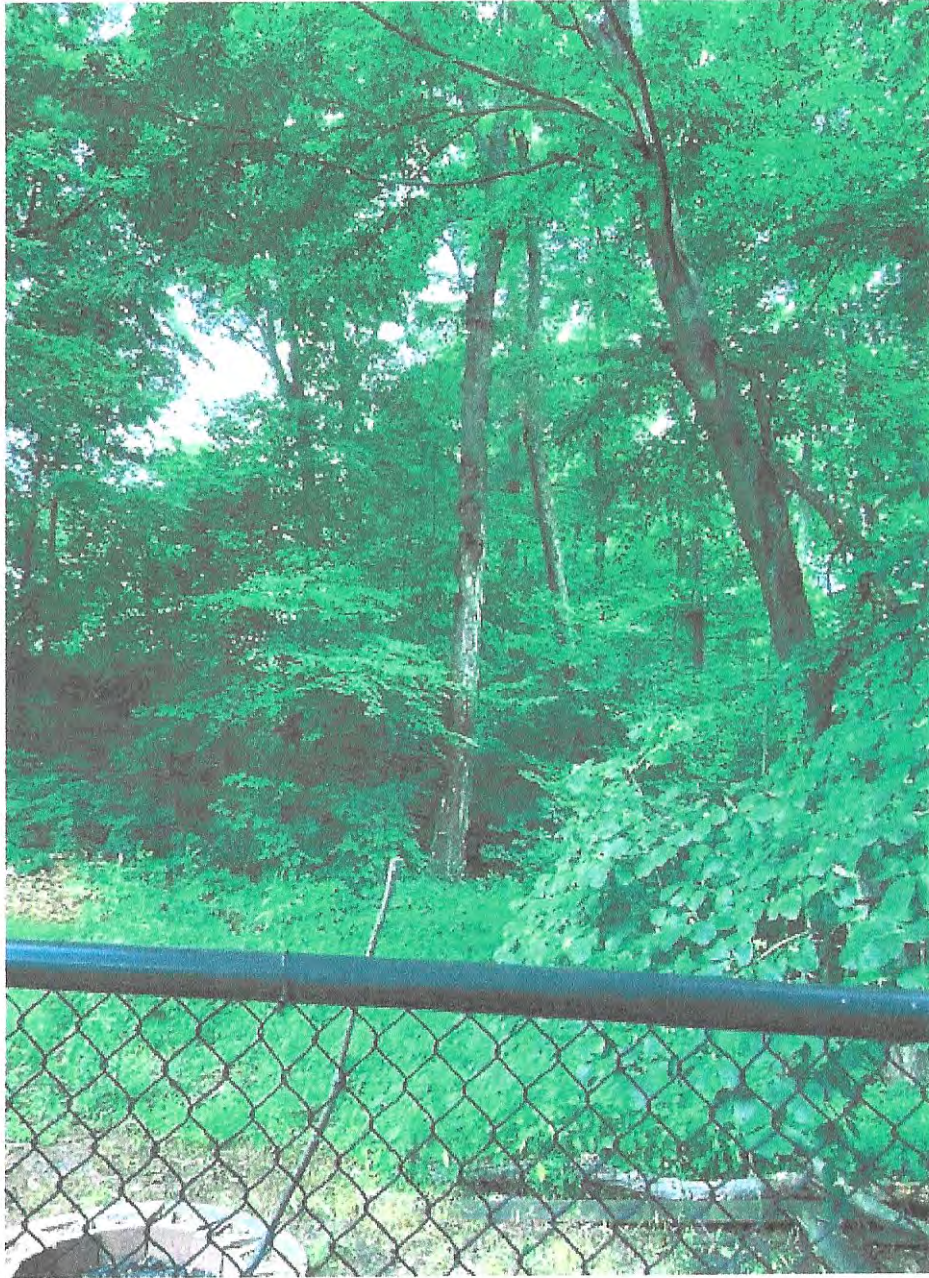
I recommend a **negative** determination of applicability.











Conservation Commission Meeting

August 19, 2020

Agenda Item # 9

19 Sherwood Drive



## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
*Town Engineer*

### MEMORANDUM

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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: August 12, 2020  
SUBJECT: **19 Sherwood Drive – Determination of Applicability**

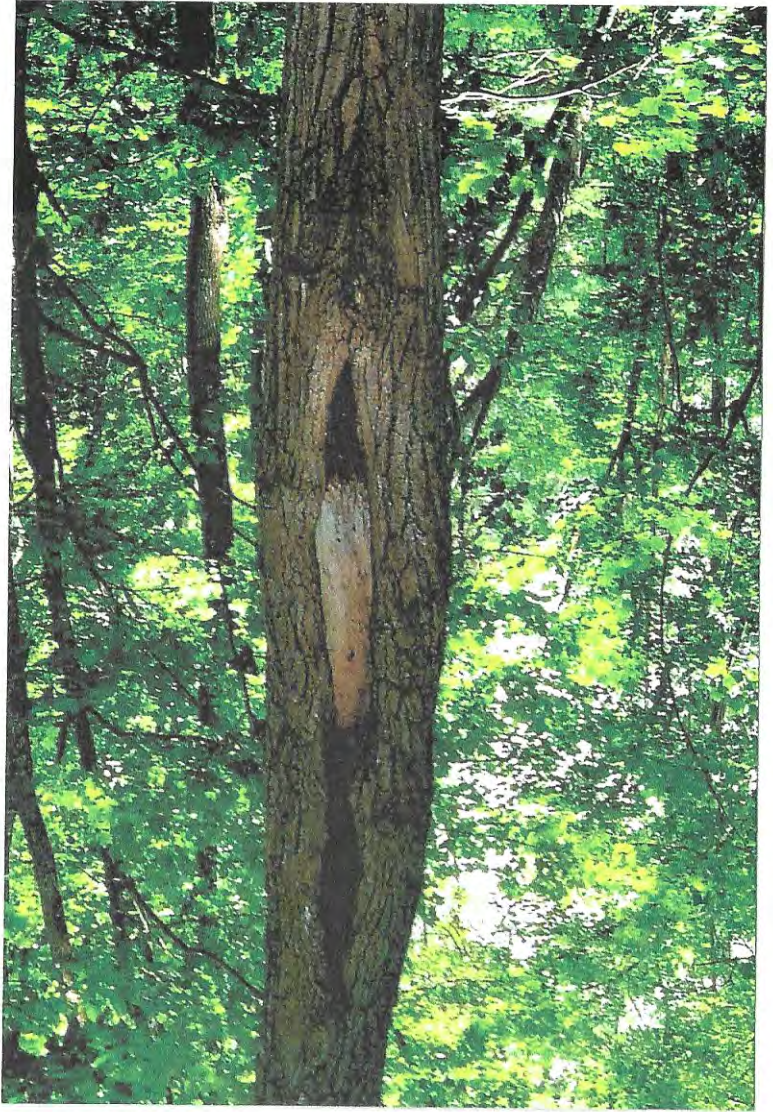
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The Owners / Applicant, Sara Carrier, of 19 Sherwood Drive, Milford Ma, 01757 have filed a Determination of Applicability to remove 3 trees located at their residence.

Following a review of the submitted documents and a site inspection, it is found that the three (3) trees are located in the rear yard and are in close proximity to the house. One of the 3 trees is essentially dead already, which is the tree closest to the edge of the wetlands.

I recommend a **negative** determination of applicability.



















Conservation Commission Meeting

August 19, 2020

Agenda Item # 10

Keolis Commuter Services (Railroad)- MBTA

Vegetation Management Plan



OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: August 12, 2020  
SUBJECT: **Keolis Commuter Services (Railroad) – MBTA**  
**Request for Determination of Applicability (RDA)**

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The RDA filing is for the Vegetation Management Plan (VMP) along a portion of Railroad Right of Way located from the Milford / Hopedale Town Line (southern boundary) up to just south of Depot Street.

The VMP is allowed under the Wetlands Protection Act. The VMP activity is also allowed under a federally regulated Railway.

The recommendation is to issue a **Negative** Determination of Applicability.



Conservation Commission Meeting

August 19, 2020

Agenda Item # 11

13 Huff Road



## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
Town Engineer

### M E M O R A N D U M

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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: August 12, 2020  
SUBJECT: **13 Huff Road – Determination of Applicability**

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The Owners / Applicant, Michael & Denise Boulanger, of 13 Huff Road, Milford Ma, 01757 has filed a Determination of Applicability to install a 16' x 36' inground pool in their rear yard.

Following a review of the submitted documents and a site inspection, it is found that the proposed location of the inground pool is located entirely in the lawn area of their back yard. Converting a lawn area to a pool area.

The applicant is to ensure the pool will not be located within the existing drainage easement located on the property. It is recommended the applicant have a land surveyor stake the drainage easement prior to construction.

Erosion control / silt fence needs to be installed along the perimeter of the proposed work / lawn area prior to the start of construction.

I recommend a **negative** determination of applicability.













Conservation Commission Meeting

August 19, 2020

Agenda Item # 12

26 Beaver Street

(Lots 23B, 23C & 25)





## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
Town Engineer

### M E M O R A N D U M

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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: August 12, 2020  
SUBJECT: **Rt 85 Realty Corporation – 26 Beaver Street**  
**Request for Determination of Applicability (RDA) - Riverfront**

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The RDA filing is to determine if there is “Riverfront” associated with three parcels of land. The first parcel is referred to as 26 Beaver Street (Sheet 44, Block 0, Lot 25), second parcel is Assessors Sheet 44, Block 0, Lot 23C & the third Parcel is Sheet 44, Block 0, Lot 23B, combined for a total of Approximately 5.57 Acres. The Applicant is Rt. 85 Realty Corporation, PO Box 444, Mendon Ma, 01756.

The parcels are located at the south east corner of the intersection of Beaver Street and Medway Street (Rt. 109) and are adjacent to the on ramp to Rt. 495 South. Along the northern, eastern and southern borders of the parcels there are resource areas, Bordering Vegetated Wetlands and a stream. The stream shows as a Perennial Stream (dark blue line) on the USGS Base Maps. This dark blue line is one of the criteria in determining if the stream is in fact a “River” which then in turn established whether there is “riverfront” associated with the stream. As we know riverfront area extends 200-feet horizontally, in both directions, from the rivers mean annual high-water mark (MAHWM). This 200-foot riverfront can be impactful towards the development of land.

The RDA that has been filed is to determine if the stream is a river and then in turn has riverfront, as the riverfront would extend across portions of the three parcels.

The Documents submitted take the position that this section of the stream (associated with the parcels) is a manmade section that was re-routed for the construction of Route 495 and ramps, and therefore is not a River and in turn there is no riverfront. The information submitted refers to a section of the Wetlands Protection act that states “*Human-made canals (e.g., the Cape Cod Canal and canals diverted from rivers in Lowell and Holyoke) and mosquito ditches associated with coastal rivers do not have riverfront areas.*”

The applicant's theory is based on this re-routed section as being classified as a "Human-made Canal".

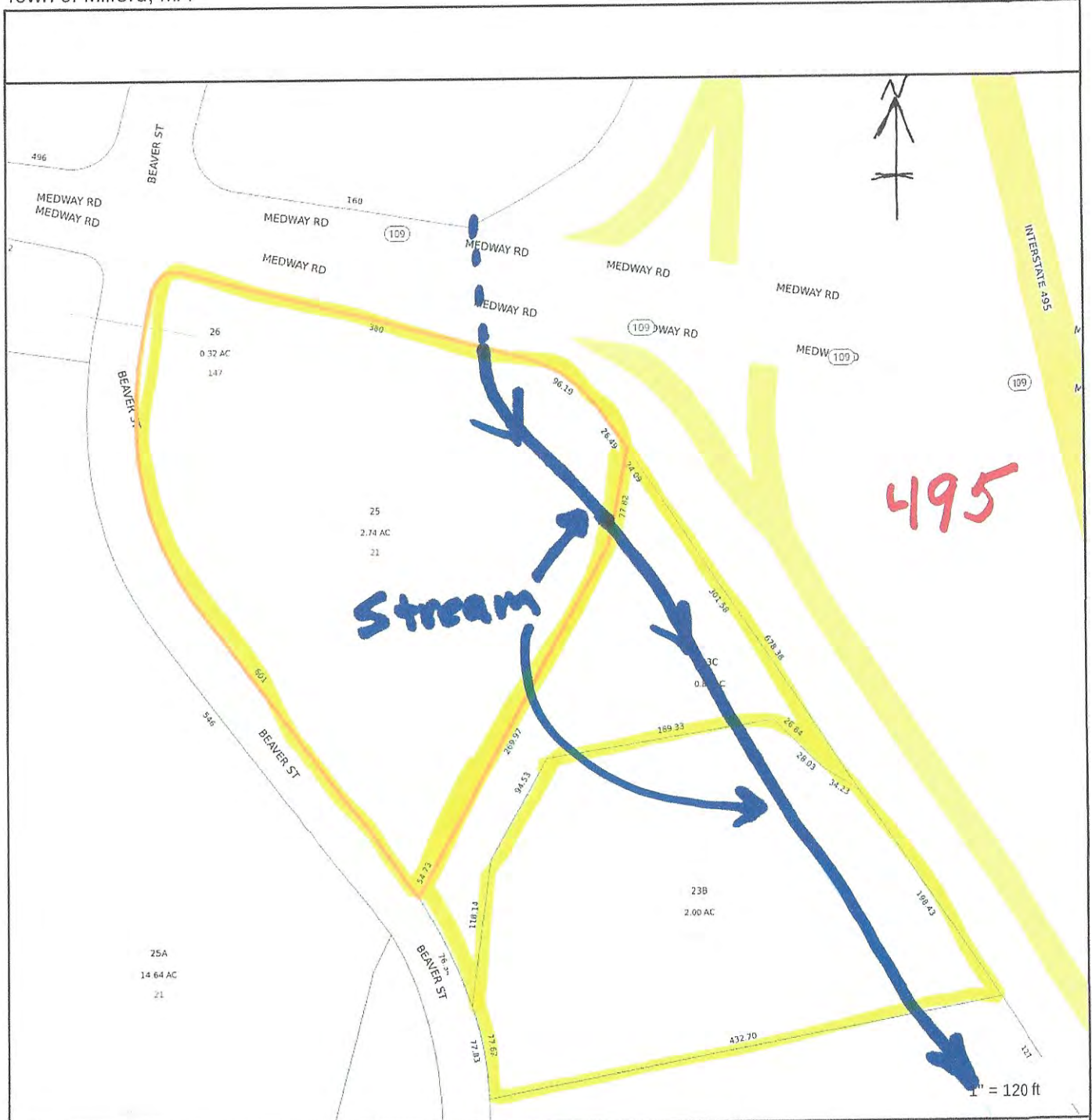
The wetlands protection act does not appear to have a definition of "Human-made canal" or a definition of "canal".

My recommendations are as follows:

1. Have the applicant submit additional documentation from the DEP that substantiates their theory, that this is in fact classified as a Human-made "Canal" and therefore there is no riverfront. Then the commission could issue a Negative Determination, if they so choose, which in turn would set this area as not having riverfront.
2. The commission could issue a positive determination which would essentially say the commission is not in agreement with the submitted documents / theory (Human-made canal" and therefore this section has riverfront.

If the applicant is willing to seek additional information / ruling from DEP, then the hearing could be continued. If the applicant is not willing to seek the information from DEP / continue the hearing, then I would recommend issuing a positive determination. The applicant could then appeal the decision to the DEP which would force some type of ruling in this matter.





Property Information

Property ID 44-0-25  
 Location 26 BEAVER ST  
 Owner RTE 85 REALTY CORP



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated March 2018  
 Data updated 11/16/2018

Conservation Commission Meeting

August 19, 2020

Agenda Item # 13

23 Gordon Drive





OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

August 14, 2020

Mr. Michael Giampietro, Chairman  
Conservation Commission  
52 Main Street, Milford, MA 01757

Re: 23 Gordon Drive (Lot 9)  
Notice of Intent – DEP File #223-

Dear Mr. Giampietro:

The submittal is for a Notice of Intent for the construction of a single-family house lot in a Definitive Residential Subdivision associated with Gordon Drive (South Central Estates II). The applicant is D&F Afonso Builders, 189 Main Street, Milford, MA 01757.

Although 23 Gordon Drive (Lot 9) is one single lot out of the 18-lot definitive subdivision, the development of Lot 9 was discussed during the definitive subdivision approval due to the fact that the lot contains River Front Area (RFA). In this case the RFA is associated with the Charles River. During the original permitting process, the TOTAL square footage / numbers regarding Riverfront disturbance was discussed in depth (on lots 9 & 10) and established under the original permit / Orders of Conditions (for the Subdivision) by this commission. This was all under the DEP File # 223- 1016 and the plans show a total RFA disturbance / alteration of approximately 7,331 S.F., this number represents area on both Lots 9 & Lot 10 with only 600SF of river front disturbance being on Lot 9. The DEP File # 223-1016 is still an open Order of Conditions which has not received a certificate of compliance to date.

Following a review of the recently submitted documents (for Lot 9), I offer the following comments.

1. This recent submittal states the proposed Riverfront Area to be disturbed is 3,800 SF, for Lot 9 only. This number is reflective in the Notice of Intent / paper work, not depicted on the site plan. This exceeds the original permitted total riverfront disturbance by 3,200 SF. If approved the individual Lot filing would essentially be changing the original approval set by this Commission under the approved Order of Conditions for DEP File # 223-1016.

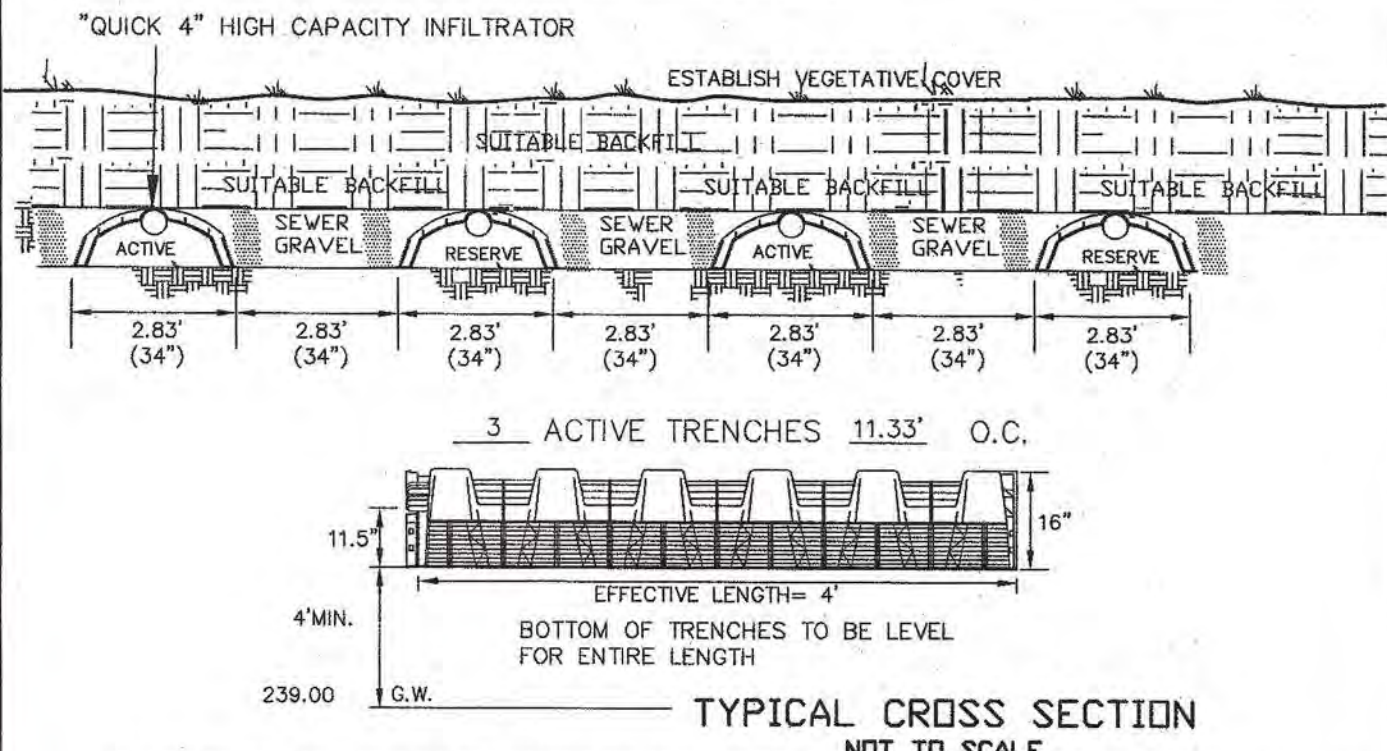
I recommend the applicant address the original permit that was issued for the overall development DEP File # 223-1016, prior to approving the current submittal of lot 9.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Dean', with a long horizontal flourish extending to the right.

Michael Dean, P.E.  
Town Engineer





**LEACHING FACILITY DESIGN CRITERIA**

**TITLE V**  
 PERC. DESIGN RATE = 25 MIN./INCH  
 DESIGN FLOW = 4 x 110 = 440 GPD  
 E.L.R. = PERC. RATE FACTOR = 0.40 GPD/SF

**HIGH CAPACITY QUICK 4**  
 EFFECTIVE LEACHING AREA = 7.93 SF/FT  
 CHAMBER LENGTH = 4 FT

**REQUIRED**  
 FLOW = 4 x 110 = 440 GPD  
 AREA = (440 / 0.40) = 1,100 SF CONVENTIONAL  
 = 1,100 x 60% = 660 SF  
 660 SF > 400 SF USE 660 SF  
 = 660 / 4.75 = 139 FT

**PROVIDED**  
 # UNITS = 139 LF / 4 LF/UNIT = 35 UNITS  
 # UNITS = 2 ROWS X 18 UNITS = 36 UNITS  
 EQUIV. LENGTH = 36 UNITS X 4 FT = 144 FT  
 AREA PROVIDED = 144 x 7.93 = 1142 SF  
 FLOW = 1142 x 0.40 = 457 GPD

\*EFFLUENT LOADING AREA (E.L.A.) REDUCTION ALLOWED PER "STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE"

"SUITABLE BACKFILL" MUST MEET THE SPECIFICATIONS PER 310CMR SECTION 15.240 (D), WHICH STATES THE FOLLOWING: THE SOIL PLACED AS BACKFILL OVER THE SOIL ABSORPTION SYSTEM SHALL BE A MINIMUM OF NINE INCHES, EXCLUDING TOPSOIL, PLACED IN LIFTS AND SUFFICIENTLY COMPACTED TO PREVENT DEPRESSION DUE TO SETTLING WHICH MAY INTERCEPT SURFACE WATER RUNOFF ABOVE THE SYSTEM. BACKFILL MUST BE CLEAN AND FREE OF STONES & Boulders GREATER THAN SIX INCHES IN SIZE. TAILINGS, CLAY OR SIMILAR MATERIALS ARE PROHIBITED.

**FLOW INFORMATION**

TYPE OF BUILDING	RESIDENTIAL
EMPLOYEES	N/A
DISPOSAL	N/A
BEDROOMS	4
PERSONS	N/A
OTHER	N/A
DAILY FLOW	4 x 110 = 440

USE: 2 ROWS OF 18 UNITS  
 PROPOSED 1,500 GAL. S.T.  
 5 OUTLET D.B.

DEEP TESTS TAKEN 11/16/09 BY P.M.L. PERC. TESTS TAKEN 11/16/09 BY P.M.L.

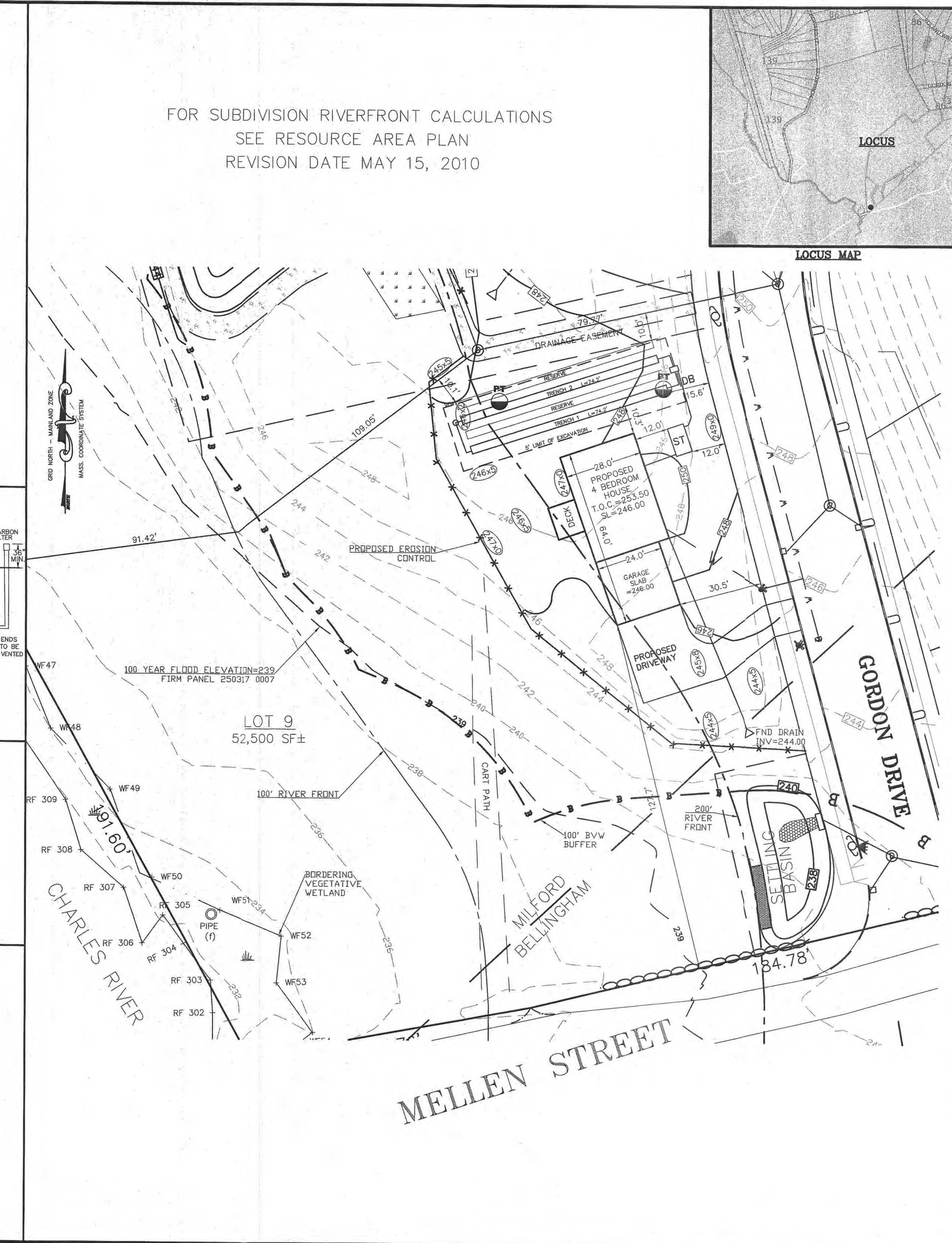
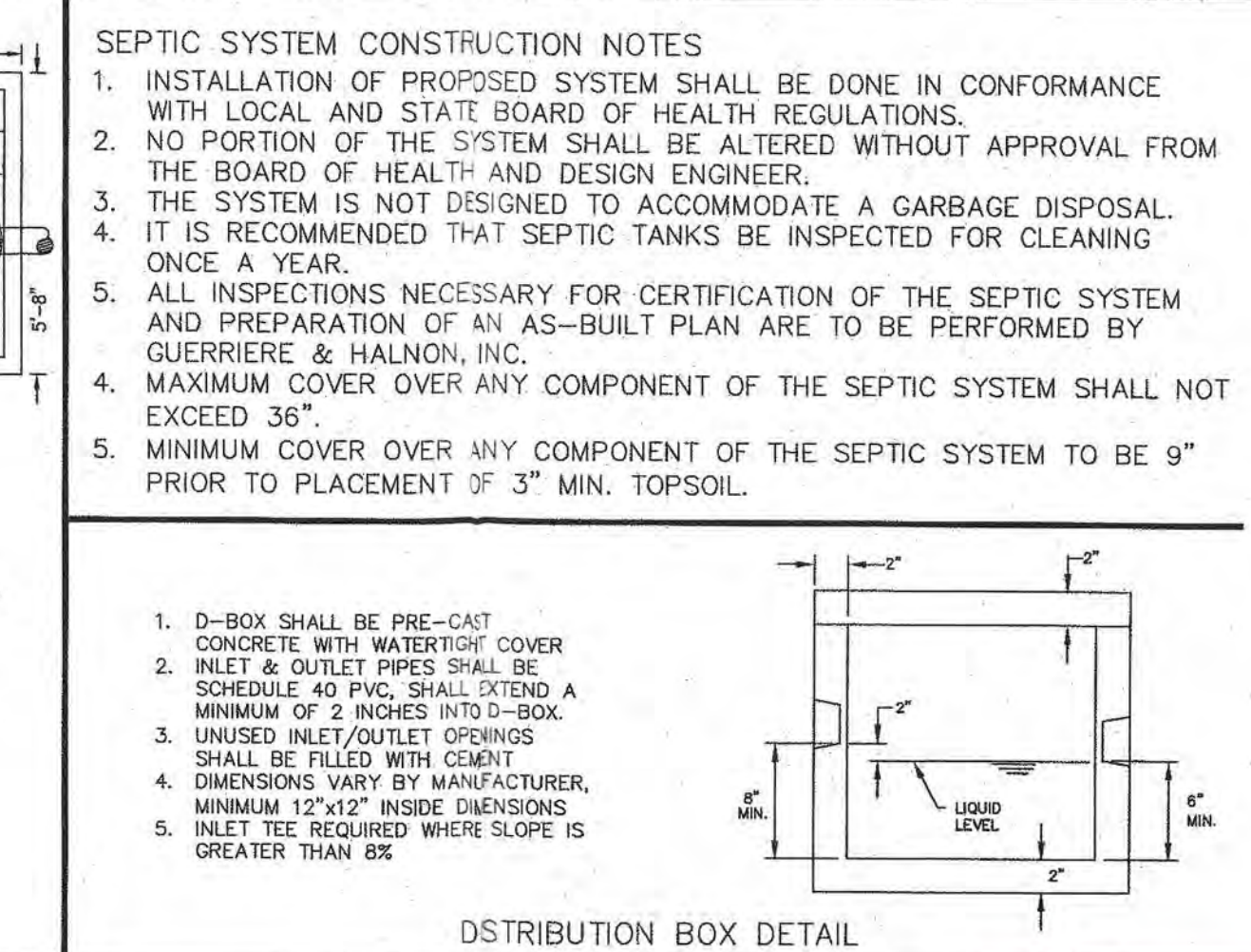
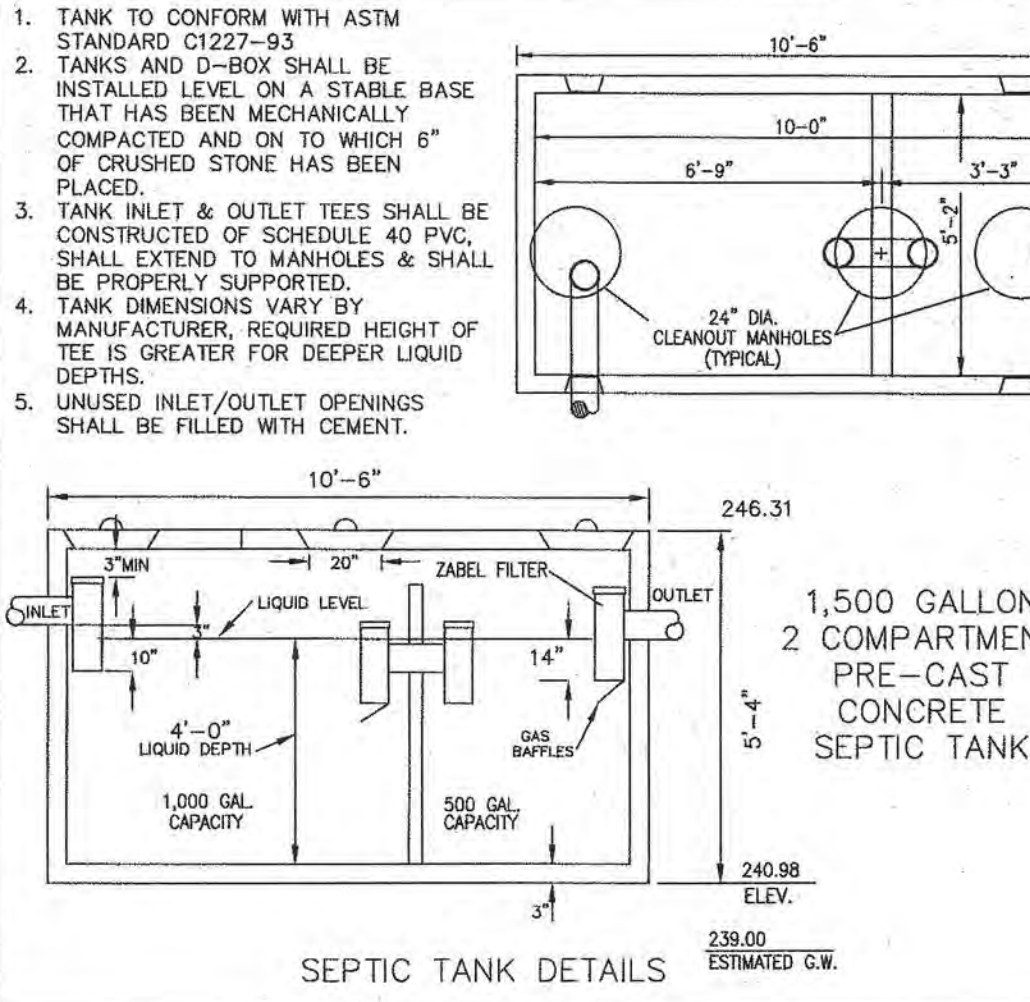
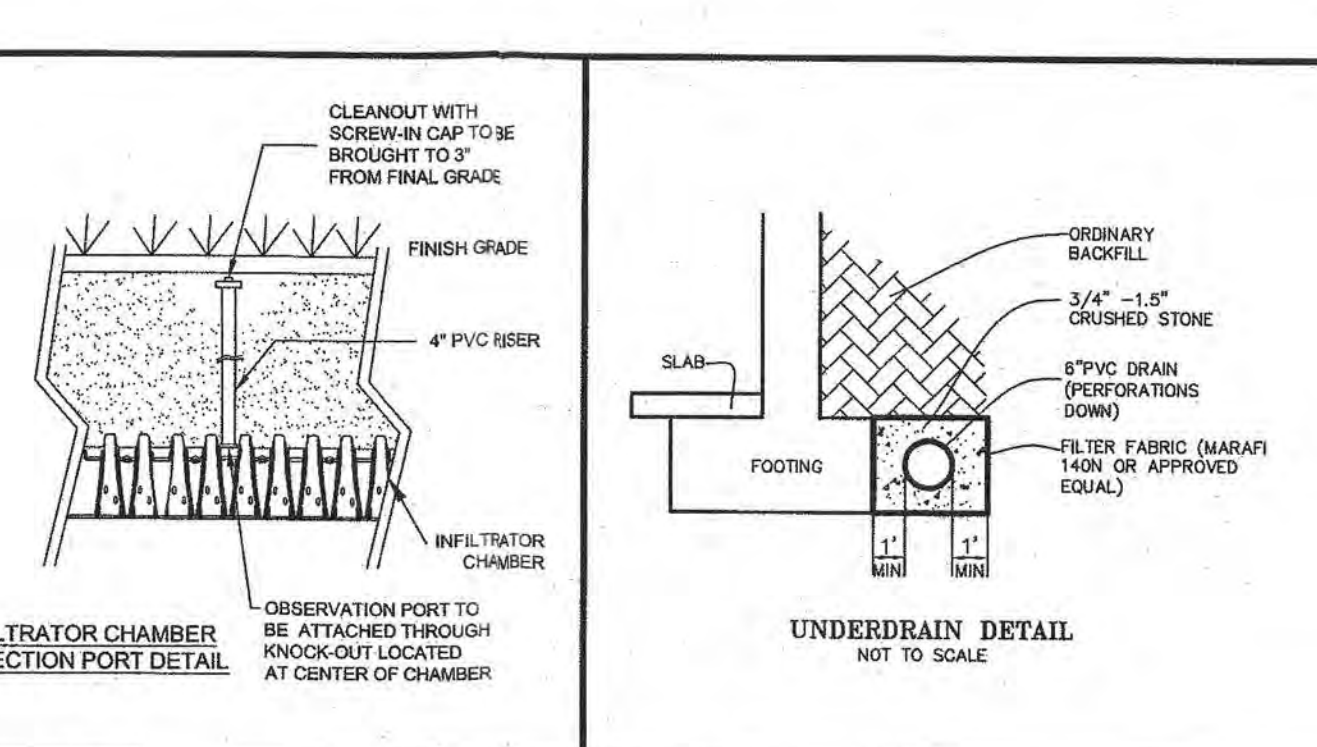
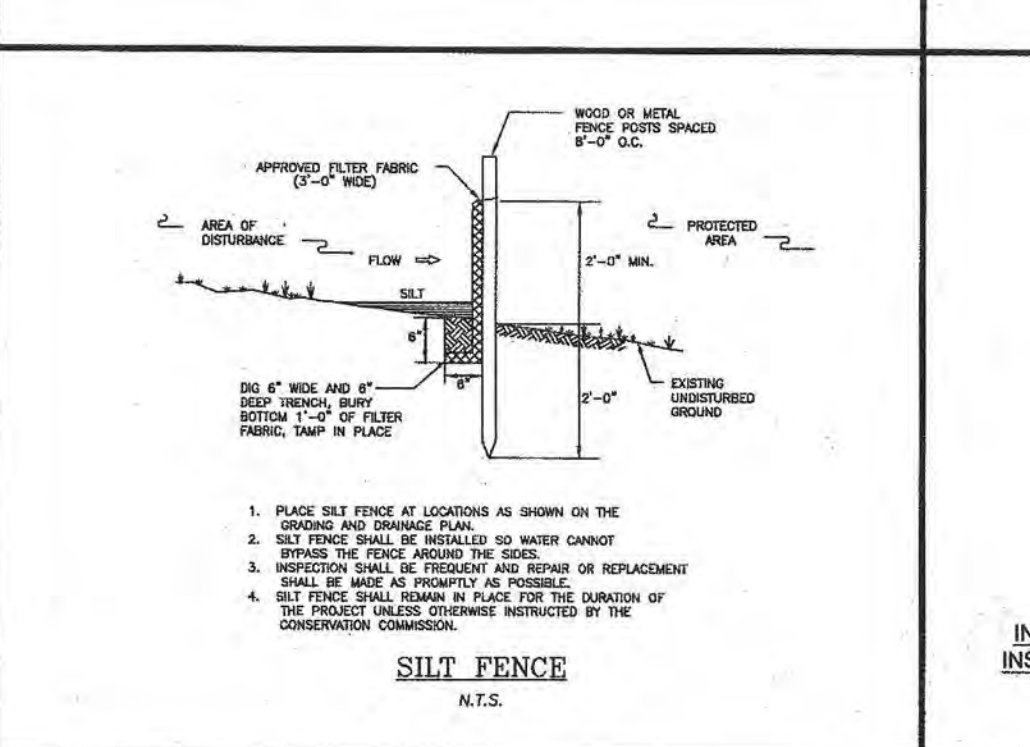
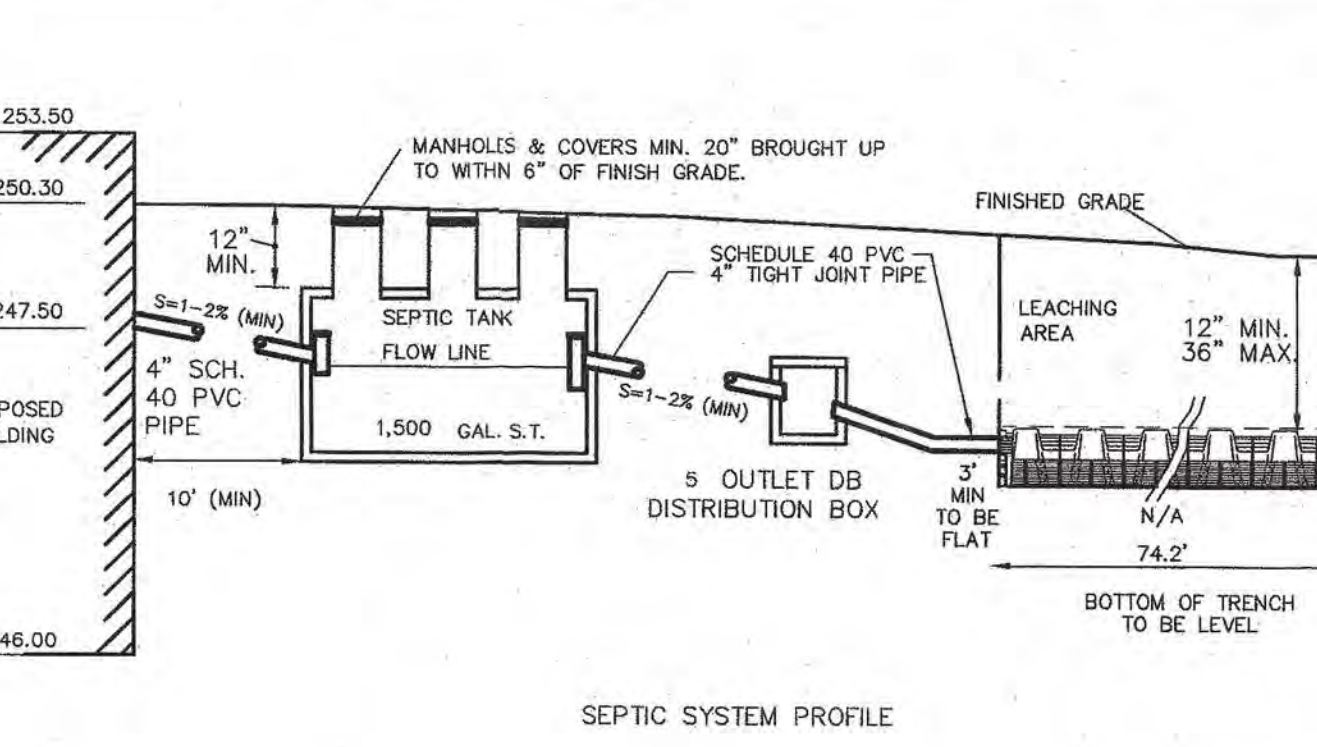
WITNESSED JOE BATISTA	WITNESSED JOE BATISTA
SOIL EVALUATOR PETER LAVOIE	SOIL EVALUATOR PETER LAVOIE

246.00 DTH# 1	N/A	WATER	N/A	246.00 DTH# 2	N/A		
A LOAM	8"	N/A	LEDGE	N/A	A LOAM	8"	
245.50	5"	N/A	N/A	245.33	B SIL	22"	
244.00	34"	N/A	MOTTLES	N/A	243.50	C	70"
		56"	PERC	56"			
			CLASS II	SOIL			

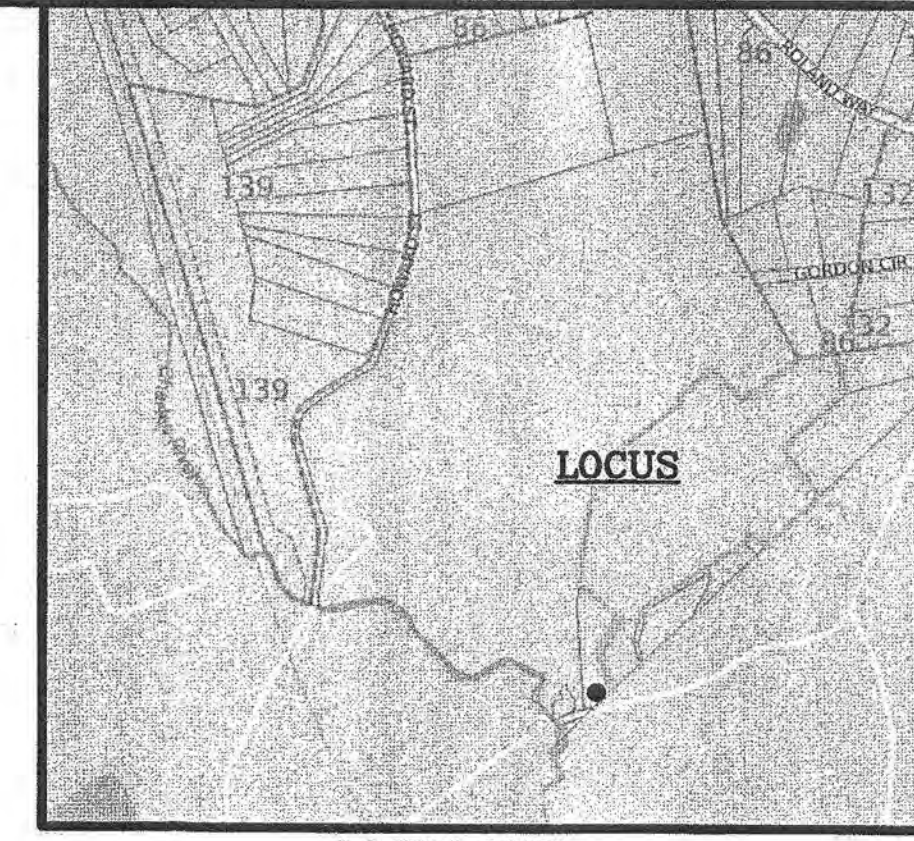
PERC. 25 MIN./INCH. PERC. 25 MIN./INCH.

**DESIGN ELEVATIONS**

TOP OF FOUNDATION	253.50
SLAB ELEVATION	246.00
INV. AT FOUNDATION	247.50
INV. AT SEPTIC TANK INLET	247.12
INV. AT SEPTIC TANK OUTLET	246.87
INV. AT DIST. BOX INLET	245.41
INV. AT DIST. BOX OUTLET	245.24
ELEV. TOP OF CHAMBER	245.19
INV. AT CHAMBER	244.61
BOTTOM OF CHAMBER	243.61
ELEV. OF GROUND WATER	239.00
ELEV. OF REFUSAL	n/a
AVERAGE ELEV. OVER SYSTEM	SEE PLAN



FOR SUBDIVISION RIVERFRONT CALCULATIONS  
 SEE RESOURCE AREA PLAN  
 REVISION DATE MAY 15, 2010



DATE: 8-4-20

**MINIMUM ZONING REQUIREMENTS**

ZONING DISTRICT	RC
AREA	45,000SF
FRONT YARD SETBACK	30'
SIDE YARD SETBACK	20'
REAR YARD SETBACK	30'

**PLAN NOTES**

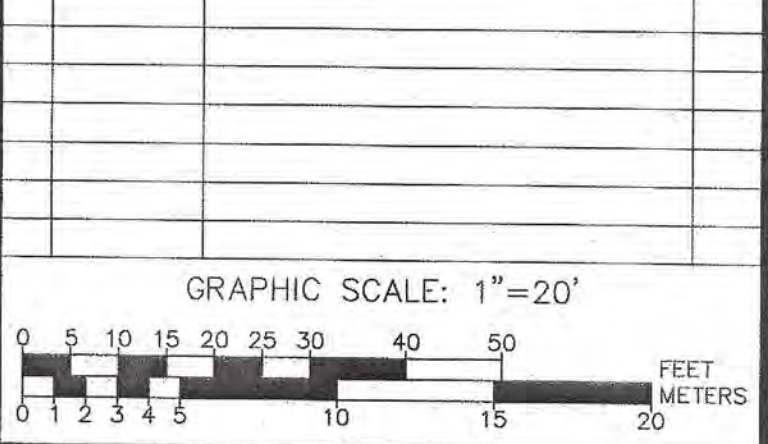
- THIS PLAN REFERS TO TOWN ASSESSORS MAP 61 SHEET 86 LOT 9.
- ELEVATIONS REFER TO AN ASSUMED DATUM.
- OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.
- CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

**KEY**

SEPTIC TANK	ST
DISTRIBUTION BOX	DB
PUMP CHAMBER	PC
ABSORPTION TRENCH	T#
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING ELEVATIONS	100.0
PROPOSED ELEVATIONS	100.0
EDGE OF WETLANDS	---
BENCHMARK	B.M.
PUBLIC WATER	W
GAS SERVICE	G
PERC TEST HOLE	+
DEEP SOIL OBSERVATION HOLE	+
PRIVATE WATER SUPPLY	+
TOP OF CONCRETE	TC

OWNER  
**D&F AFONSO BUILDERS**  
 189 MAIN ST.  
 MILFORD, MA

SEPTIC SYSTEM DESIGN  
 PLAN OF LAND  
**LOT 9 GORDON DR**  
 IN  
**MILFORD, MA**  
 SCALE: 20 FEET TO AN INCH  
 DATE: AUGUST 3, 2020



**Guerriere & Halon, Inc.**  
 ENGINEERING & LAND SURVEYING  
 333 WEST STREET PH. (508) 473-6630  
 MILFORD, MA 01757 FX. (508) 473-8243  
 www.gandhengineering.com

LOT 9 G-5665

G:\CD\Milford\G-5665-1\DWG\Lot 09\G-5665-1 Lot 9 BOHPP REV 01.dwg







Conservation Commission Meeting

August 19, 2020

Agenda Item # 14

21 Gordon Drive (Lot 10)



OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

August 17, 2020

Mr. Michael Giampietro, Chairman  
Conservation Commission  
52 Main Street, Milford, MA 01757

Re: 21 Gordon Drive (Lot 10)  
Notice of Intent – DEP File #223-

Dear Mr. Giampietro:

The submittal is for a Notice of Intent for the construction of a single-family house lot in a Definitive Residential Subdivision associated with Gordon Drive (South Central Estates II). The applicant is D&F Afonso Builders, 189 Main Street, Milford, MA 01757.

Following a review of the submitted documents and a site inspection I offer the following:

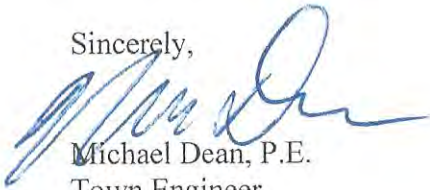
1. Construction of this lot has already started, there must have been some type of oversight, however there is only a small portion of proposed work that falls within the 100-foot buffer zone. This is a small area of grading associated with the Septic System.
2. The plan should show erosion control information.
3. The plan should clearly label the Riverfront Area, however no proposed construction of Lot 10 impacts the Riverfront Area.



4. The original Order of Conditions for the subdivision, DEP File # 223-1016, condition # 29 requires concrete bounds to be set every 50-feet along the outer riparian zone, (200-feet from the Charles River) and a Restoration of a portion of River Front Area. This proposed work should be shown on the submitted plan and referenced back to the original OOC / DEP File #.

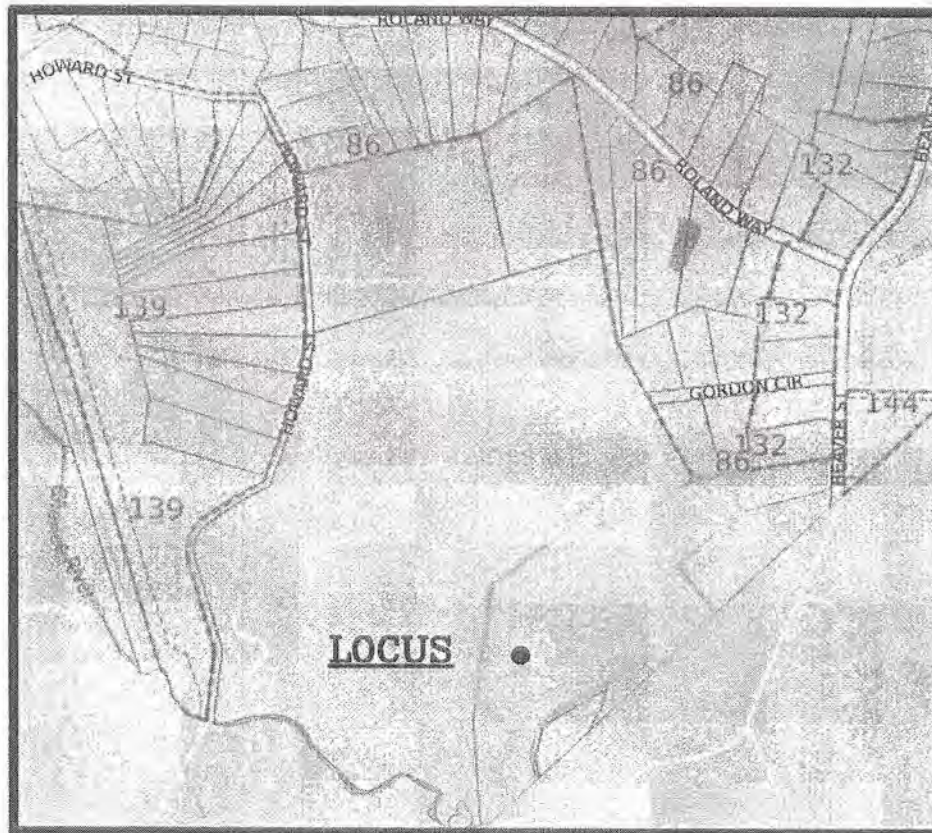
I recommend the applicant address the above items before issuing an Order of Conditions.

Sincerely,



Michael Dean, P.E.  
Town Engineer

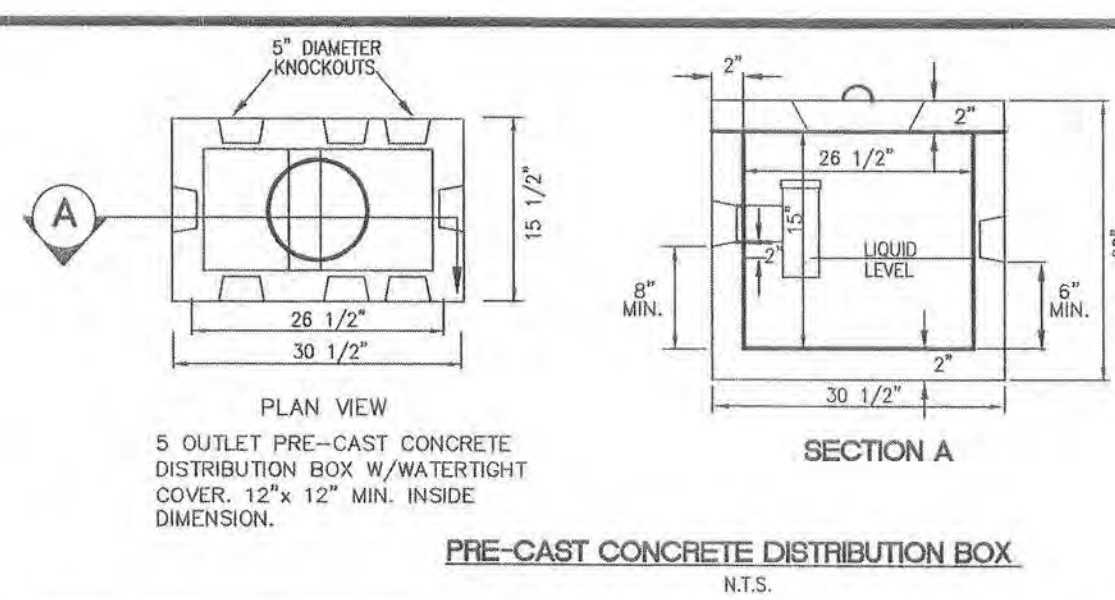




LOCUS MAP  
N.T.S.

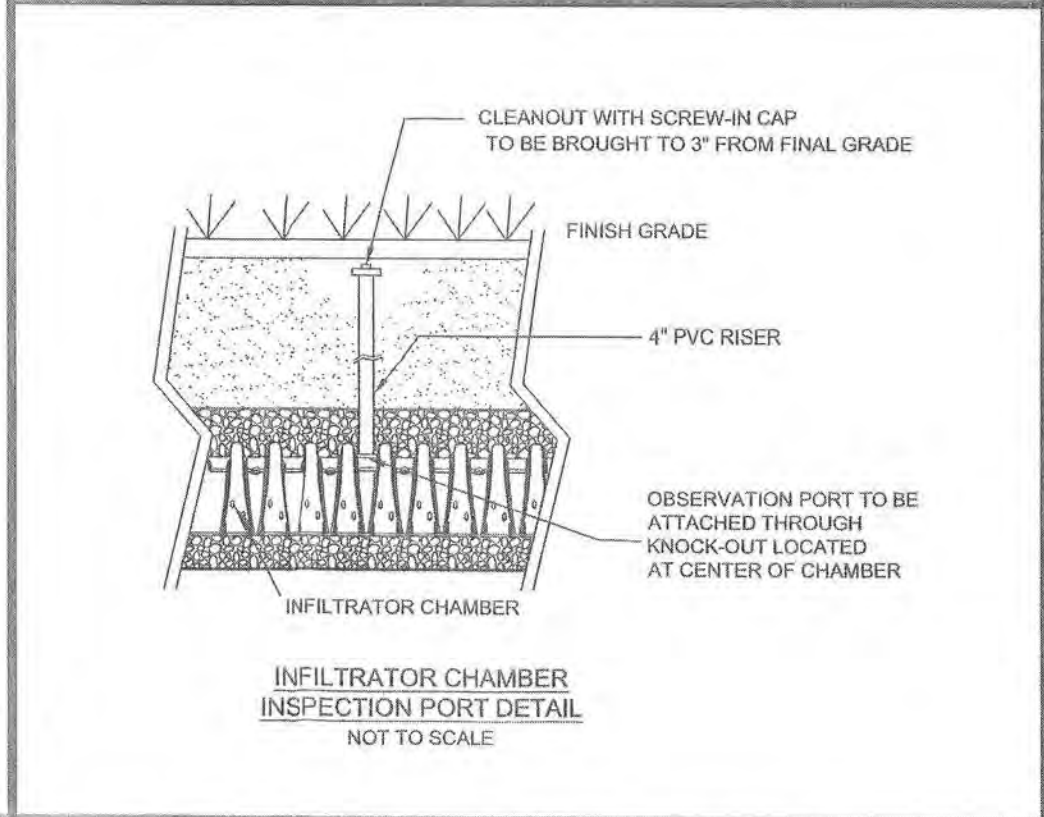
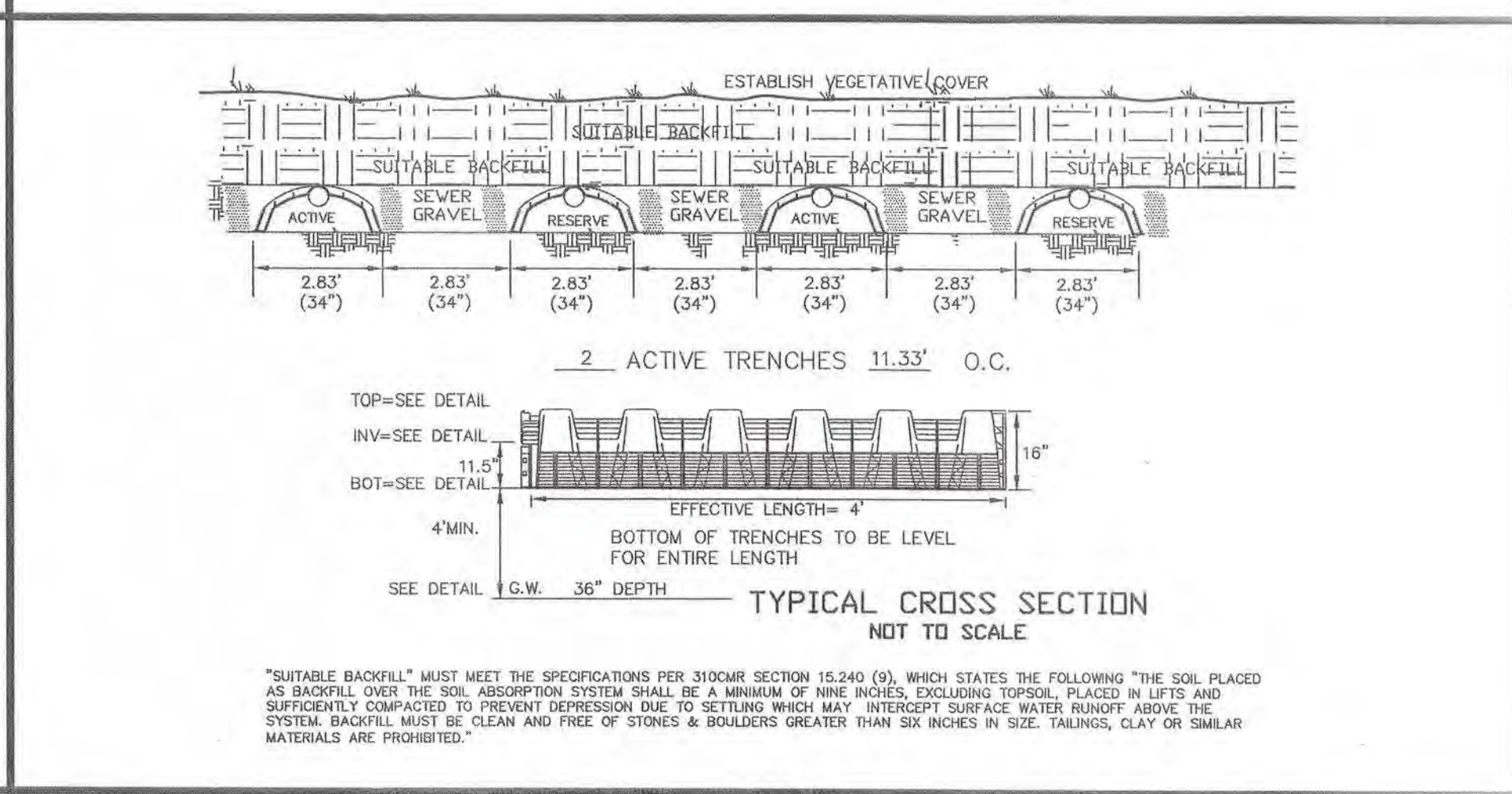
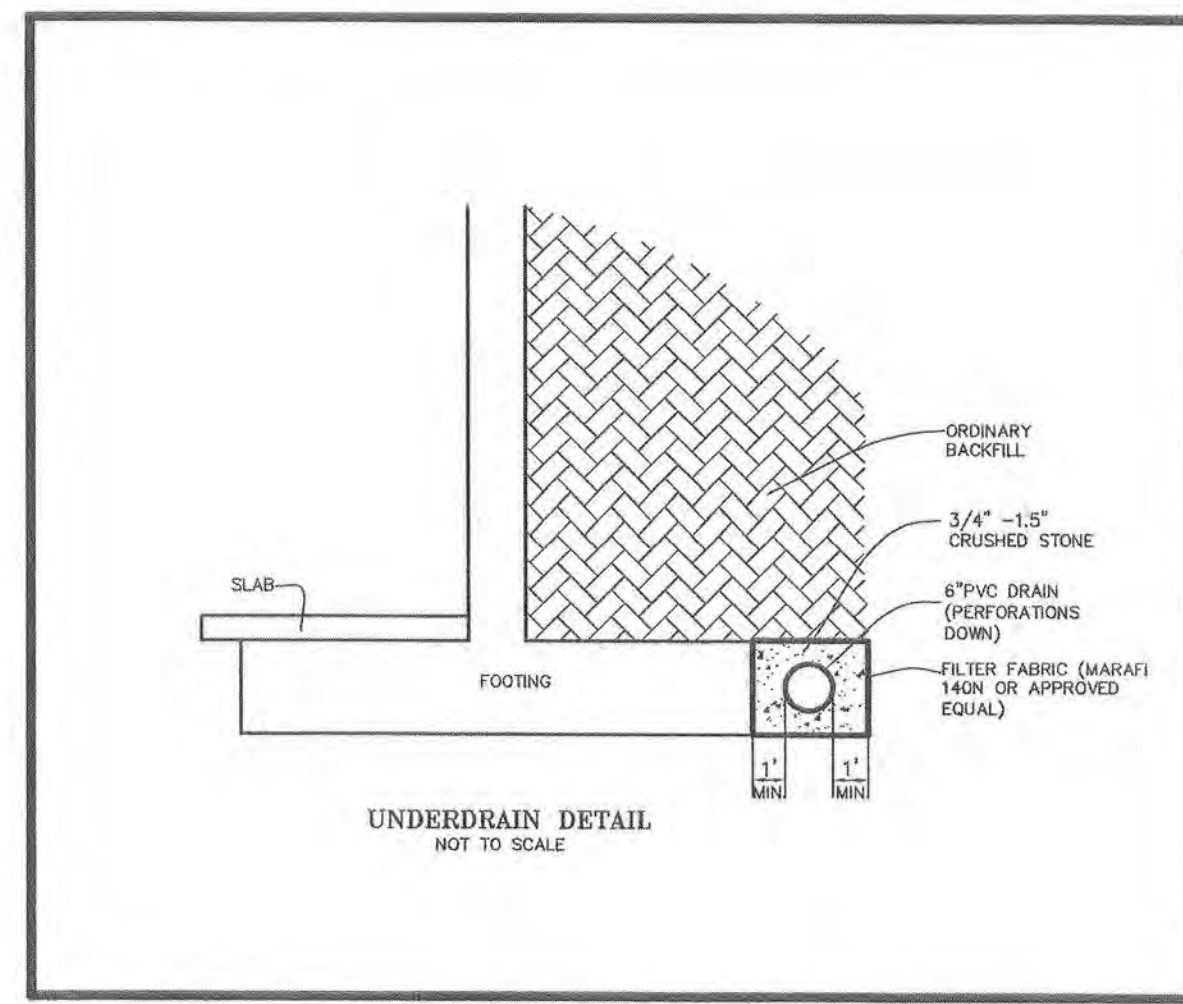
MINIMUM ZONING REQUIREMENTS

ZONING DISTRICT	RC
AREA	45,000S.F.
FRONT YARD SETBACK	30
SIDE YARD SETBACK	20
REAR YARD SETBACK	30

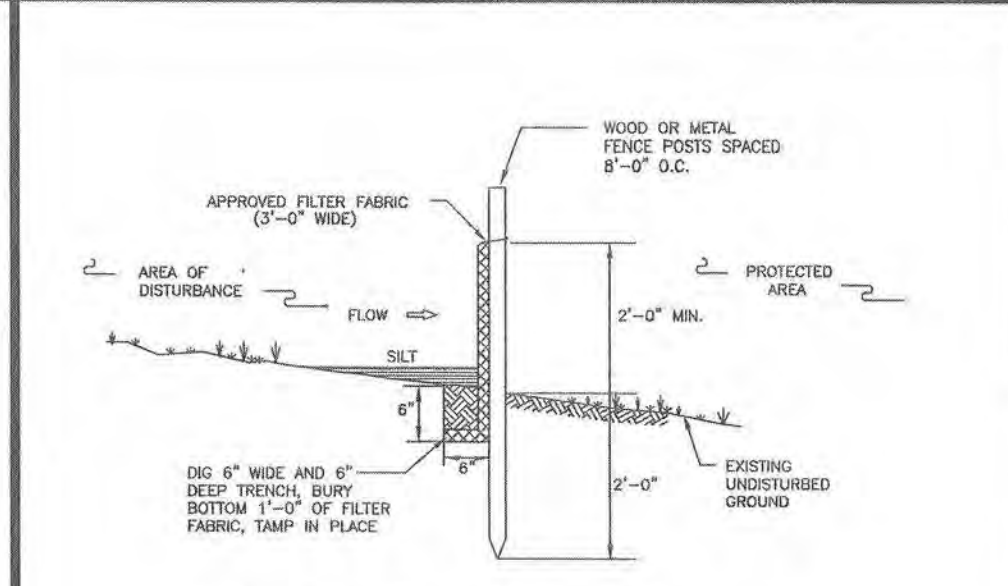
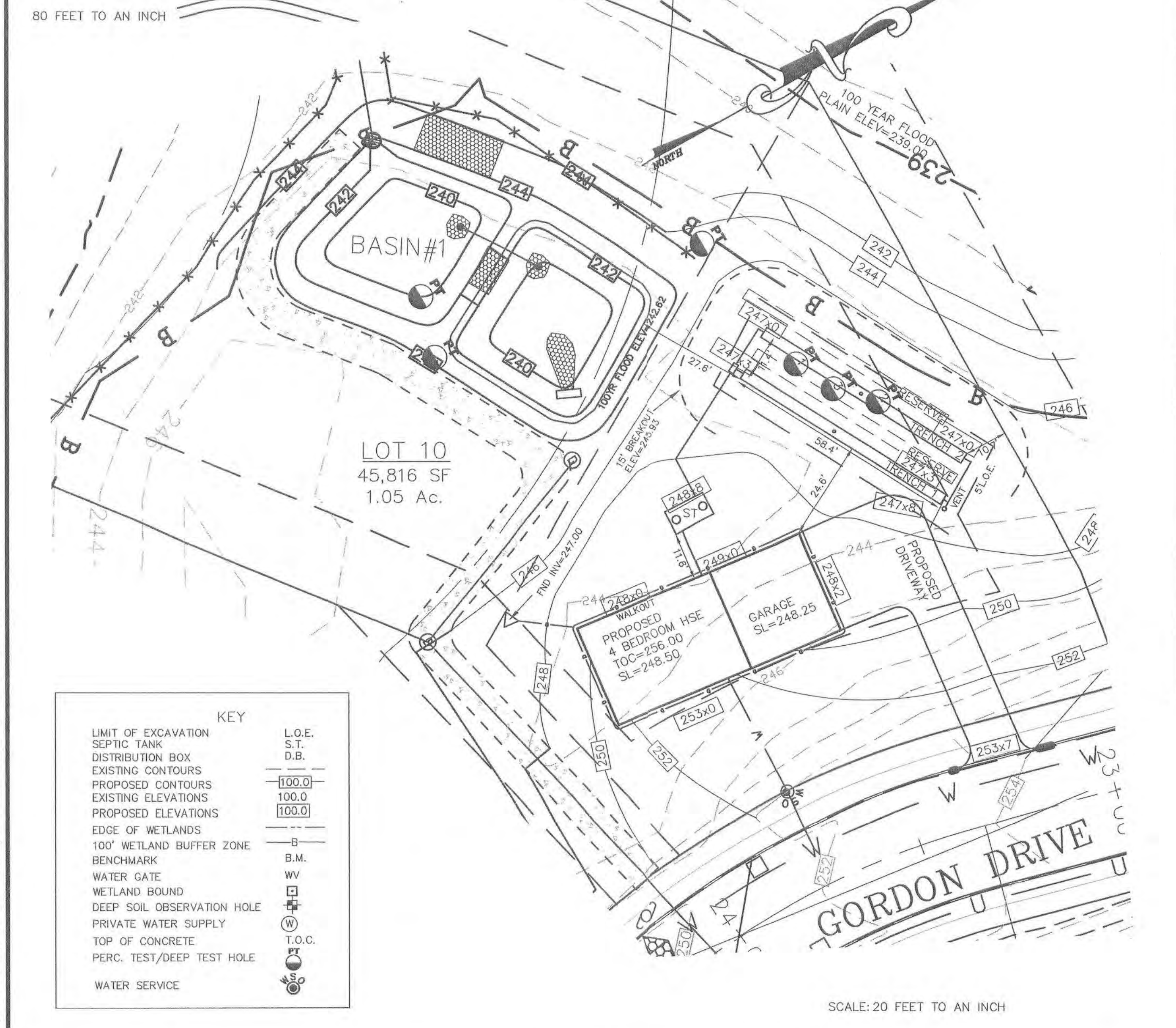


- DESIGN NOTES:
1. ALL TOPSOIL, SUBSOIL AND OTHER IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO PERVIOUS MATERIALS.
  2. THE INSTALLATION OF PROPOSED SYSTEM SHALL BE DONE IN CONFORMANCE WITH LOCAL AND STATE BOARD OF HEALTH REGULATIONS.
  3. NO PORTION OF THIS SYSTEM SHALL BE ALTERED WITHOUT APPROVAL FROM THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
  4. FILL MATERIAL FOR SYSTEMS CONSTRUCTED IN FILL SHALL CONSIST OF SELECT ON-SITE OR IMPORTED SOIL MATERIAL, CONSISTING OF CLEAN GRANULAR SAND FREE FROM ORGANIC MATTER AND DELETERIOUS SOIL SUBSTANCES, MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. A SIEVE ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH 310 CMR 15.255(3).
  5. IT IS RECOMMENDED THAT SEPTIC TANKS BE INSPECTED FOR CLEANING ONCE A YEAR.
  6. THIS SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL.
  7. THIS PLAN REFERS TO ASSESSORS ATLAS SHEET 61 BLOCK 86 LOT 155
  8. ELEVATIONS REFERS TO USGS VERTICAL DATUM OF 1929.
  9. OFFSETS NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
  10. ALL INSPECTIONS NECESSARY FOR THE CERTIFICATION OF THE SEPTIC SYSTEM AND THE PREPARATION OF AN AS-BUILT PLAN ARE TO BE PERFORMED BY THE DESIGN ENGINEER.

- GENERAL NOTES:
1. THERE ARE NO PUBLIC WELLS WITHIN 500 FEET OF PROJECT.
  2. THERE ARE NO PRIVATE WELLS WITHIN 200 FEET OF PROJECT.
  3. THERE ARE NO BORDERING VEGETATED WETLANDS, SURFACE WATERS, SURFACE DRAINS, OPEN SURFACE WITHIN 150 FEET UNLESS SHOWN ON THE PLAN OR AS DETERMINED BY THE MILFORD CONSERVATION COMMISSION.
  4. BENCHMARK TO BE SET WITHIN 50 FEET TO PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
  5. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY THE BOARD OF HEALTH AND PERMISSION OBTAINED FROM THE BOARD OF HEALTH.
  6. SYSTEM AREA SHALL BE STAKED AND FLAGGED OR OTHERWISE BARRICADED FROM DATE OF INSTALLATION UNTIL CERTIFICATE OF COMPLIANCE ISSUED.
  7. EXCAVATION TO BE DRY AND SCARIFIED.
  8. FILL TO BE STOCKPILED AT THE EDGE OF EXCAVATION AND PUSHED OR CAST INWARD OVER EXCAVATION AREA.
  9. FILL SHOULD NOT BE PLACED DURING RAIN OR SNOW STORM.
  10. SIEVE ANALYSIS SHALL BE PERFORMED ON THE FILL WHICH WILL BE USED FOR THE PROPOSED SYSTEM.
  11. LOT IS NOT LOCATED IN A NITROGEN SENSITIVE AREA.

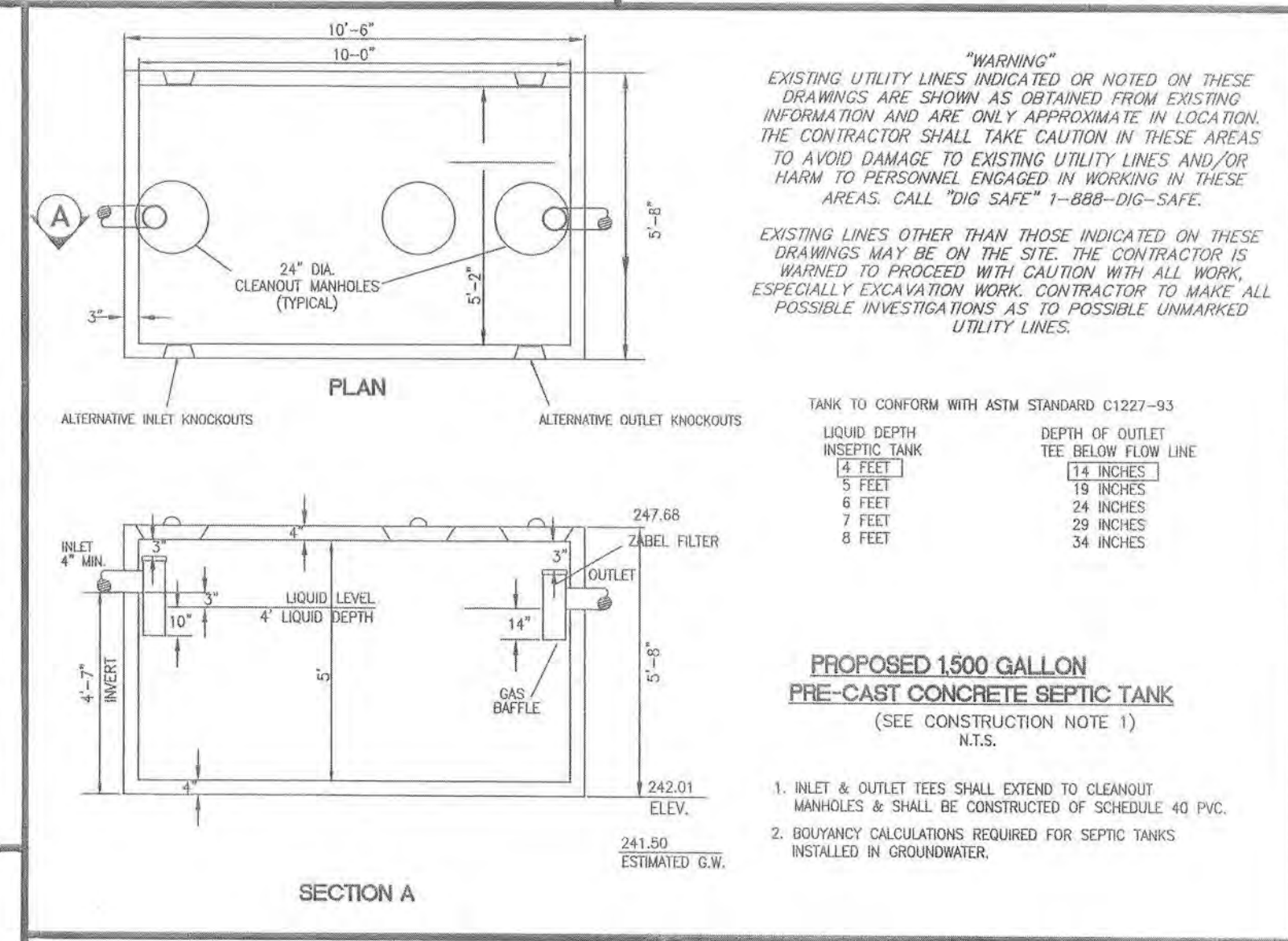


- CONSTRUCTION NOTES:
1. SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE INSTALLED LEVEL AND TRUE TO GRADE ON A LEVEL STABLE BASE THAT HAS BEEN MECHANICALLY COMPACTED AND ON TO WHICH 6\"/>

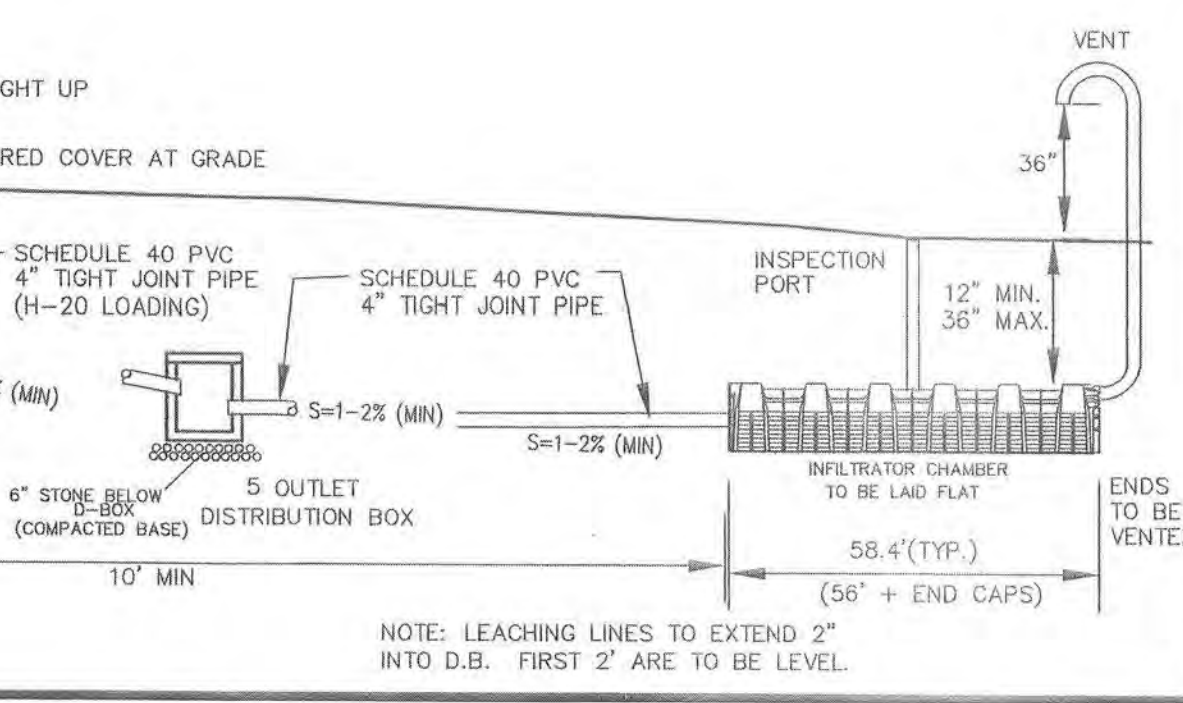
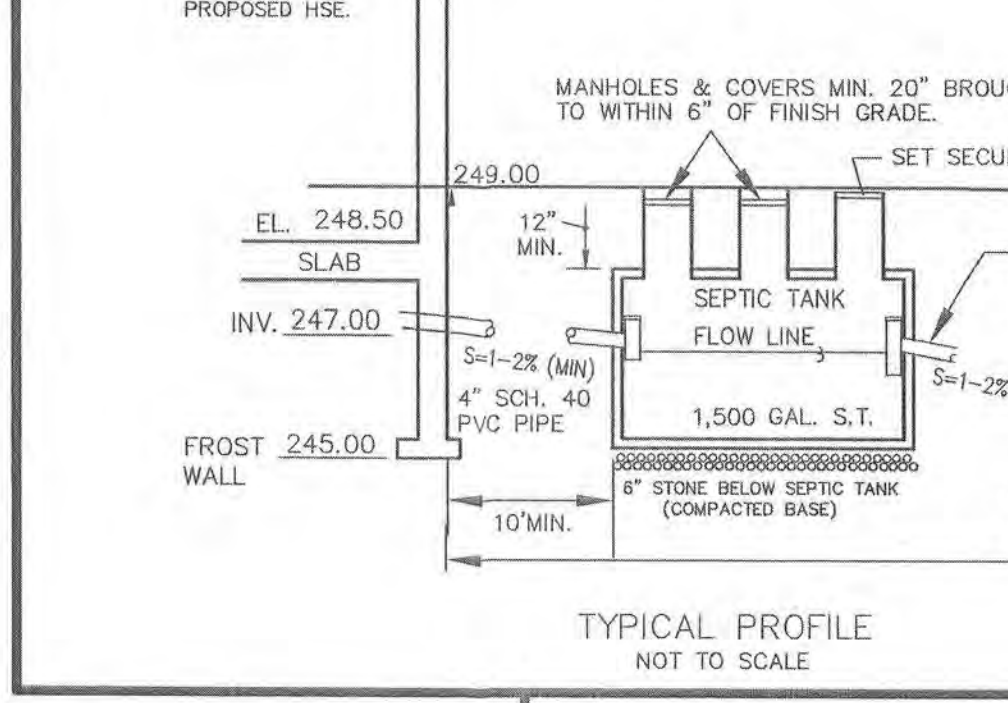


DESIGN ELEVATIONS

TOP OF FOUNDATION	256.00
SLAB ELEVATION	248.50
INV. AT FOUNDATION	247.00
INV. AT SEPTIC TANK INLET	246.60
INV. AT SEPTIC TANK OUTLET	246.35
INV. AT DIST. BOX INLET	245.90
INV. AT DIST. BOX OUTLET	245.73
ELEV. TOP OF CHAMBER(BREAKOUT)	245.93
INV. AT CHAMBER	245.56
BOTTOM OF CHAMBER	244.60
ELEV. OF GROUND WATER	240.50
ELEV. OF REFUSAL	N/A
AVERAGE ELEV. OVER SYSTEM	SEE PLAN



1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE DRIVING AND DRAINAGE PLAN.
2. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
4. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE CONSERVATION COMMISSION.



LEACHING FACILITY DESIGN CRITERIA

TITLE V PERC. DESIGN RATE = 20 MIN./INCH (25 MIN./INCH)  
 DESIGN FLOW 4 x 110 = 440 GPD.  
 E.L.R. = PERC. RATE FACTOR = 0.53 GPD/SE  
 HIGH CAPACITY QUICK 4  
 EFFECTIVE LEACHING AREA = 7.93 SF/FT  
 CHAMBER LENGTH = 4 FT.

REQUIRED  
 FLOW = 4 x 110 = 440 GPD  
 = (440 / 0.53) = 831 SF CONVENTIONAL  
 = 831 x 0.95 = 498.1 SF  
 = 498.1 / 2.40 SF USE 498.1 SF

CHECK  
 EQUIVALENT LENGTH OF INFILTRATOR = 11.5/12 + 34/12 + 11.5/12 = 3.04  
 # UNITS = 3.04 x 14 = 42.56  
 PROVIDED  
 # UNITS = 2 ROWS X 14 UNITS = 28 UNITS  
 EQUIV. LENGTH = 28 UNITS X 4 FT = 112 FT  
 AREA PROVIDED = 112 x 7.93 = 888 SF  
 FLOW = 888 x 0.53 = 470 GPD

\*EFFLUENT LOADING AREA (E.L.A.) REDUCTION ALLOWED PER STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE.

KEY

LIMIT OF EXCAVATION	L.O.E.
SEPTIC TANK	S.T.
DISTRIBUTION BOX	D.B.
EXISTING CONTOURS	100.0
PROPOSED CONTOURS	100.0
EXISTING ELEVATIONS	100.0
PROPOSED ELEVATIONS	100.0
EDGE OF WETLANDS	B
100' WETLAND BUFFER ZONE	B.M.
BENCHMARK	B.M.
WATER GATE	WV
WETLAND BOUND	W
DEEP SOIL OBSERVATION HOLE	W
PRIVATE WATER SUPPLY	W
TOP OF CONCRETE	T.O.C.
PERC. TEST/DEEP TEST HOLE	W
WATER SERVICE	W

TESTS TAKEN 11/16/09 BY P.M.L. PERC. TESTS TAKEN 11/16/09 BY P.M.L.

WITNESSED JOE BATISTA WITNESSED JOE BATISTA

SOIL EVALUATOR PETER LAVOIE SOIL EVALUATOR PETER LAVOIE

TESTS TAKEN 2/23/19 BY BDH

WITNESSED MIKE CATALANO WITNESSED BRIAN HASSETT

SOIL EVALUATOR BRIAN HASSETT

PERC. 20 MIN./INCH

SITE DEVELOPMENT & FACILITIES PLAN  
 LOT 10 GORDON DRIVE  
 IN  
 MILFORD, MASSACHUSETTS  
 SCALE: AS NOTED  
 DATE: JUNE 22, 2018  
 REV. DATE DESCRIPTION  
 OCTOBER 29, 2018 REVISED FOOTPRINT  
 FEBRUARY 26, 2019 REVISED PER TOWN COMMENTS

OWNER/APPLICANT: F&D CENTRAL REALTY CORP.  
 ADDRESS: 189 MAIN ST, MILFORD, MA 01757

**Guerriere & Halnon, Inc.**  
 Engineering & Land Surveying  
 333 WEST STREET, MILFORD, MASS. 01757  
 (508) 473-6630 FAX: (508) 473-8243

G:\CDM\miford\19-5665-ND\DWG\BOH BASE PLAN-DRIVE UNDER.dwg



Conservation Commission Meeting

August 19, 2020

Agenda Item # 15

65 Field Pond Road (Lot 14)



## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
*Town Engineer*

August 17, 2020

Mr. Michael Giampietro, Chairman  
Conservation Commission  
52 Main Street  
Milford, MA, 01757

Re: Notice of Intent for **65 Field Pond Road (Lot 14), Sanylah Crossing Subdivision**  
DEP File # **223-**

Dear Mr. Giampietro:

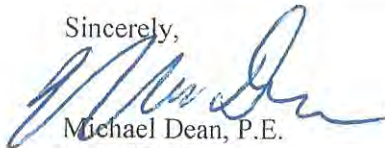
I have reviewed the Notice of Intent filing for 65 Field Pond Road (Lot 14), a lot within the Sanylah Crossing Subdivision. The filing is for the construction of a single family house lot, associated with work within the 100-foot buffer Zone to the Bordering Vegetated Wetlands.

Following a review of the submittal, I offer the following comments:

1. The trees have already been cleared, must have been due to an oversight. All the work is in the 100-foot Buffer Zone of the BVW, there is no alteration of the Resource Areas. The closest distance from the proposed activity to the edge of the wetlands is approximately 5-feet +/-.
2. Erosion control measures should be shown on the plan.
3. The wetland flag numbers are shown on some of the flags, but not all of the flags. The remaining wetland flag numbers should be added to the plan.

I recommend that the above items be added to the plan and then issue an Order of Conditions.

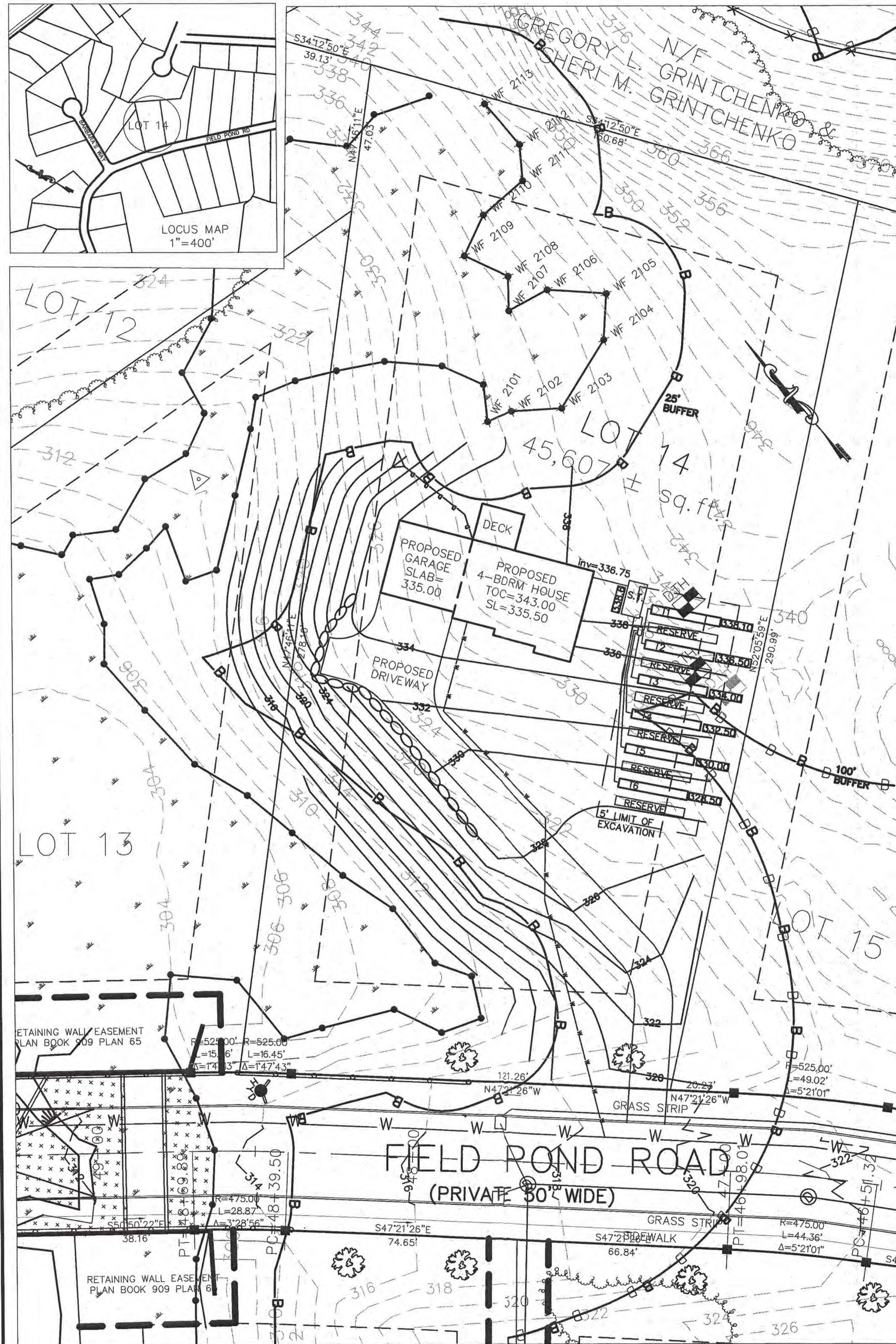
Sincerely,



Michael Dean, P.E.  
Town Engineer

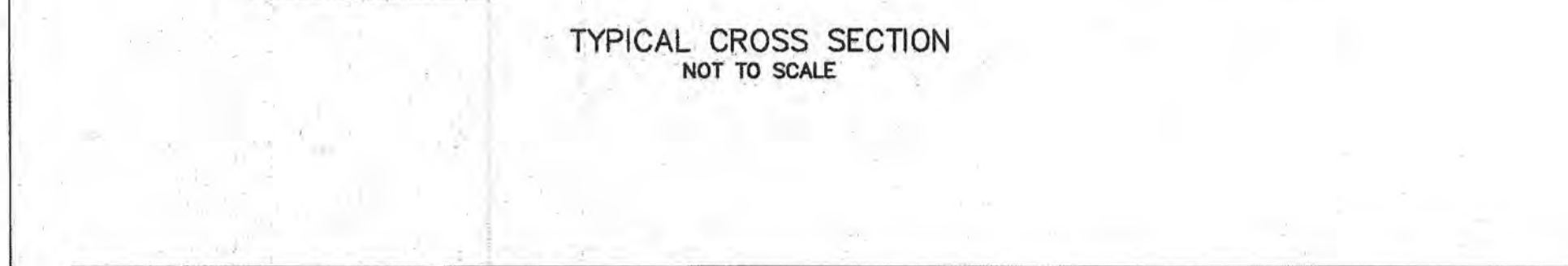
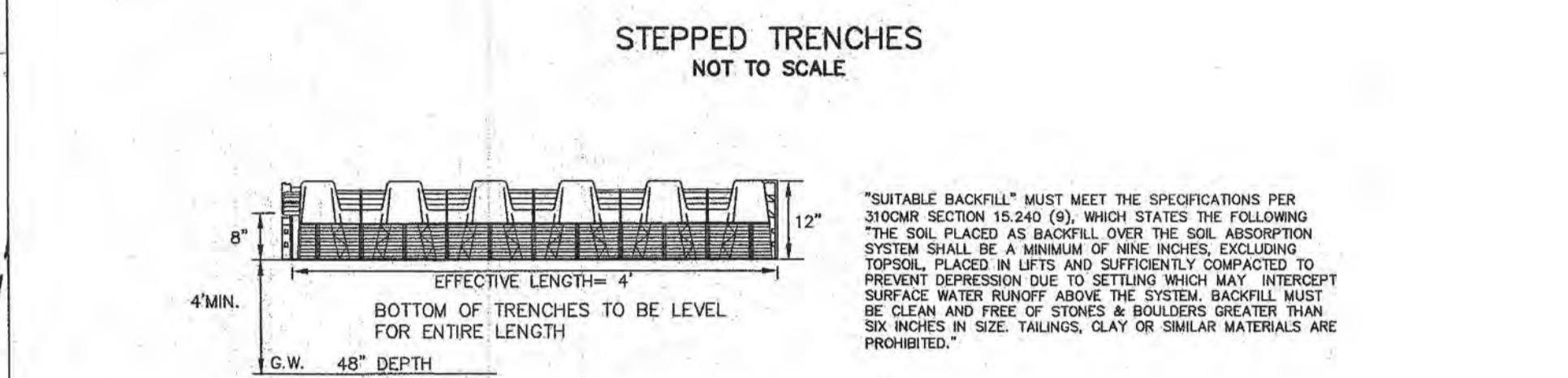


SEPTIC SYSTEM EXCAVATION TO BE INSPECTED BY DESIGN ENGINEER PRIOR TO CONSTRUCTION OF FOUNDATION

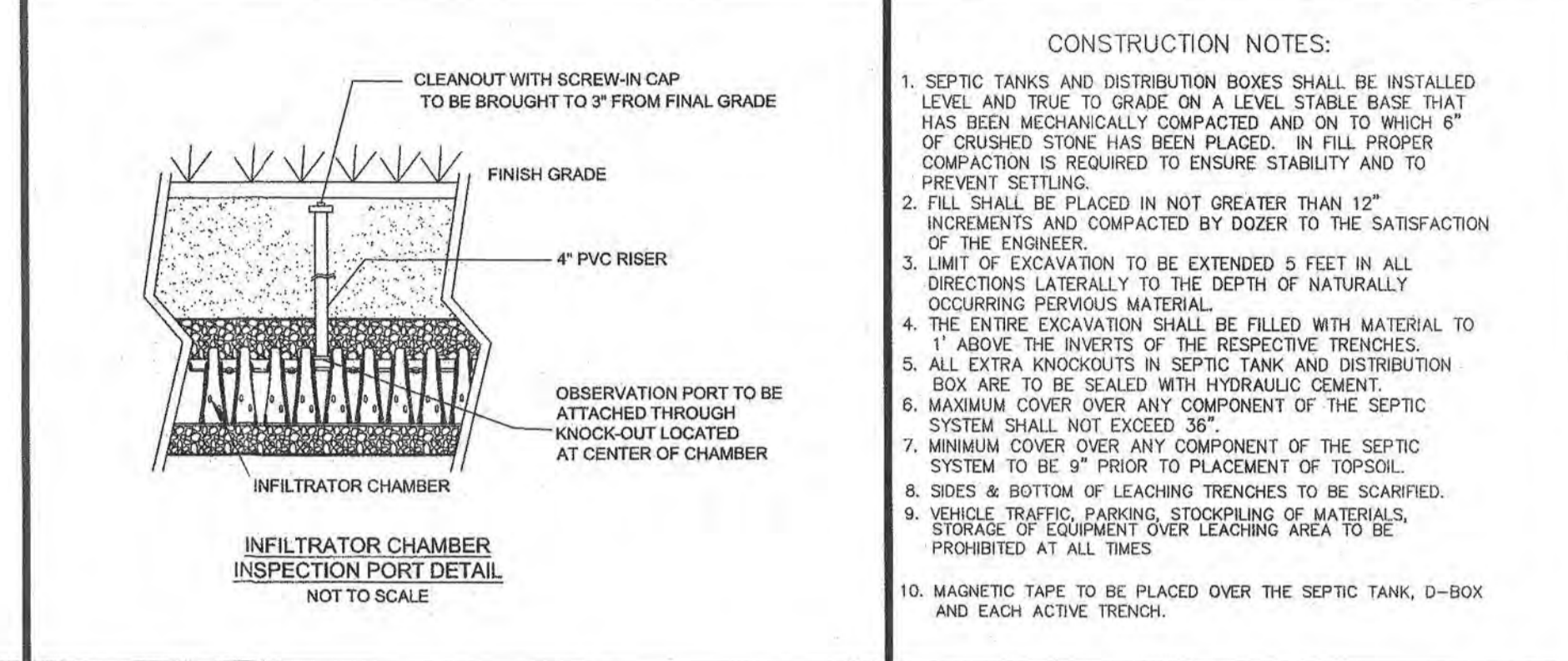


DESIGN ELEVATIONS

TR1 BREAKOUT EL.	TR2 BREAKOUT EL.	TR3 BREAKOUT EL.	TR4 BREAKOUT EL.	TR5 BREAKOUT EL.	TR6 BREAKOUT EL.
336.00	333.50	331.50	329.50	327.00	325.50
INVERT AT CHAMBER	335.67	333.17	330.17	328.17	325.17
ELEV. BOTTOM CHAMBER	335.00	332.50	330.50	328.50	324.50
GROUND WATER AND/OR REFUSAL ELEVATION	331.00	328.00	326.50	324.50	320.50



- DESIGN NOTES:
1. ALL TOPSOIL, SUBSOIL AND OTHER IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO PERVIOUS MATERIALS.
  2. THE INSTALLATION OF PROPOSED SYSTEM SHALL BE DONE IN CONFORMANCE WITH LOCAL AND STATE BOARD OF HEALTH REGULATIONS.
  3. NO PORTION OF THIS SYSTEM SHALL BE ALTERED WITHOUT APPROVAL FROM THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
  4. FILL MATERIAL FOR SYSTEMS CONSTRUCTED IN FILL SHALL CONSIST OF SELECT ON-SITE OR IMPORTED SOIL MATERIAL, CONSISTING OF CLEAN GRANULAR SAND FREE FROM ORGANIC MATTER AND DELETERIOUS SOIL SUBSTANCES, MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. A SIEVE ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH 310 CMR 15.25(3).
  5. IT IS RECOMMENDED THAT SEPTIC TANKS BE INSPECTED FOR CLEANING ONCE A YEAR.
  6. THIS SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL.
  7. ELEVATIONS REFERS TO USGS VERTICAL DATUM OF 1929.
  8. OFFSETS NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
  9. ALL INSPECTIONS NECESSARY FOR THE CERTIFICATION OF THE SEPTIC SYSTEM AND THE PREPARATION OF AN AS-BUILT PLAN ARE TO BE PERFORMED BY THE DESIGN ENGINEER.
- GENERAL NOTES:
1. THERE ARE NO PUBLIC WELLS WITHIN 500 FEET OF PROJECT.
  2. THERE ARE NO PRIVATE WELLS WITHIN 200 FEET OF PROJECT.
  3. THERE ARE NO BORDERING VEGETATED WETLANDS, SURFACE WATERS, SURFACE DRAINS, OPEN SURFACE WITHIN 150 FEET UNLESS SHOWN ON THE PLAN OR AS DETERMINED BY THE MILFORD CONSERVATION COMMISSION.
  4. BENCHMARK TO BE SET WITHIN 50 FEET TO PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
  5. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY THE BOARD OF HEALTH AND PERMISSION OBTAINED FROM THE BOARD OF HEALTH.
  6. SYSTEM AREA SHALL BE STAKED AND FLAGGED OR OTHERWISE BARRICADED FROM DATE OF INSTALLATION UNTIL CERTIFICATE OF COMPLIANCE ISSUED.
  7. EXCAVATION TO BE DRY AND SCARIFIED.
  8. FILL TO BE STOCKPILED AT THE EDGE OF EXCAVATION AND PUSHED OR CAST INWARD OVER EXCAVATION AREA.
  9. FILL SHOULD NOT BE PLACED DURING RAIN OR SNOW STORM.
  10. SIEVE ANALYSIS SHALL BE PERFORMED ON THE FILL WHICH WILL BE USED FOR THE PROPOSED SYSTEM.
  11. LOT IS NOT LOCATED IN A NITROGEN SENSITIVE AREA.



MINIMUM ZONING REQUIREMENTS

ZONING DISTRICT	RC
AREA	45,000S.F.
FRONT YARD SETBACK	30
SIDE YARD SETBACK	20
REAR YARD SETBACK	30

KEY

LIMIT OF EXCAVATION	L.O.E.
FINISHED GRADE	F.G.
SEPTIC TANK	S.T.
DISTRIBUTION BOX	D.B.
DISTING CONTOURS	100.0
PROPOSED CONTOURS	100.0
EXISTING ELEVATIONS	100.0
PROPOSED ELEVATIONS	100.0
EDGE OF WETLANDS	B
100' WETLAND BUFFER ZONE	B-M
BENCHMARK	B.M.
WATER GATE	WV
WETLAND BOUND	W
PRIVATE WATER SUPPLY	W
TOP OF CONCRETE	T.O.C.
PERC. TEST/DEEP TEST HOLE	PT

DEEP TESTS TAKEN 5/27/16 BY MAH PERC. TESTS TAKEN 6/8/2020 BY THL

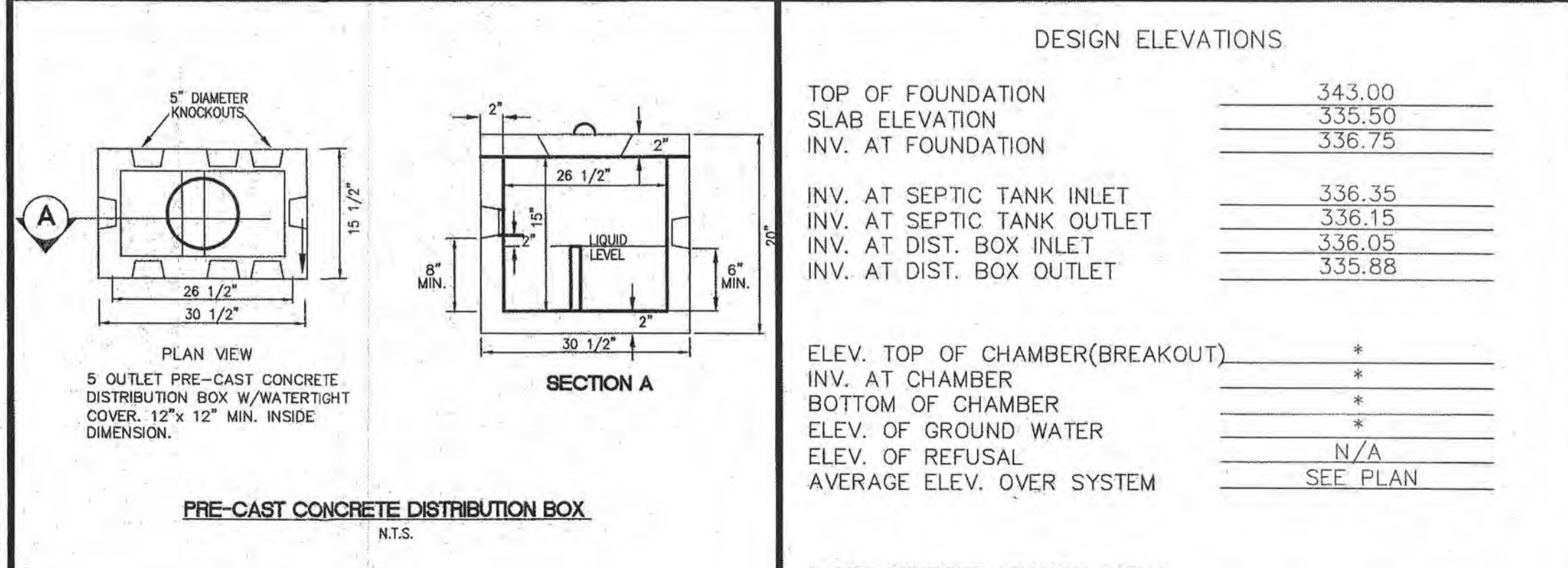
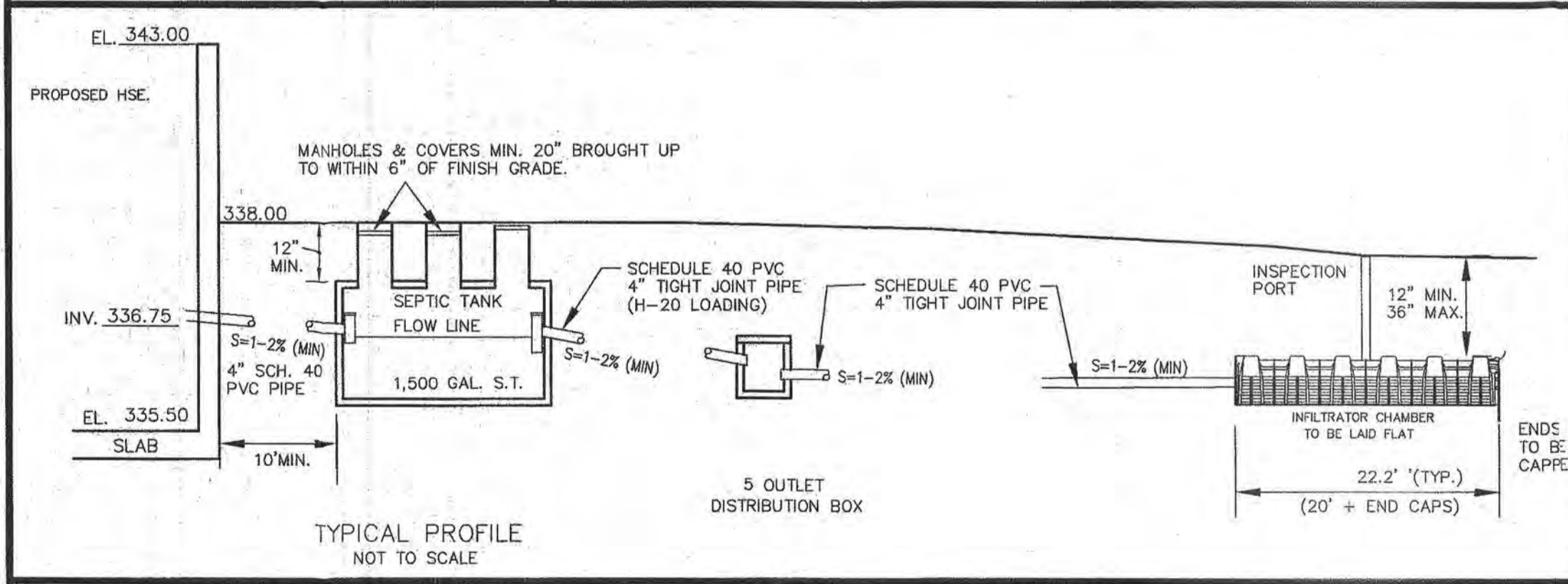
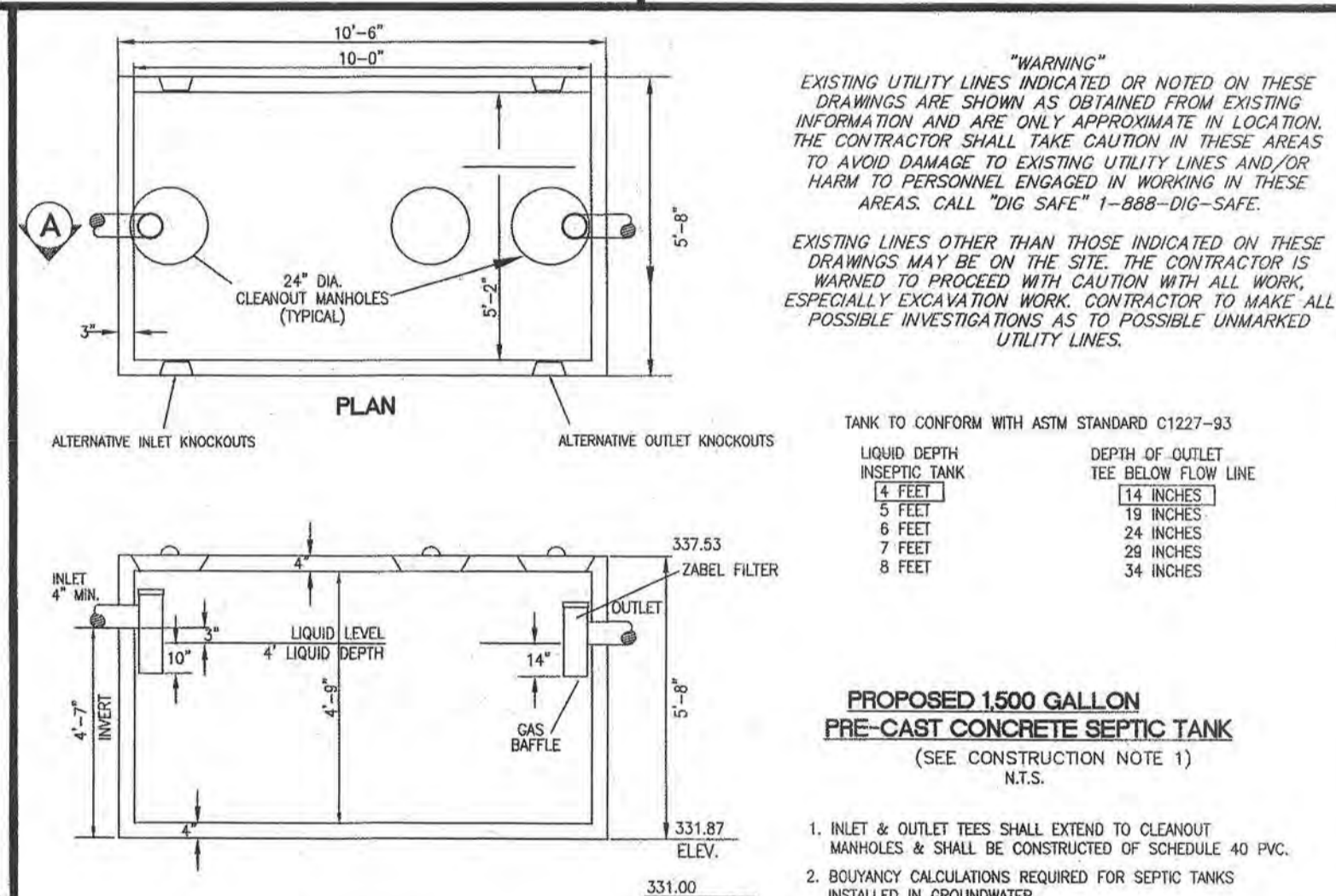
WITNESSED MIKE CATALANO WITNESSED MIKE CATALANO

SOIL EVALUATOR MIKE HASSETT SOIL EVALUATOR MIKE HASSETT

339.00	DH# 1	N/A	WATER	N/A	336.50
338.33	A SANDY LOAM 10YR 3/2	8"	96"	LEDGE	10"
336.50	B SANDY LOAM 10YR 5/6	22"	N/A	MOTTLES	22"
331.00	C LOAMY SAND 10YR 5/2	66"	CLASS II	SOIL	70"

PERC. 7 MIN./INCH

CONFIRMATORY PERC TEST ON 6/8/2020 RESULTED IN PERC RATE OF 10 MIN./IN



FLOW INFORMATION

TYPE OF BUILDING	RESIDENTIAL
EMPLOYEES	N/A
DISPOSAL	N/A
BEDROOMS	4
PERSONS	N/A
OTHER	N/A
DAILY FLOW	4 x 110 = 440
USE:	6 TRENCHES OF 5 UNITS EACH
	8 OUTLET D.B.

LEACHING FACILITY DESIGN CRITERIA

TITLE V

PERC. DESIGN RATE = 10 MIN./INCH

DESIGN FLOW = 4 x 110 = 440 GPD

E.L.R. = PERC. RATE FACTOR = 0.6 GPD/SF

STANDARD QUICK 4

EFFECTIVE LEACHING AREA = 6.96 SF/FT

CHAMBER LENGTH

REQUIRED

FLOW AREA = 4 x 110 = 440 GPD

= (440 / 0.6) = 733 SF CONVENTIONAL

= 733 x 0.95 = 696 SF

440 SF x 0.95 = 418 SF

CHECK EQUIVALENT LENGTH OF INFILTRATOR

= 440 / (8/12 + 34/12 + 8/12) = 105.6 LF

= 98.2 LF / 4 LF/UNIT = 24.5 UNITS

PROVIDED

= 6 ROWS X 5 UNITS = 30 UNITS

# UNITS

EQUIV. LENGTH = 30 UNITS X 4 FT = 120 FT

AREA PROVIDED = 120 x 6.96 = 835 SF

FLOW = 835 x 0.6 = 501 GPD

"EFFLUENT LOADING AREA (E.L.A.) REDUCTION ALLOWED PER "STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE"

SITE DEVELOPMENT & FACILITIES PLAN

LOT 14 FIELD POND ROAD

MILFORD, MA

SCALE: 20 FEET TO AN INCH

DATE: AUGUST 4, 2020

REV. DATE DESCRIPTION

OWNER/APPLICANT SANYLAH CROSSING, LLC

ADDRESS 95 E. MAIN ST. WESTBOROUGH, MA

Guerriere & Halnon, Inc.

Engineering & Land Surveying

333 WEST STREET, MILFORD, MASS. 01757

(508) 473-6630 FAX: (508) 473-8243

ELIZABETHA MAHON-SUCHOWSKI

No. 46098

Professional Seal

8/4/20

DATE



Conservation Commission Meeting

August 19, 2020

Agenda Item # 16

1 National Street





OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

August 13, 2020

Mr. Michael Giampietro, Chairman  
Conservation Commission  
52 Main Street  
Milford, MA, 01757

Re: **Amended Notice of Intent – 1 National Street (Former Glass Plant)**  
DEP File # 222-1167

Dear Mr. Giampietro:

I have reviewed the submitted **Amended** Notice of Intent for 1 National Street, the Applicant is Milford National LLC, Gregory Schain, 1 National Street, Milford, MA 01757. The project is the site formerly known as Foster Forbes (many years ago) and most recently Ardagh Group.

The proposed project has been under construction for well over a year and has been in front of the commission and received Orders of Conditions as recently as January, 2020. The changes to the site plan design have recently been reviewed and permitted by the Planning Board in July 2020.

Following the review of the amended site plan, I recommend the issuance of an **Amended** Order of Conditions.

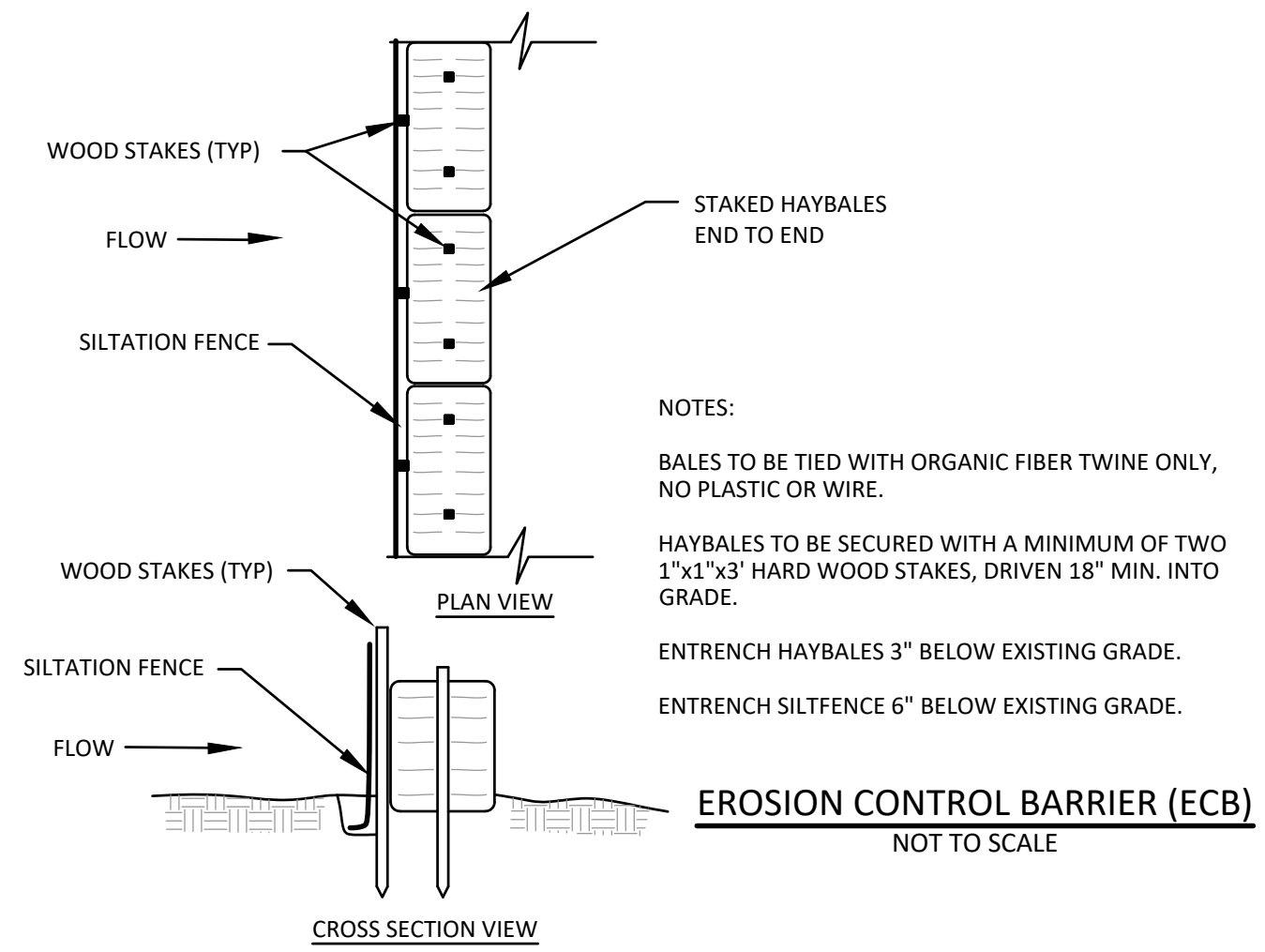
Sincerely,

Michael Dean, P.E.  
Town Engineer

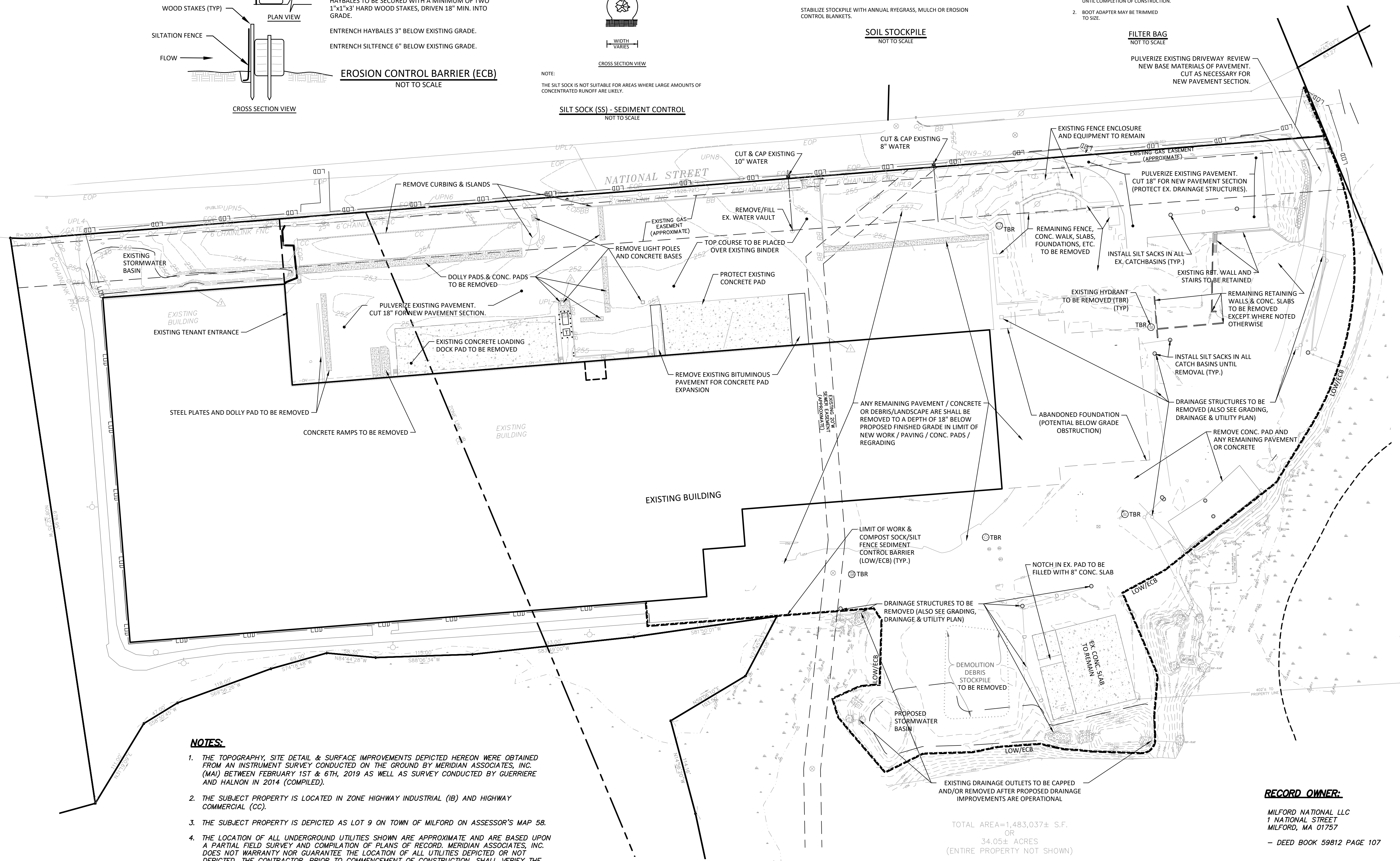
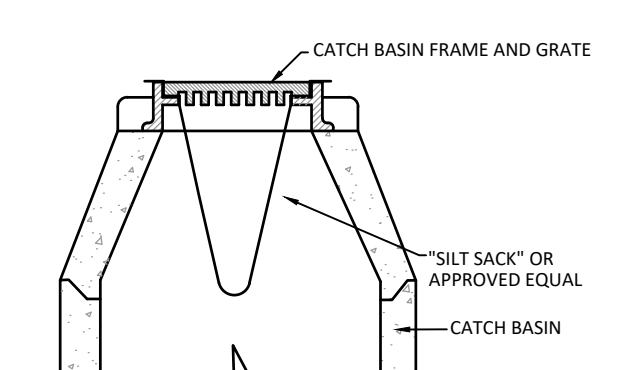
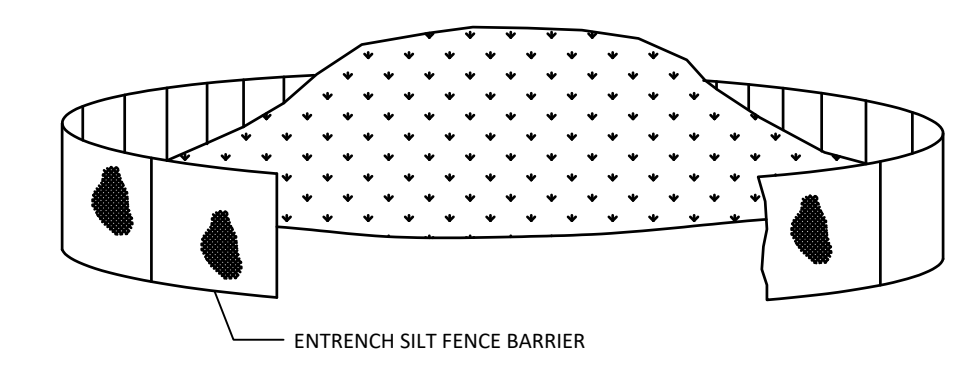
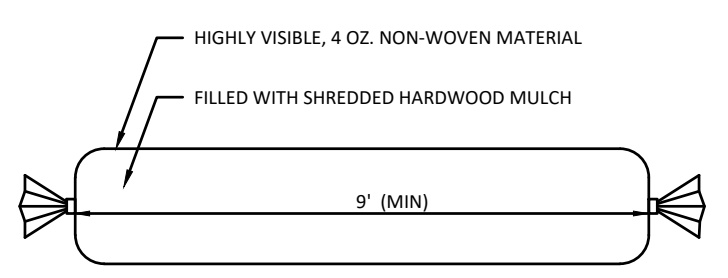


**TEMPORARY BENCHMARK CHART**

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT HYDRANT LEFT FRONT CAP BOLT	257.72
2	CUT SPIKE UTILITY POLE WITH LIGHT 1.0' A.G.	254.63
3	SQUARE CUT LEFT OUTSIDE CORNER LOWEST CONCRETE STEP (SEE NOTE 6)	253.76



SLOPE	SLOPE LENGTH (FT)	SOCK DIAMETER (INCH)
<S:0.1	250	12
S:0.1-10:1	225	12
10:1-5:1	200	12
3:1-2:1	50	18
>2:1	25	18



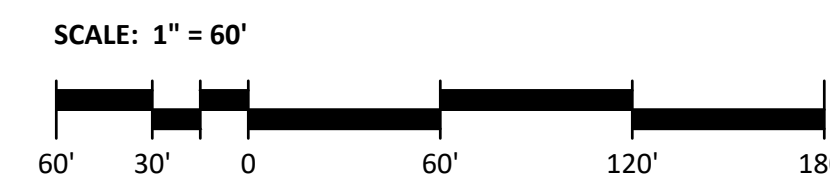
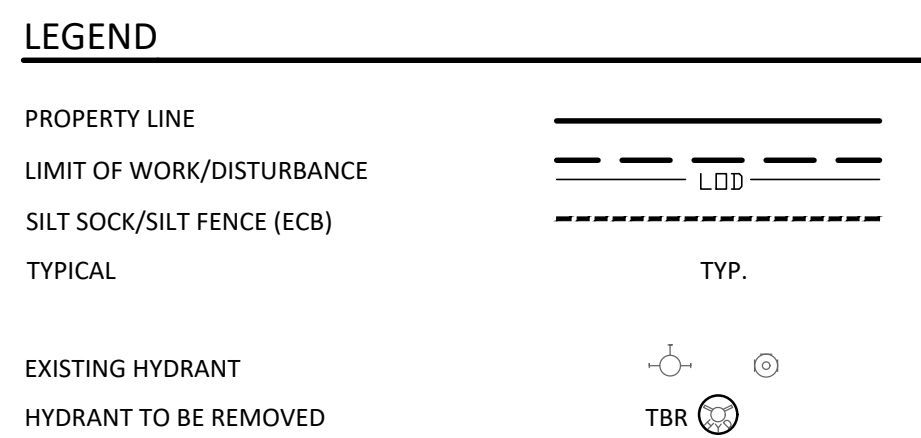
- NOTES:**
1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) BETWEEN FEBRUARY 1ST & 6TH, 2019 AS WELL AS SURVEY CONDUCTED BY GUERRIERE AND HALNON IN 2014 (COMPILED).
  2. THE SUBJECT PROPERTY IS LOCATED IN ZONE HIGHWAY INDUSTRIAL (IB) AND HIGHWAY COMMERCIAL (CC).
  3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 9 ON TOWN OF MILFORD ON ASSESSOR'S MAP 5B.
  4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD, MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  6. THE ELEVATIONS DEPICTED HEREON WERE BASED ON PLAN ENTITLED "1 NATIONAL STREET SITE IMPROVEMENTS BY PLANNER DESIGNERS ARCHITECTS, INC. (PDA), SURVEY DONE BY GUERRIERE AND HALNON IN 2014".
  7. ALSO REFER TO MAI "SITE DEMOLITION PLAN" AND THE ORDER OF CONDITIONS ISSUED BY THE MILFORD CONSERVATION COMMISSION ON MARCH 1, 2019 (AND ANY AMENDMENTS).
  8. THIS PLAN REPRESENTS SITE CONDITIONS PRIOR TO BUILDING DEMOLITION THAT IS IN PROGRESS.

- DEMOLITION NOTES**
1. ANY REMAINING DEMOLITION WORK ON EAST END OF SITE WILL TAKE PLACE IN ACCORDANCE WITH ORDER OF CONDITIONS ISSUED MARCH 1, 2019 (AMENDED JAN. 2020).
  2. DEMOLITION AREAS ALONG WITH TEMPORARY STABILIZATION OF SAME SHALL BE PROVIDED IN ACCORDANCE WITH PLAN TITLED "SITE DEMOLITION PLAN", REVISED JANUARY 6, 2020, AND AMENDED O.O.C. ISSUED JAN. 2020.

- GENERAL NOTES:**
- ALL WORK RELATED TO FILL AND STORAGE OF FILL MATERIALS IS TO BE COORDINATED WITH THE BUD PERMIT BEING FACILITATED BY TETRA TECH.
- PRESUMPTION IS THAT ALL FOUNDATIONS IN THE PROPOSED PAVEMENT AREA ARE TO BE REMOVED TO 2' BELOW EXISTING GRADE BY OTHERS.

**RECORD OWNER:**  
 MILFORD NATIONAL LLC  
 1 NATIONAL STREET  
 MILFORD, MA 01757  
 - DEED BOOK 59812 PAGE 107

TOTAL AREA=1,483,037± S.F.  
 OR  
 34.05± ACRES  
 (ENTIRE PROPERTY NOT SHOWN)



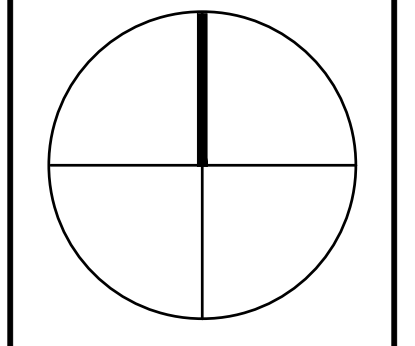
DATE	ISSUE



MAI Project# 8511

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**1 NATIONAL STREET**  
 SITE IMPROVEMENTS  
 PROPERTY OWNER: MILFORD NATIONAL LLC  
**1 NATIONAL ST**  
 MILFORD, MA



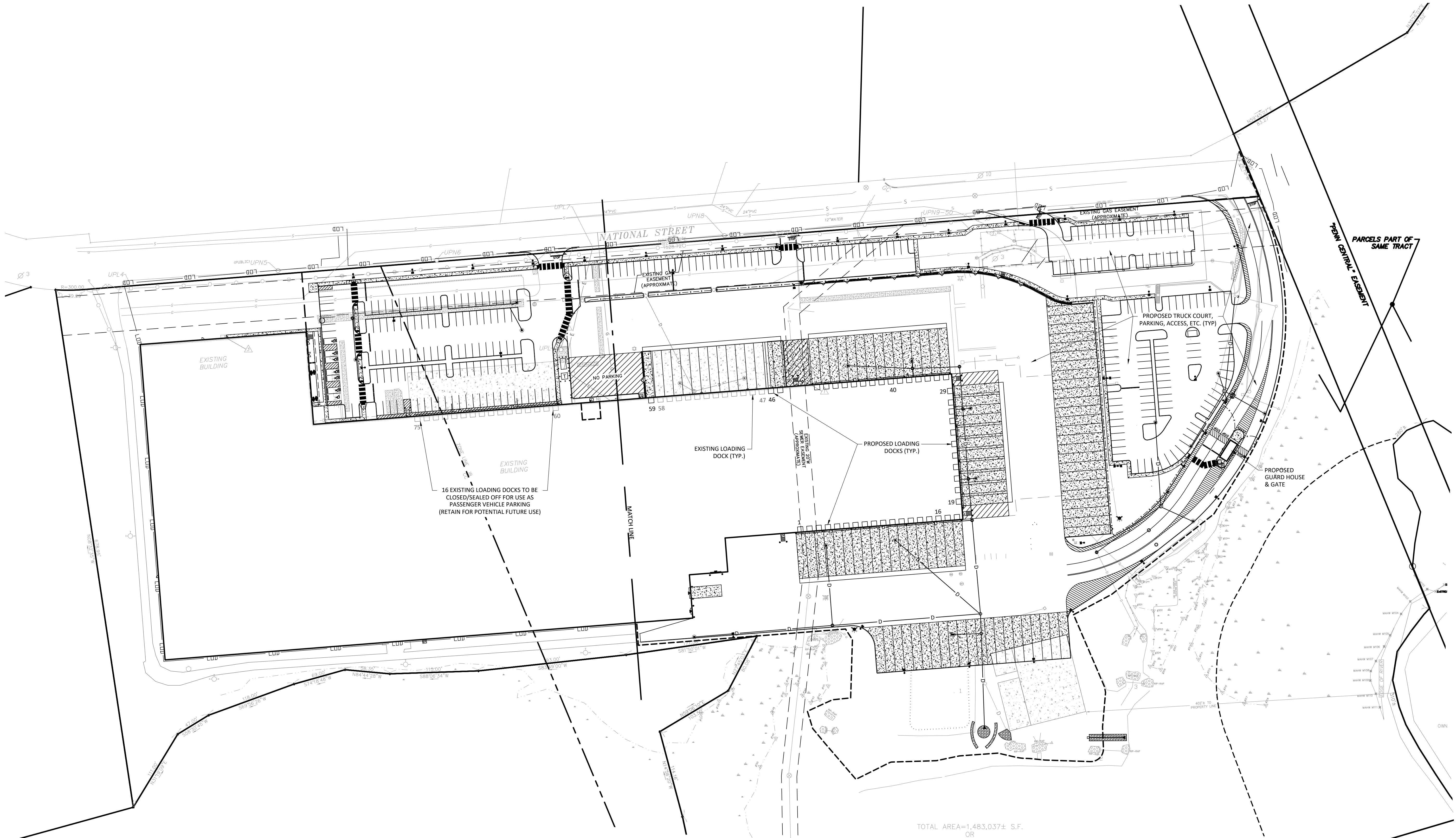
PLANNERS DESIGNERS ARCHITECTS, INC.  
 16 HURON DRIVE • NATICK, MA 01760  
 TEL: 508-651-3600 • FAX: 508-655-2229

**EXISTING CONDITIONS & SITE PREP. PLAN**

**C1.0**

April 30, 2020  
 Sheet 1 of 8





TOTAL AREA=1,483,037± S.F.  
 OR  
 34.05± ACRES  
 (ENTIRE PROPERTY NOT SHOWN)

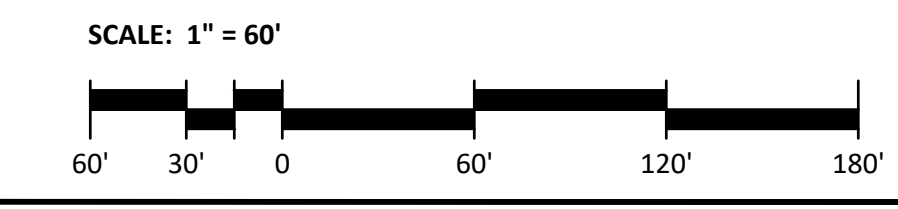
**ZONING TABLE:**  
 ZONE: Highway Industrial (IB), Highway Commercial (CC)      PROPOSED USE: S-2 Warehouse

Density and Dimensional Controls	IB Required	CC Required	Existing	Proposed
LOT SIZE	80,000 SF (1.84 Ac.) Min.	none	1,483,218 SF (34.05 Ac.)	1,483,218 SF (34.05 Ac.)
WIDTH	250 LF Min.	none	1,600 ± LF	1,600 ± LF
FRONTAGE	230 LF Min.	none	1,528.72'	1,528.72'
FRONT SETBACK	50' Min.	55' Min.	76'	76'
SIDE SETBACK	25' Min.	none	69'	69'
REAR SETBACK	30' Min.	30' Min.	32'	32'
BUILDING COVERAGE (%)	35% Max.	35% Max	22%	20%
RATIO, GROSS FLOOR AREA TO LOT AREA**	0.5 Max.	none	0.238	0.217
OPEN SPACE	20% Min.	20% Min.	57.7%	54.6%
BUILDING HEIGHT (FT)	60' Max	60' Max	28'	28'
PARKING SPACES*			112 (Including 2 HCP)	290 (Including 7 HCP)
LOADING DOCK BAYS			32	75
TRAILER STORAGE SPACES				46

\* Parking requirement for industrial uses with multiple shifts is 1.2 spaces per employee on largest shift.  
 290 parking spaces allows for up to 240 employees on largest shift.

\*\*Gross Floor Area = 306,000± SF existing (Post-demolition)

**GENERAL NOTES:**  
 ALL WORK RELATED TO FILL AND STORAGE OF FILL MATERIALS IS TO BE COORDINATED WITH THE BUD PERMIT BEING FACILITATED BY TETRA TECH.  
 PRESUMPTION IS THAT ALL FOUNDATIONS IN THE PROPOSED PAVEMENT AREA ARE TO BE REMOVED TO 2' BELOW EXISTING GRADE BY OTHERS.



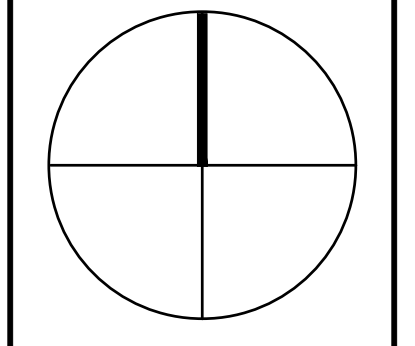
DATE	ISSUE



**MERIDIAN ASSOCIATES**  
 600 CUMMINGS CENTER SUITE 500 BOSTON, MA 02115 | TEL: 617.552.1000  
 WWW.MERIDIANASSOCIATES.COM

MAI Project# 8511

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**1 NATIONAL STREET**  
**SITE IMPROVEMENTS**  
 PROPERTY OWNER: MILFORD NATIONAL LLC  
**1 NATIONAL ST**  
**MILFORD, MA**



PLANNERS DESIGNERS ARCHITECTS, INC.  
 16 HURON DRIVE • NATICK, MA 01760  
 TEL: 508-651-3800 • FAX: 508-655-2229

**OVERALL PLAN**

**C2.0**

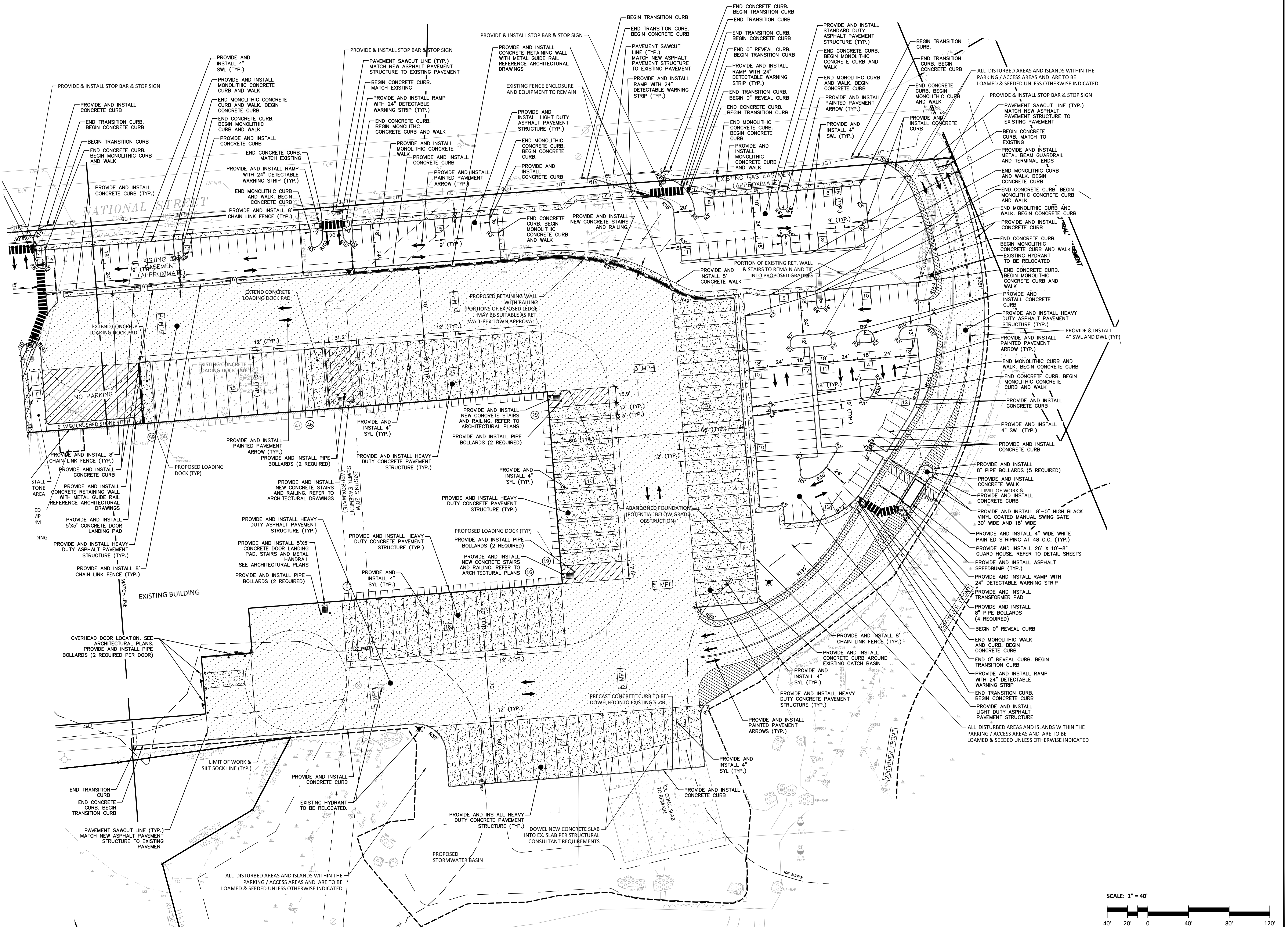
April 30, 2020

Sheet 2 of 8

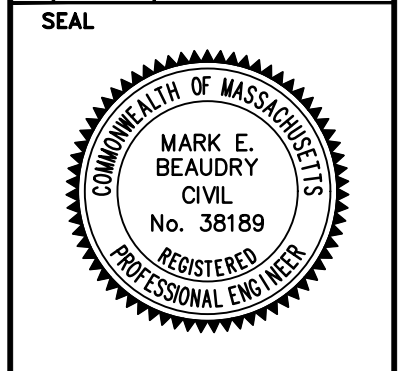








DATE	ISSUE

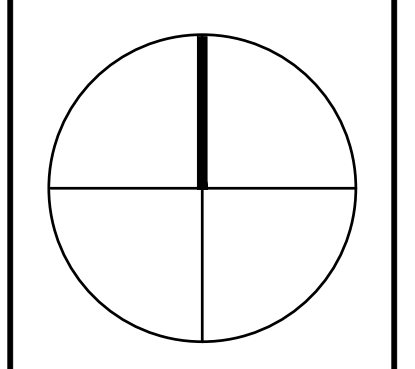


**MERIDIAN ASSOCIATES**  
 500 CUMMINGS CENTER SUITE 500 BOSTON, MA 02116  
 www.MeridianAssoc.com

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**1 NATIONAL STREET**  
 SITE IMPROVEMENTS  
 PROPERTY OWNER: MILFORD NATIONAL LLC

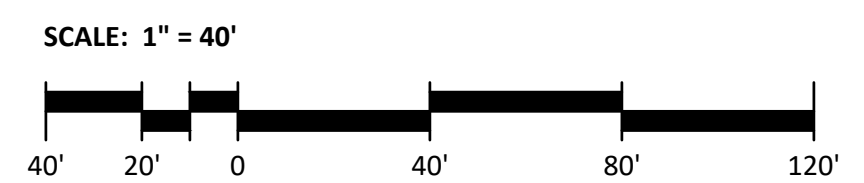
**1 NATIONAL ST**  
 MILFORD, MA



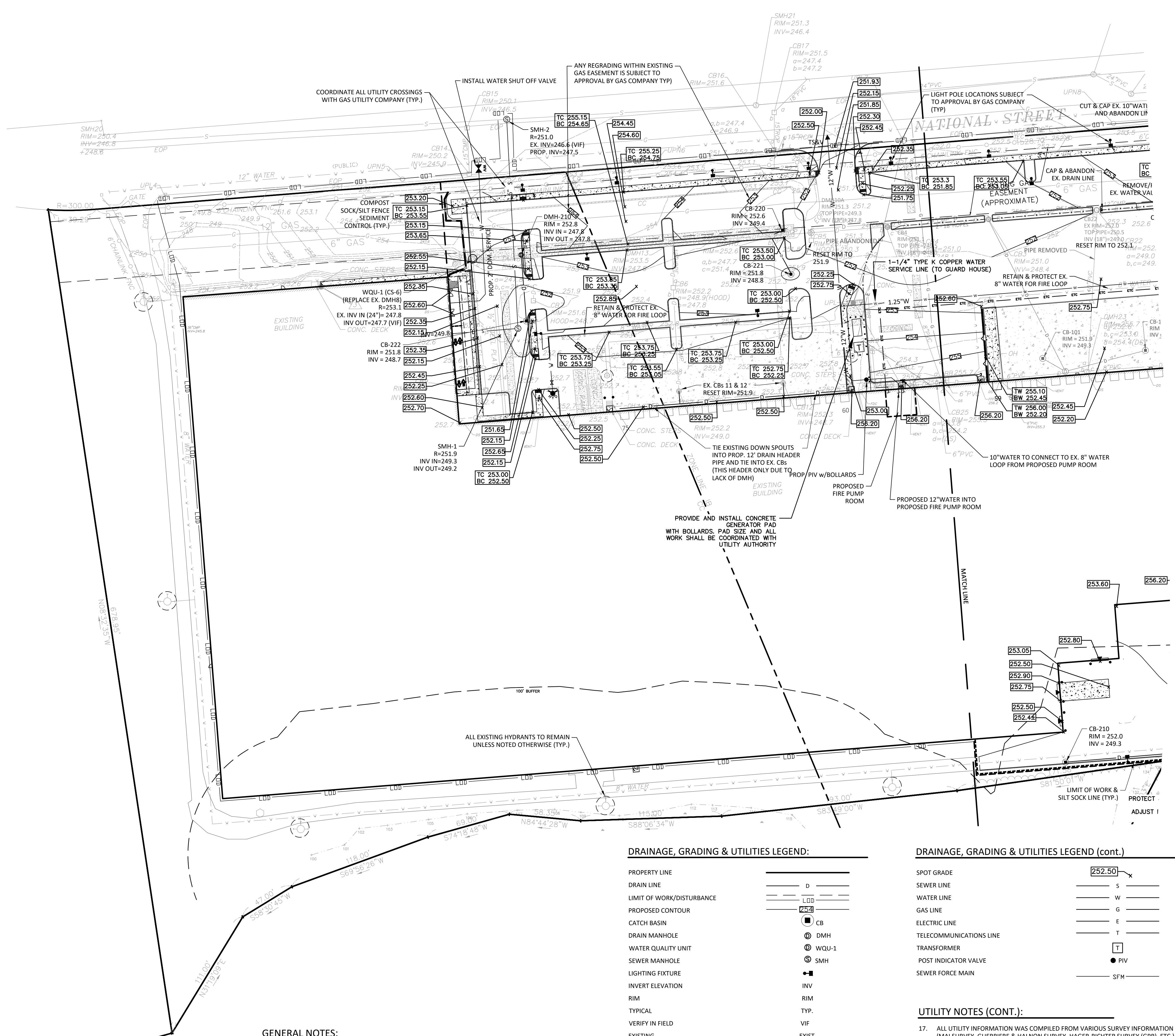
PLANNERS DESIGNERS ARCHITECTS, INC.  
 16 HURON DRIVE • NATICK, MA 01760  
 TEL: 508-651-3600 • FAX: 508-655-2229

LAYOUT & MATERIALS PLAN

**C4.0**  
 April 30, 2020  
 Sheet 4 of 8







**GENERAL NOTES:**

- EXISTING PROPERTY LINES, TOPOGRAPHY, WETLAND RESOURCE AREA BOUNDARIES, SITE DETAILS, AND UNDERGROUND UTILITY LOCATIONS OBTAINED FROM A PLAN TITLED "EXISTING CONDITIONS PLAN OF LAND" PREPARED BY GUERRIERE AND HALNON, REVISED MAY 23, 2014 AS WELL AS AN ON THE GROUND SURVEY BY MERIDIAN ASSOCIATES, INC. (MAI) IN FEBRUARY 2019.
- GRADING AND LAYOUT INFORMATION TAKEN FROM PLANS PREPARED BY B.L. COMPANIES.

**DRAINAGE, GRADING & UTILITIES LEGEND:**

PROPERTY LINE	---
DRAIN LINE	---
LIMIT OF WORK/DISTURBANCE	---
PROPOSED CONTOUR	---
CATCH BASIN	CB
DRAIN MANHOLE	DMH
WATER QUALITY UNIT	WQU-1
SEWER MANHOLE	SMH
LIGHTING FIXTURE	LF
INVERT ELEVATION	INVERT
RIM	RIM
TYPICAL	TYP.
VERIFY IN FIELD	VIF
EXISTING	EXIST.
FLARED END SECTION	FE
OUTLET CONTROL STRUCTURE	OCS
PROPOSED HYDRANT	HYDRANT
PROPOSED WATER VALVE	WV

**DRAINAGE, GRADING & UTILITIES LEGEND (cont.)**

SPOT GRADE	252.50
SEWER LINE	S
WATER LINE	W
GAS LINE	G
ELECTRIC LINE	E
TELECOMMUNICATIONS LINE	T
TRANSFORMER	TR
POST INDICATOR VALVE	PIV
SEWER FORCE MAIN	SFM

**UTILITY NOTES (CONT.):**

- ALL UTILITY INFORMATION WAS COMPILED FROM VARIOUS SURVEY INFORMATION (MAI SURVEY, GUERRIERE & HALNON SURVEY, HAGER-RICHTER SURVEY (GPR), ETC.) AND OTHER HISTORIC PLANS/INFORMATION.
- ALL EXISTING WATER/UTILITY LOCATIONS, DEPTHS, AND SIZES SHALL BE CONTRACTOR VERIFIED PRIOR TO CONSTRUCTION. RELAY WATER WHERE REQUIRED TO MAINTAIN 5' OF COVER (TYP.).
- ALL WORK RELATED TO FILL AND STORAGE OF FILL MATERIALS IS TO BE COORDINATED WITH THE BUD PERMIT BEING FACILITATED BY TETRA TECH.

**GRADING NOTES:**

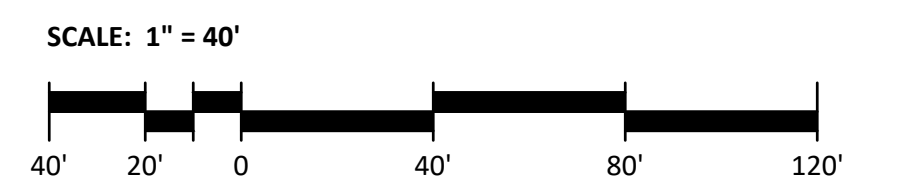
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
- ACCESSIBLE CURB RAMP, RAMP, LANDINGS, WALKWAYS, CROSSWALKS, PATIOS/PLAZAS AND PARKING AREAS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS. WALKWAY AND CROSSWALK ALONG ACCESSIBLE ROUTES SHALL HAVE 5% MAX. LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. LANDINGS, PATIOS/PLAZAS, AND ACCESSIBLE PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS. RAMPS SHALL BE 8.3% MAXIMUM.
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- ALL SLOPES WITH SURFACE GRADES STEEPER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
- PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
- STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE OWNER.
- AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
- THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
- PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.
- ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
- PAVEMENT, LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
- THE CONTRACTOR SHALL REMOVE, AND LEGALLY DISPOSE OF, ALL EXCAVATED MATERIAL CLASSIFIED AS SURPLUS OR UNSATISFACTORY FROM THE SITE.
- STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.
- THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS.
- WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED.

**DRAINAGE NOTES:**

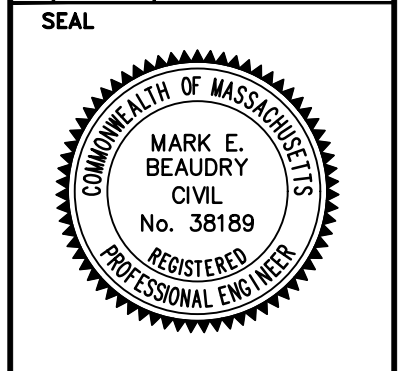
- MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
- FRAMES AND COVERS FOR DRAINAGE STRUCTURES AND SANITARY SEWER STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM CLEAR OPENING AND SHALL BE LEBARON TYPE LK110 OR APPROVED EQUAL.
- DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
- SINGLE CATCHBASIN FRAMES AND GRATES SHALL BE LEBARON TYPE LF 248-2 OR AS REQUIRED BY THE CITY OF MILFORD DPW.
- FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
- ALL PROPOSED ON-SITE DRAIN LINES SHALL BE SMOOTH INTERIOR WALLED CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.
- CATCH BASINS AND STORM DRAINS SHALL BE PROVIDED WITH CONTROL DEVICES.
- PROPOSED PIPE DIAMETERS SHALL BE 12" UNLESS OTHERWISE NOTED.

**UTILITY NOTES:**

- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
- CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
- ENSURE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVED.
- UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
- PRE-CAST CONCRETE STRUCTURES INCLUDING TANKS, BARREL SECTIONS, CATCHBASINS AND BASES SHALL CONFORM TO ASTM C478 AND AASHTO H520-44. PLACEMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. ALL PRE-CAST STRUCTURES INCLUDING JOINTS, SEALS, OPENINGS, ETC. MUST BE WATER-TIGHT. BITUMINOUS DAMP-PROOFING SHALL BE PROVIDED ON THE EXTERIOR WALLS OF ALL SANITARY SEWER AND WATER QUALITY INLET STRUCTURES.
- REFER TO SITE ELECTRICAL PLAN FOR ELECTRIC UTILITIES AND SITE LIGHTING.
- GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.
- ABANDON EXISTING UTILITY SERVICES ON-SITE ACCORDING TO UTILITY COMPANY AND TOWN OF MILFORD REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
- COORDINATE ALL UTILITY INSTALLATIONS WITH THE TOWN OF MILFORD AND UTILITY COMPANIES.
- COORDINATE WATER AND SEWER CROSSINGS OF GAS EASEMENT WITH GAS COMPANY.
- REFER TO ARCHITECTURAL & M.E.P. PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.



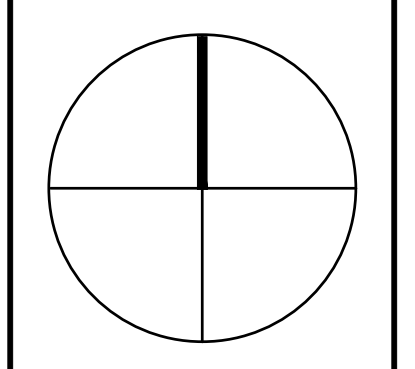
DATE	ISSUE



**MERIDIAN ASSOCIATES**  
 505 CUMMINGS CENTER SUITE 300 BURLINGTON, MA 01803  
 WWW.MERIDIANASSOCIATES.COM

MAI Project# 8511

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**1 NATIONAL STREET**  
 SITE IMPROVEMENTS  
 PROPERTY OWNER: MILFORD NATIONAL LLC  
**1 NATIONAL ST**  
 MILFORD, MA



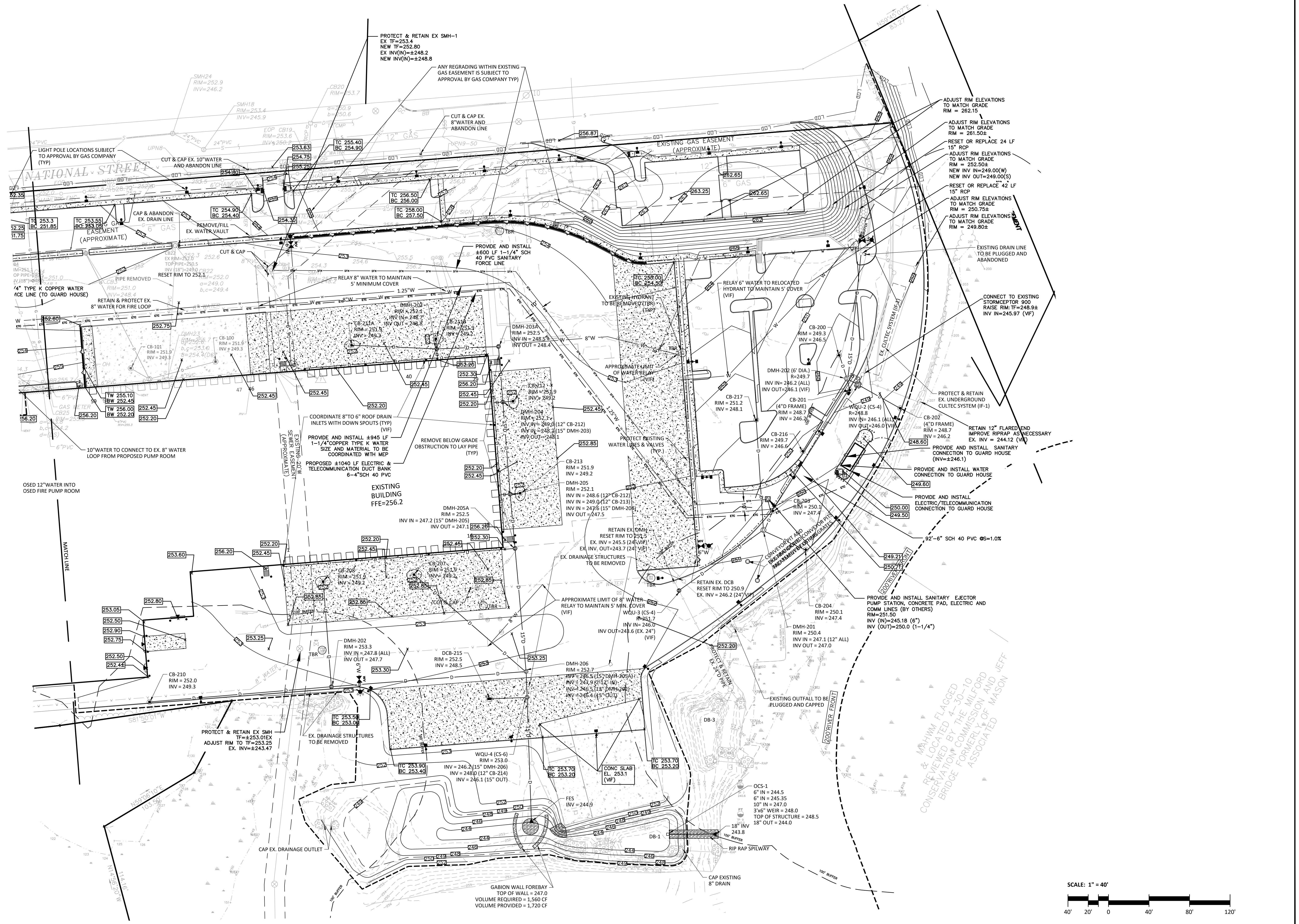
PLANNERS DESIGNERS ARCHITECTS, INC.  
 16 HURON DRIVE • NATICK, MA 01760  
 TEL: 508-651-3600 • FAX: 508-655-2229

**GRADING, DRAINAGE & UTILITY PLAN**

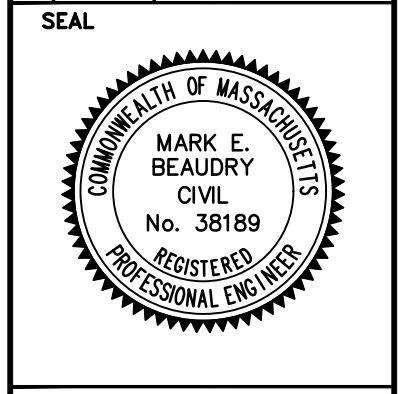
**C5.0**

April 30, 2020  
 Sheet 5 of 8





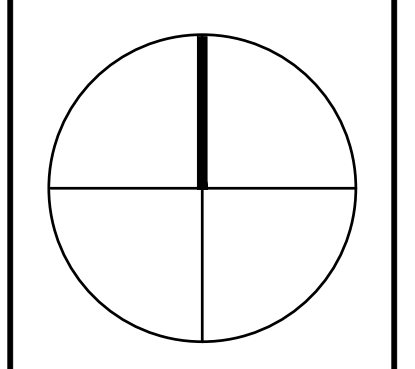
DATE	ISSUE



**MERIDIAN ASSOCIATES**  
 500 CUMMINGS CENTER SUITE 500 BOSTON, MA 02115  
 www.MeridianAssoc.com

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**1 NATIONAL STREET**  
**SITE IMPROVEMENTS**  
 PROPERTY OWNER: MILFORD NATIONAL LLC

**1 NATIONAL ST**  
**MILFORD, MA**



PLANNERS DESIGNERS ARCHITECTS, INC.  
 16 HURON DRIVE • NATICK, MA 01760  
 TEL: 508-651-3600 • FAX: 508-655-2229

**GRADING, DRAINAGE & UTILITY PLAN**

**C6.0**

April 30, 2020

Sheet 6 of 8



Conservation Commission Meeting

August 19, 2020

Agenda Item # 17

200 Deer Street





OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

August 19, 2020

Mr. Michael Giampietro, Chairman  
Conservation Commission  
52 Main Street  
Milford, MA, 01757

Re: **3<sup>rd</sup> Amended** Notice of Intent for **200, 300 & 400 Deer Street**  
DEP File # **223- 987**

Dear Mr. Giampietro:

I have reviewed the **3<sup>rd</sup> Amended** Notice of Intent filing for 200, 300 & 400 Deer Street, the Applicant is Fairfield Residential Milford Limited Partnership, 1 Edgewater Drive, Suite 107, Norwood, MA 02062.

The amendment is for minor adjustments associated with the residential / apartment (40B) portion of the project which was recently amended / permitted in January 2019, amended for the second time in August 2019 and now amended for the 3<sup>rd</sup> time under this submittal.

The amendment is due to some minor changes in the proposal, one of the main buildings has been rotated 180-degrees (but essentially in the same location) and some of the proposed garages have been relocated to entirely new locations.

I recommend the issuance of an **Amended** Order of Conditions be issued.

Sincerely,

Michael Dean, P.E.  
Town Engineer



**FAIRFIELD RESIDENTIAL**

**FAIRFIELD AT MILFORD**

#200 DEER STREET  
MILFORD, MA  
PARCEL 15-0-4B

PERMIT SET

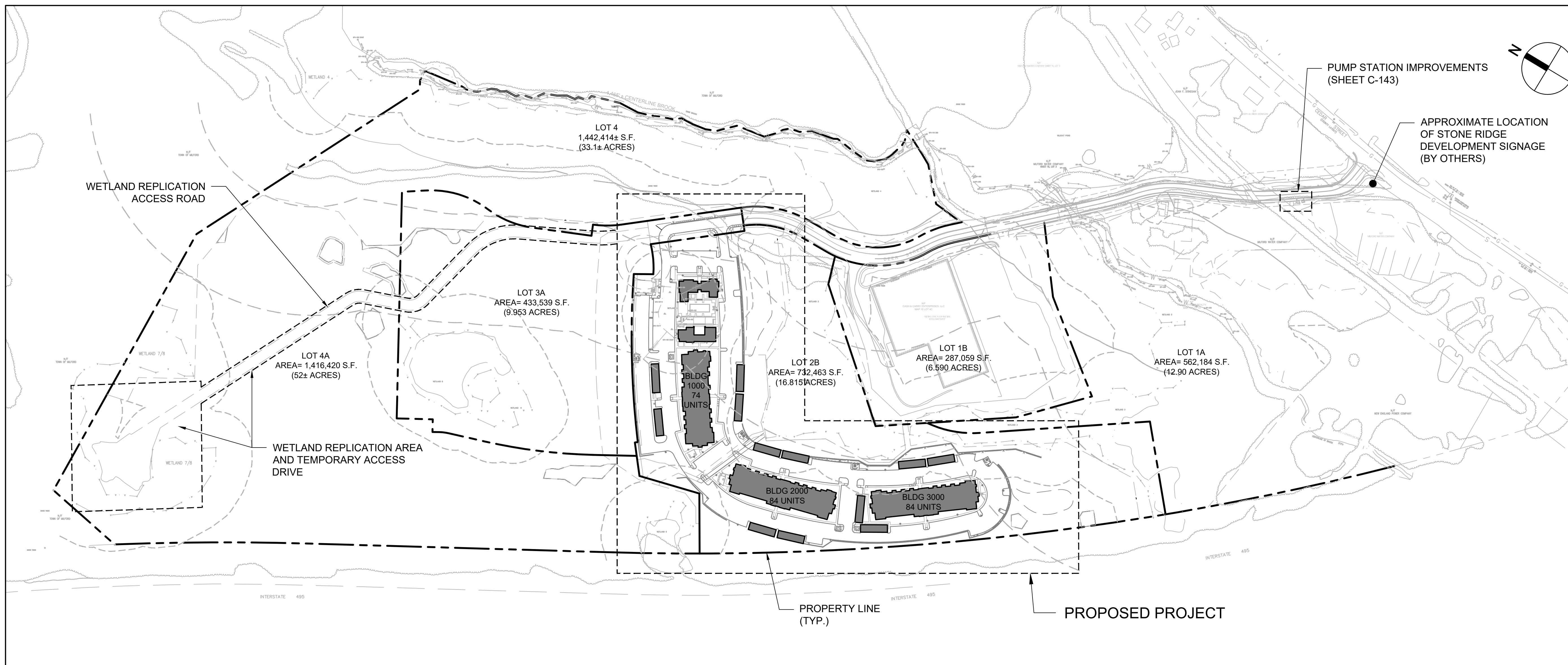
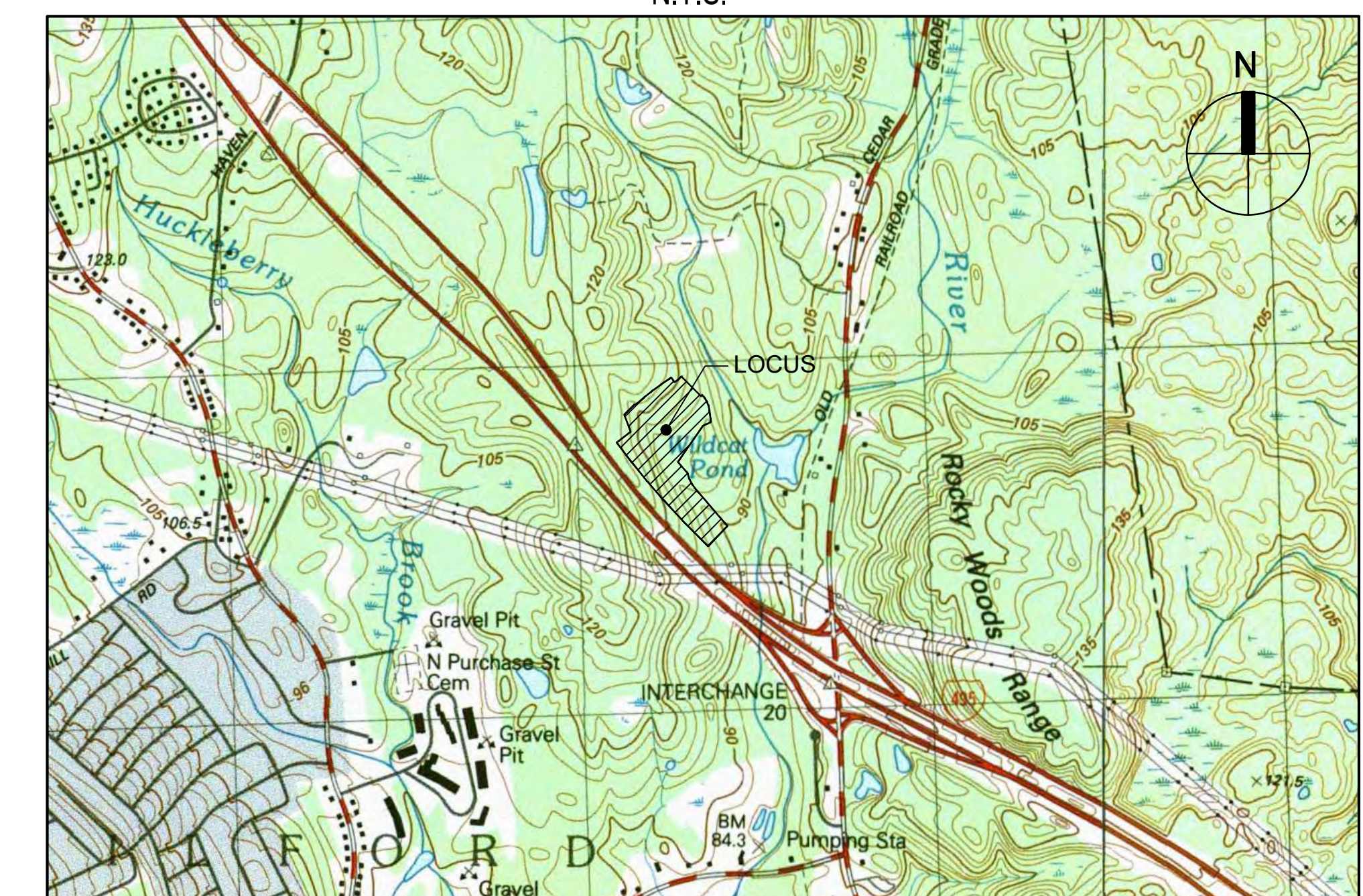
05/15/2020

- COVER SHEET
- C-101 EXISTING CONDITIONS PLAN
- C-111 SITE PREPARATION PLAN
- C-112 SITE PREPARATION PLAN II
- C-121 LAYOUT & MATERIALS PLAN
- C-131 GRADING & DRAINAGE PLAN
- C-132 GRADING & DRAINAGE PLAN II
- C-141 UTILITIES PLAN
- C-143 PUMP STATION PLAN
- C-144 SEWER PROFILE PLAN
- C-151 WETLAND REPLICATION PLAN
- C-501 DETAILS I
- C-502 DETAILS II
- C-503 DETAILS III
- C-504 DETAILS IV
- C-505 DETAILS V
- C-506 DETAILS VI
- C7 WETLAND REPLICATION PLAN

(PREPARED BY VHB, DATED 1/30/2009, LAST  
REVISED 2/26/2010, INCLUDED FOR REFERENCE ONLY)  
Sv-1 & Sv-2 ALTA/NSPS LAND TITLE SURVEY (EXISTING CONDITIONS)  
(PREPARED BY VHB, DATED 11/5/2019,  
INCLUDED FOR REFERENCE ONLY)

**LOCUS MAP**

N.T.S.



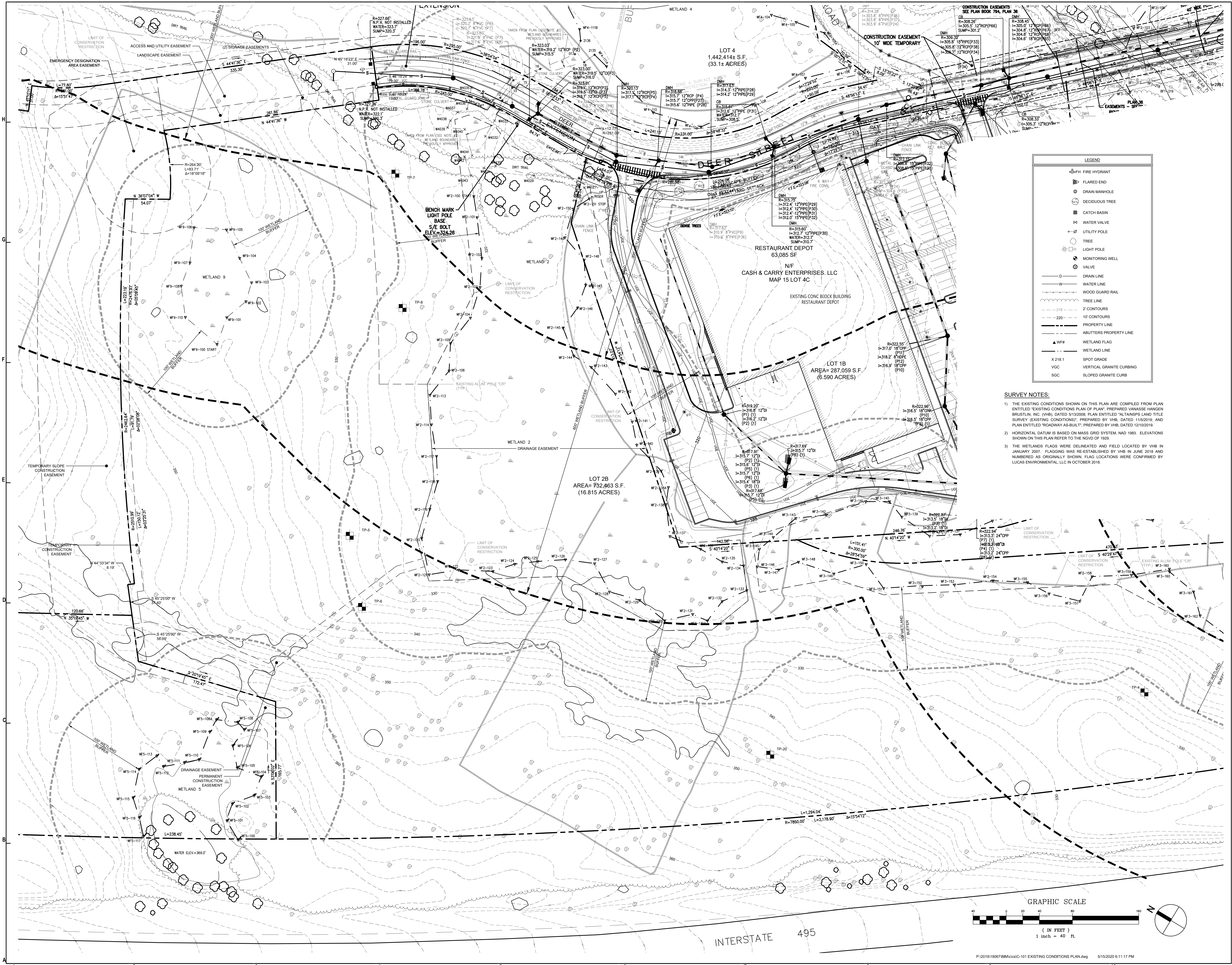
**KEY PLAN**

SCALE: 1" = 150'



ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS





**LEGEND**

⊕	FIRE HYDRANT
⊖	FLARED END
⊙	DRAIN MANHOLE
⊗	DECIDUOUS TREE
⊠	CATCH BASIN
⊕	WATER VALVE
⊕	UTILITY POLE
⊕	TREE
⊕	LIGHT POLE
⊕	MONITORING WELL
⊕	VALVE
—	DRAIN LINE
—	WATER LINE
—	WOOD GUARD RAIL
—	TREE LINE
---	2' CONTOURS
---	10' CONTOURS
---	PROPERTY LINE
---	ABUTTERS PROPERTY LINE
▲	WETLAND FLAG
---	WETLAND LINE
X 218.1	SPOT GRADE
VGC	VERTICAL GRANITE CURBING
SGC	SLOPED GRANITE CURB

- SURVEY NOTES:**
- 1) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE COMPILED FROM PLAN ENTITLED "EXISTING CONDITIONS PLAN OF PLAN", PREPARED VANASSE HANGEN BRUSTLIN, INC. (VHB), DATED 5/13/2018; PLAN ENTITLED "ALTAMPS LAND TITLE SURVEY (EXISTING CONDITIONS)", PREPARED BY VHB, DATED 11/5/2019; AND PLAN ENTITLED "ROADWAY AS-BUILT", PREPARED BY VHB, DATED 12/10/2019.
  - 2) HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO THE NGVD OF 1929.
  - 3) THE WETLANDS FLAGS WERE DELINEATED AND FIELD LOCATED BY VHB IN JANUARY 2017. FLAGGING WAS RE-ESTABLISHED BY VHB IN JUNE 2018 AND NUMBERED AS ORIGINALLY SHOWN. FLAG LOCATIONS WERE CONFIRMED BY LUCAS ENVIRONMENTAL, LLC IN OCTOBER 2018.

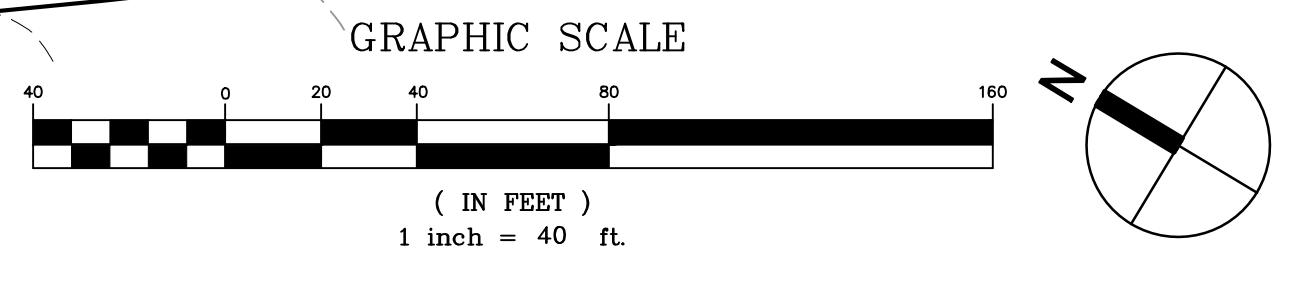
**FAIRFIELD RESIDENTIAL**  
**EXISTING CONDITIONS AT MILFORD**

#200 DEER STREET  
MILFORD, MA

05/15/2020	PERMIT SET
MARK DATE:	DESCRIPTION
ISSUE LOG	
△	☐ CLOUDED CHANGE

SCALE	1"=40'
DRAWN BY	WWP
CHECK BY	JAH
PROJ.ARCH/ENGR.	WHP
PROJ. MGR.	JAH
JOB NO.	19067
© SYMMES, MAINI & MCKEE ASSOCIATES, INC. 2016	

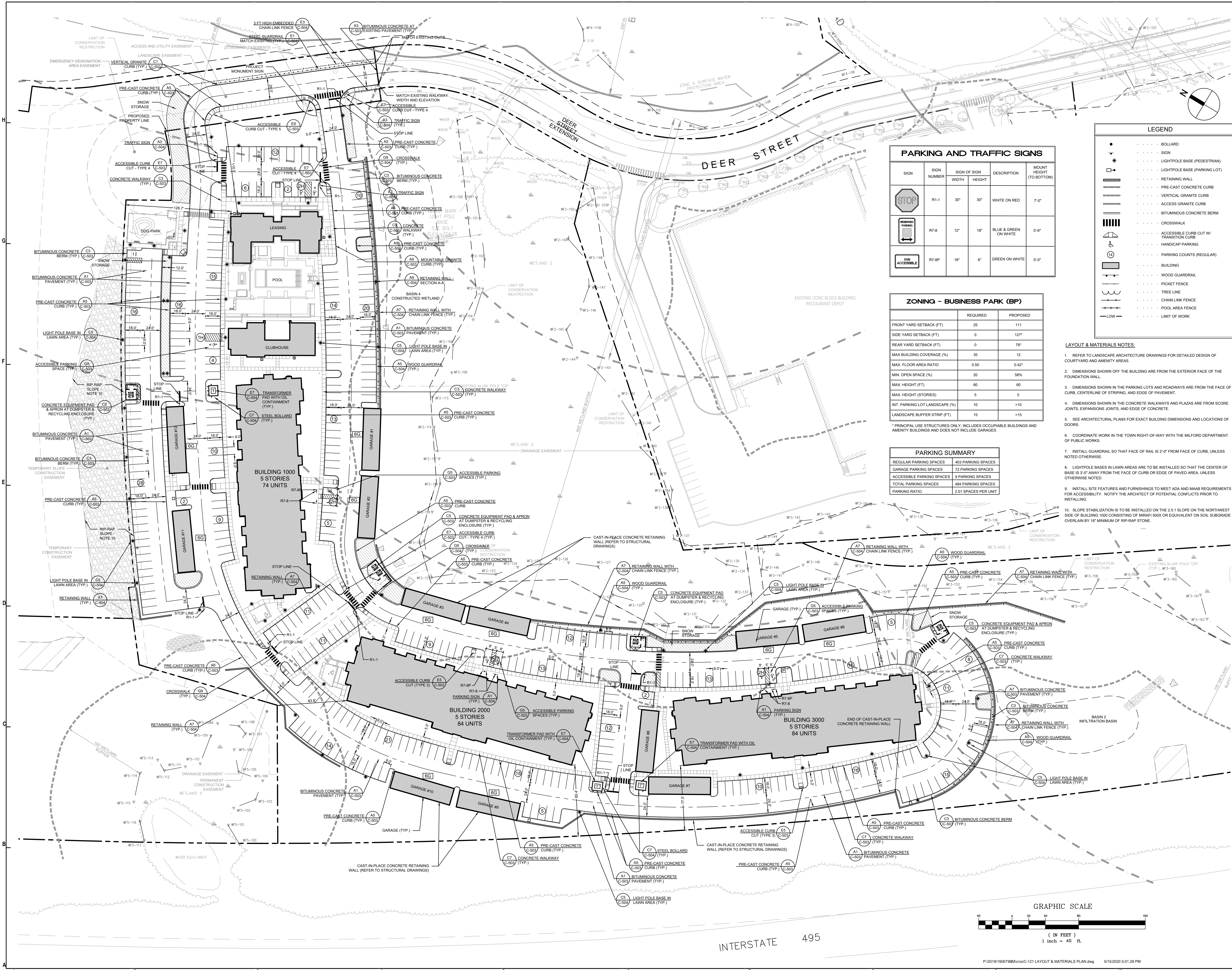
**EXISTING CONDITIONS PLAN**











**PARKING AND TRAFFIC SIGNS**

SIGN	SIGN NUMBER	SIGN WIDTH	SIGN HEIGHT	DESCRIPTION	MOUNT HEIGHT (TO BOTTOM)
	R1-1	30"	30"	WHITE ON RED	7'-0"
	R7-6	12"	18"	BLUE & GREEN ON WHITE	5'-6"
	R7-6P	18"	6"	GREEN ON WHITE	5'-0"

**ZONING - BUSINESS PARK (BP)**

	REQUIRED	PROPOSED
FRONT YARD SETBACK (FT)	25	111
SIDE YARD SETBACK (FT)	0	127'
REAR YARD SETBACK (FT)	0	78'
MAX BUILDING COVERAGE (%)	35	12
MAX FLOOR AREA RATIO	0.50	0.42'
MIN OPEN SPACE (%)	20	58%
MAX HEIGHT (FT)	60	60
MAX HEIGHT (STORIES)	5	5
INT. PARKING LOT LANDSCAPE (%)	10	>10
LANDSCAPE BUFFER STRIP (FT)	15	>15

**PARKING SUMMARY**

REGULAR PARKING SPACES	403 PARKING SPACES
GARAGE PARKING SPACES	72 PARKING SPACES
ACCESSIBLE PARKING SPACES	9 PARKING SPACES
TOTAL PARKING SPACES	484 PARKING SPACES
PARKING RATIO	2.01 SPACES PER UNIT

**LEGEND**

- BOLLARD
- SIGN
- LIGHTPOLE BASE (PEDESTRIAN)
- LIGHTPOLE BASE (PARKING LOT)
- RETAINING WALL
- PRE-CAST CONCRETE CURB
- VERTICAL GRANITE CURB
- ACCESS GRANITE CURB
- BITUMINOUS CONCRETE BERM
- CROSSWALK
- ACCESSIBLE CURB CUT W/ TRANSITION CURB
- HANDICAP PARKING
- PARKING COUNTS (REGULAR)
- BUILDING
- WOOD GUARDRAIL
- PICKET FENCE
- TREE LINE
- CHAIN LINK FENCE
- POOL AREA FENCE
- LOW
- LIMIT OF WORK

- LAYOUT & MATERIALS NOTES:**
- REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILED DESIGN OF COURTYARD AND AMENITY AREAS.
  - DIMENSIONS SHOWN OFF THE BUILDING ARE FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
  - DIMENSIONS SHOWN IN THE PARKING LOTS AND ROADWAYS ARE FROM THE FACE OF CURB, CENTERLINE OF STRIPING, AND EDGE OF PAVEMENT.
  - DIMENSIONS SHOWN IN THE CONCRETE WALKWAYS AND PLAZAS ARE FROM SCORE JOINTS, EXPANSION JOINTS, AND EDGE OF CONCRETE.
  - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
  - COORDINATE WORK IN THE TOWN RIGHT-OF-WAY WITH THE MILFORD DEPARTMENT OF PUBLIC WORKS.
  - INSTALL GUARDRAIL SO THAT FACE OF RAIL IS 2'-0" FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
  - LIGHTPOLE BASES IN LAWN AREAS ARE TO BE INSTALLED SO THAT THE CENTER OF BASE IS 3'-0" AWAY FROM THE FACE OF CURB OR EDGE OF PAVED AREA, UNLESS OTHERWISE NOTED.
  - INSTALL SITE FEATURES AND FURNISHINGS TO MEET ADA AND MAAB REQUIREMENTS FOR ACCESSIBILITY. NOTIFY THE ARCHITECT OF POTENTIAL CONFLICTS PRIOR TO INSTALLING.
  - SLOPE STABILIZATION IS TO BE INSTALLED ON THE 2.5:1 SLOPE ON THE NORTHWEST SIDE OF BUILDING 1000 CONSISTING OF RIP-RAP 60X OR EQUIVALENT ON SOIL SUBGRADE OVERLAIN BY 12" MINIMUM OF RIP-RAP STONE.

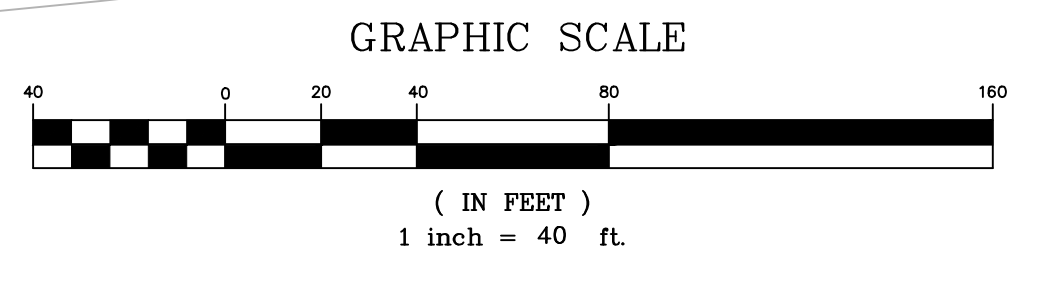
**FAIRFIELD RESIDENTIAL**  
**FAIRFIELD AT MILFORD**

#200 DEER STREET  
MILFORD, MA

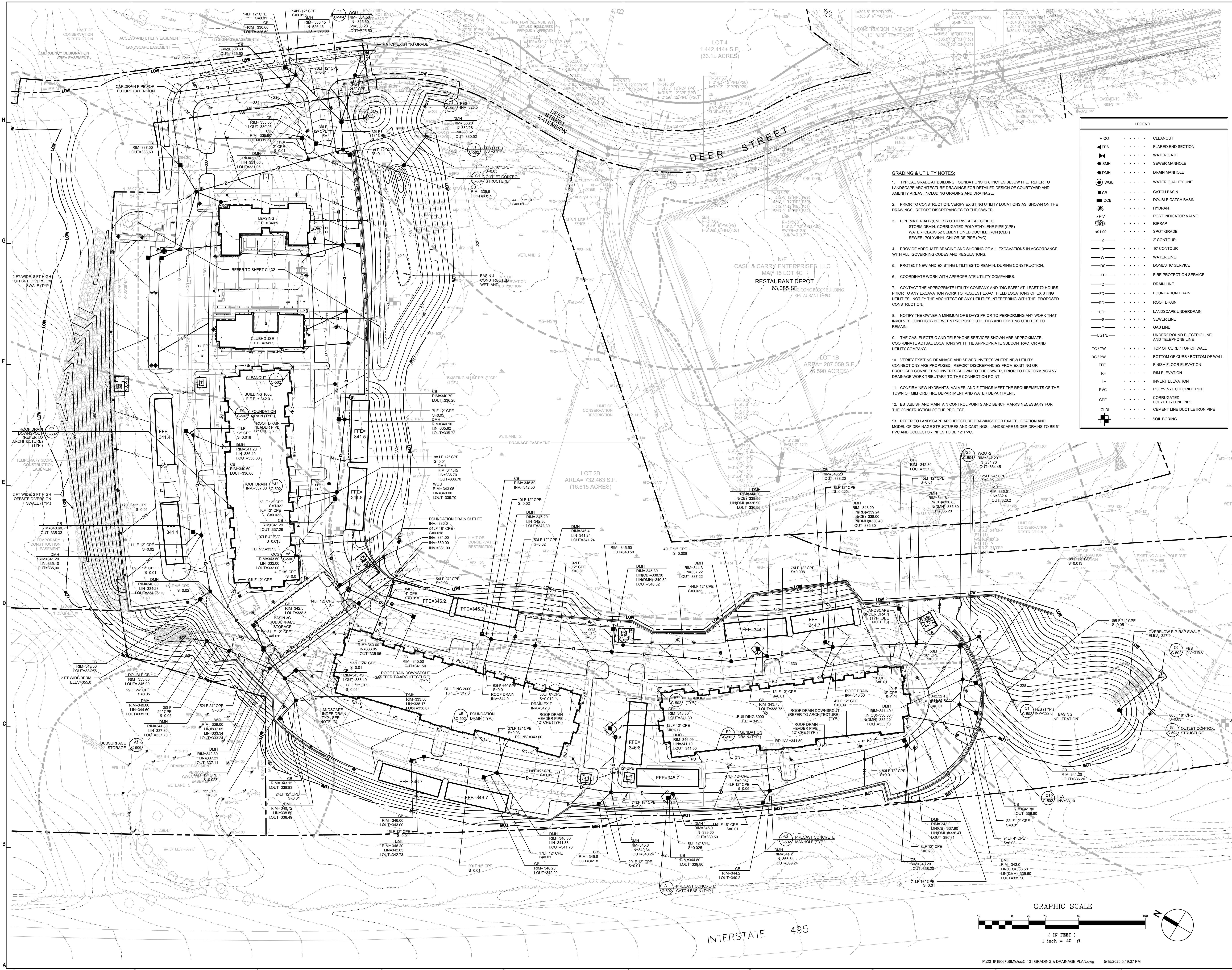
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05/15/2020	PERMIT SET
MARK DATE	DESCRIPTION
ISSUE LOG	
△	CLAUDED CHANGE

SCALE: 1"=40'  
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CHECK BY: JAH  
PROJ.ARCH/ENGR: WWP  
PROJ. MGR: JAH  
JOB NO.: 19067  
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**LAYOUT & MATERIALS PLAN**







**LEGEND**

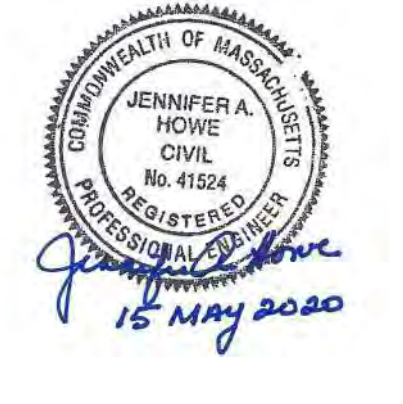
• CO	CLEANOUT
◀ FES	FLARED END SECTION
◻ W	WATER GATE
• SMH	SEWER MANHOLE
• DMH	DRAIN MANHOLE
• WQU	WATER QUALITY UNIT
• CB	CATCH BASIN
• DCB	DOUBLE CATCH BASIN
• H	HYDRANT
• PIV	POST INDICATOR VALVE
• RIRAP	RIP-RAP
• SPT	SPOT GRADE
• C	2' CONTOUR
• 10	10' CONTOUR
• W	WATER LINE
• DS	DOMESTIC SERVICE
• FP	FIRE PROTECTION SERVICE
• D	DRAIN LINE
• FD	FOUNDATION DRAIN
• RD	ROOF DRAIN
• UD	LANDSCAPE UNDERDRAIN
• S	SEWER LINE
• G	GAS LINE
• UGTE	UNDERGROUND ELECTRIC LINE AND TELEPHONE LINE
TC / TW	TOP OF CURB / TOP OF WALL
BC / BW	BOTTOM OF CURB / BOTTOM OF WALL
FFE	FINISH FLOOR ELEVATION
R	RIM ELEVATION
I	INVERT ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CLDI	CEMENT LINED DUCTILE IRON PIPE
•	SOIL BORING

- GRADING & UTILITY NOTES:**
- TYPICAL GRADE AT BUILDING FOUNDATIONS IS 8 INCHES BELOW FFE. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILED DESIGN OF COURTYARD AND AMENITY AREAS, INCLUDING GRADING AND DRAINAGE.
  - PRIOR TO CONSTRUCTION, VERIFY EXISTING UTILITY LOCATIONS AS SHOWN ON THE DRAWINGS. REPORT DISCREPANCIES TO THE OWNER.
  - PIPE MATERIALS (UNLESS OTHERWISE SPECIFIED):  
STORM DRAIN: CORRUGATED POLYETHYLENE PIPE (CPE)  
WATER: CLASS 52 CEMENT LINED DUCTILE IRON (CLDI)  
SEWER: POLYVINYL CHLORIDE PIPE (PVC)
  - PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
  - PROTECT NEW AND EXISTING UTILITIES TO REMAIN, DURING CONSTRUCTION.
  - COORDINATE WORK WITH APPROPRIATE UTILITY COMPANIES.
  - CONTACT THE APPROPRIATE UTILITY COMPANY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ARCHITECT OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION.
  - NOTIFY THE OWNER A MINIMUM OF 5 DAYS PRIOR TO PERFORMING ANY WORK THAT INVOLVES CONFLICTS BETWEEN PROPOSED UTILITIES AND EXISTING UTILITIES TO REMAIN.
  - THE GAS, ELECTRIC AND TELEPHONE SERVICES SHOWN ARE APPROXIMATE. COORDINATE ACTUAL LOCATIONS WITH THE APPROPRIATE SUBCONTRACTOR AND UTILITY COMPANY.
  - VERIFY EXISTING DRAINAGE AND SEWER INVERTS WHEN NEW UTILITY CONNECTIONS ARE PROPOSED. REPORT DISCREPANCIES FROM EXISTING OR PROPOSED CONNECTING INVERTS TO THE OWNER, PRIOR TO PERFORMING ANY DRAINAGE WORK TRIBUTARY TO THE CONNECTION POINT.
  - CONFIRM NEW HYDRANTS, VALVES, AND FITTINGS MEET THE REQUIREMENTS OF THE TOWN OF MILFORD FIRE DEPARTMENT AND WATER DEPARTMENT.
  - ESTABLISH AND MAINTAIN CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
  - REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR EXACT LOCATION AND MODEL OF DRAINAGE STRUCTURES AND CASTINGS. LANDSCAPE UNDER DRAINS TO BE 6" PVC AND COLLECTOR PIPES TO BE 12" PVC.

**FAIRFIELD RESIDENTIAL**  
**FAIRFIELD AT MILFORD**

#200 DEER STREET  
MILFORD, MA

05/15/2020 PERMIT SET  
DATE: DESCRIPTION  
ISSUE LOG  
△ = CLOUDED CHANGE

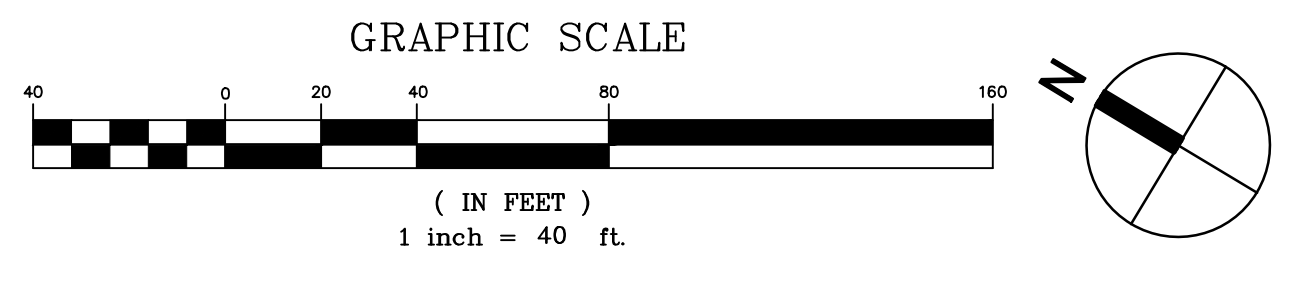


SCALE: 1"=40'

DRAWN BY	WWP
CHECK BY	JAH
PROJ. ARCH/ENGR.	WJP
PROJ. MGR.	JAH
JOB NO.	19067

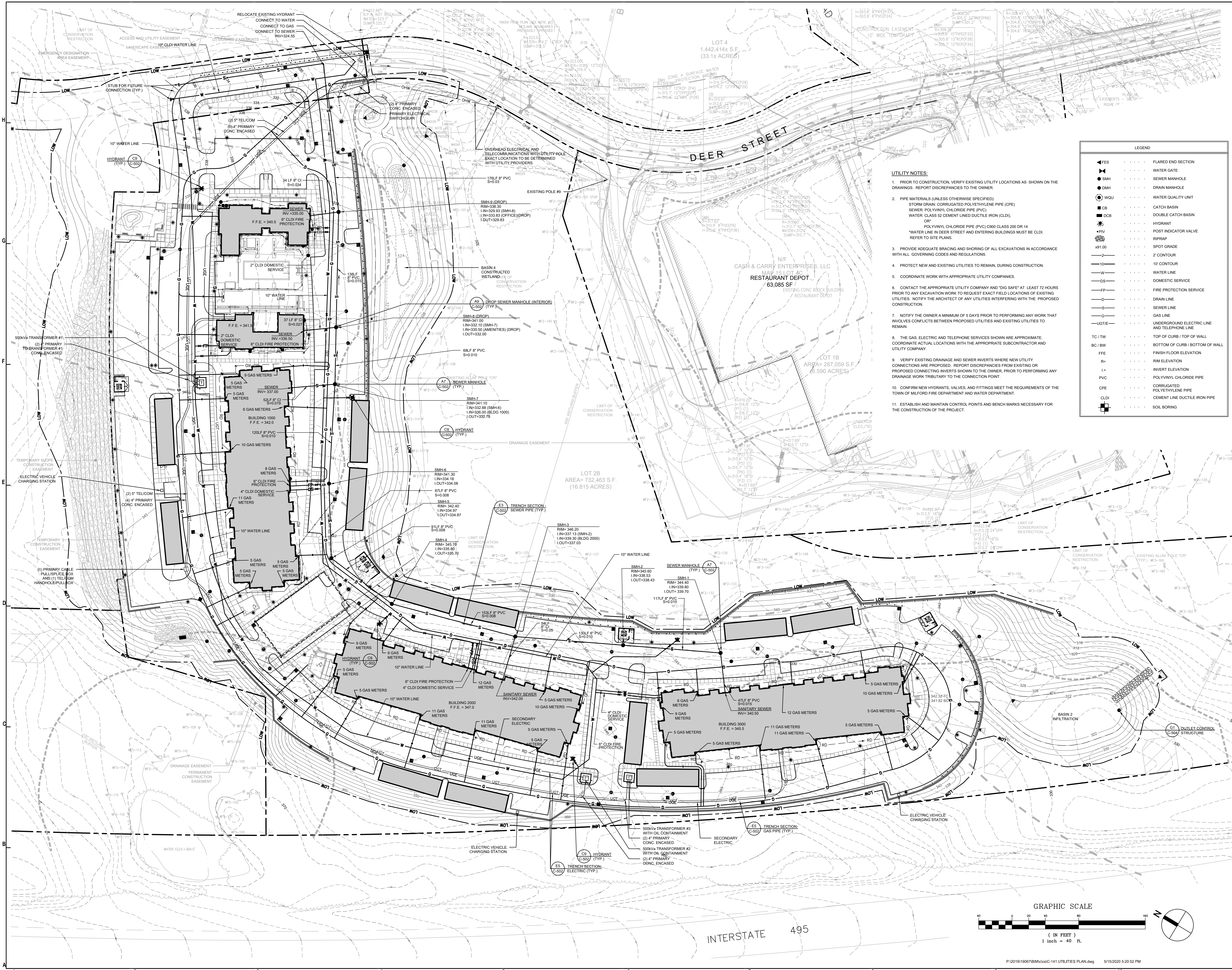
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**GRADING & DRAINAGE PLAN**



INTERSTATE 495





- UTILITY NOTES:**
- PRIOR TO CONSTRUCTION, VERIFY EXISTING UTILITY LOCATIONS AS SHOWN ON THE DRAWINGS. REPORT DISCREPANCIES TO THE OWNER.
  - PIPE MATERIALS (UNLESS OTHERWISE SPECIFIED):  
STORM DRAIN: CORRUGATED POLYETHYLENE PIPE (CPE)  
SEWER: POLYVINYL CHLORIDE PIPE (PVC)  
WATER: CLASS 52 CEMENT LINED DUCTILE IRON (CLDI), OR  
POLYVINYL CHLORIDE PIPE (PVC) 900 CLASS 200 DR 14  
\*WATER LINE IN DEER STREET AND ENTERING BUILDINGS MUST BE CLDI. REFER TO SITE PLANS.
  - PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
  - PROTECT NEW AND EXISTING UTILITIES TO REMAIN, DURING CONSTRUCTION.
  - COORDINATE WORK WITH APPROPRIATE UTILITY COMPANIES.
  - CONTACT THE APPROPRIATE UTILITY COMPANY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ARCHITECT OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION.
  - NOTIFY THE OWNER A MINIMUM OF 5 DAYS PRIOR TO PERFORMING ANY WORK THAT INVOLVES CONFLICTS BETWEEN PROPOSED UTILITIES AND EXISTING UTILITIES TO REMAIN.
  - THE GAS, ELECTRIC AND TELEPHONE SERVICES SHOWN ARE APPROXIMATE. COORDINATE ACTUAL LOCATIONS WITH THE APPROPRIATE SUBCONTRACTOR AND UTILITY COMPANY.
  - VERIFY EXISTING DRAINAGE AND SEWER INVERTS WHERE NEW UTILITY CONNECTIONS ARE PROPOSED. REPORT DISCREPANCIES FROM EXISTING OR PROPOSED CONNECTING INVERTS SHOWN TO THE OWNER, PRIOR TO PERFORMING ANY DRAINAGE WORK TRIBUTARY TO THE CONNECTION POINT.
  - CONFIRM NEW HYDRANTS, VALVES, AND FITTINGS MEET THE REQUIREMENTS OF THE TOWN OF MILFORD FIRE DEPARTMENT AND WATER DEPARTMENT.
  - ESTABLISH AND MAINTAIN CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.

**LEGEND**

◄ FES	FLARED END SECTION
◄	WATER GATE
● SMH	SEWER MANHOLE
● DMH	DRAIN MANHOLE
● WQU	WATER QUALITY UNIT
■ CB	CATCH BASIN
■ DCB	DOUBLE CATCH BASIN
●	HYDRANT
●	POST INDICATOR VALVE
●	RIPRAP
●	SPOT GRADE
2	2' CONTOUR
10	10' CONTOUR
W	WATER LINE
DS	DOMESTIC SERVICE
FP	FIRE PROTECTION SERVICE
D	DRAIN LINE
S	SEWER LINE
G	GAS LINE
UGT/E	UNDERGROUND ELECTRIC LINE AND TELEPHONE LINE
TC / TW	TOP OF CURB / TOP OF WALL
BC / BW	BOTTOM OF CURB / BOTTOM OF WALL
FFE	FINISH FLOOR ELEVATION
R	RIM ELEVATION
I	INVERT ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CLDI	CEMENT LINE DUCTILE IRON PIPE
■	SOIL BORING

**FAIRFIELD RESIDENTIAL AT MILFORD**

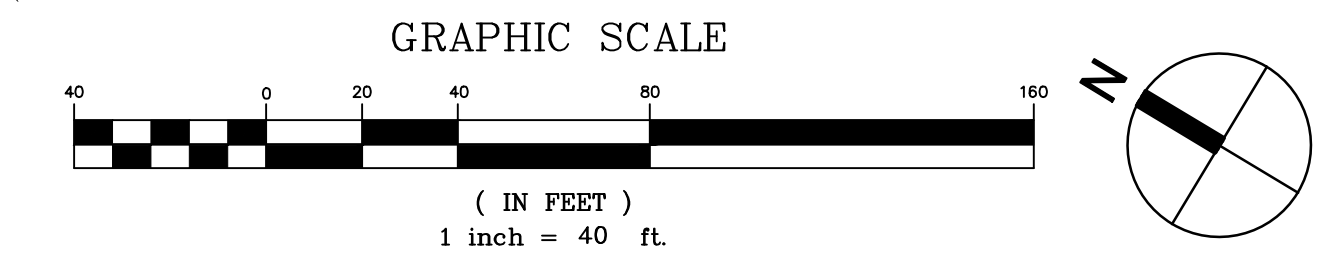
#200 DEER STREET  
MILFORD, MA

05/15/2020 PERMIT SET  
MARK DATE DESCRIPTION  
ISSUE LOG  
△ = CLOUDED CHANGE



SCALE 1"=40'  
DRAWN BY WWP  
CHECK BY JAH  
PROJECT ENGR. WWP  
PROJ. MGR. JAH  
JOB NO. 19067  
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**UTILITIES PLAN**





Conservation Commission Meeting

August 19, 2020

Agenda Item # 18

Birch Street Place – Birch Street





OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

August 18, 2020

Mr. Michael Giampietro, Chairman  
Conservation Commission  
52 Main Street  
Milford, MA, 01757

Re: Notice of Intent for **Birch Street Place** – 40B – 162 Units Off of Birch Street  
DEP File # 223-

Dear Mr. Giampietro:

I have reviewed the submitted Notice of Intent for the construction of a 162 Unit (40B) development off of Birch Street. The Applicant is, Lobisser Building Corp, 31 Whitewood Road, Milford, MA.

The project is to construct three (3), four (4) story buildings for a total of 162 units, access drive, parking, utilities, stormwater controls and associated grading. The project proposes to fill 1,370 S.F. of Wetlands, with 1,600 S.F. of proposed Wetlands Replication.

The site consists of a 27.32 Acre parcel of land Zoned Highway Industrial B (IB), Assessors Map 43, Block 300, Lot 1.

Following a review of the submitted documents I offer the following comments:

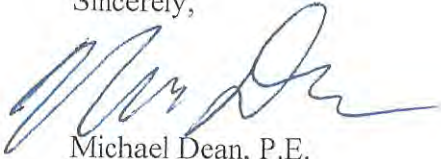
1. There does not appear to be any soil testing in the proposed Basins, as required by Stormwater Management Regulations. Following soil testing I will complete my review of the extensive drainage analysis.
2. Following a preliminary review of the drainage it is requested to summarize the pre and post peak flow rates and volumes, that reflect the Drainage areas shown in the Pre-development drainage map. The pre-development has three main drainage areas, 1S (western direction), 2S (middle portion / eastern direction- towards the potential vernal pool) & 3S (southern).



3. Not sure the smaller area draining towards the western direction (Portion of Pre-DA # 1S) in the Post condition, is included in the post drainage analysis.
4. The Resource Area Description / Report of the site should be submitted as part of the application. From a site walk that was performed some time ago, there was a hydraulic connection (behind the Automotive repair shop) from the general area of wetland flag #'s J26 to 200. This should be Clearly labeled and classified.

The above items should be addressed and I recommend continuing the hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Dean', with a stylized flourish at the end.

Michael Dean, P.E.  
Town Engineer

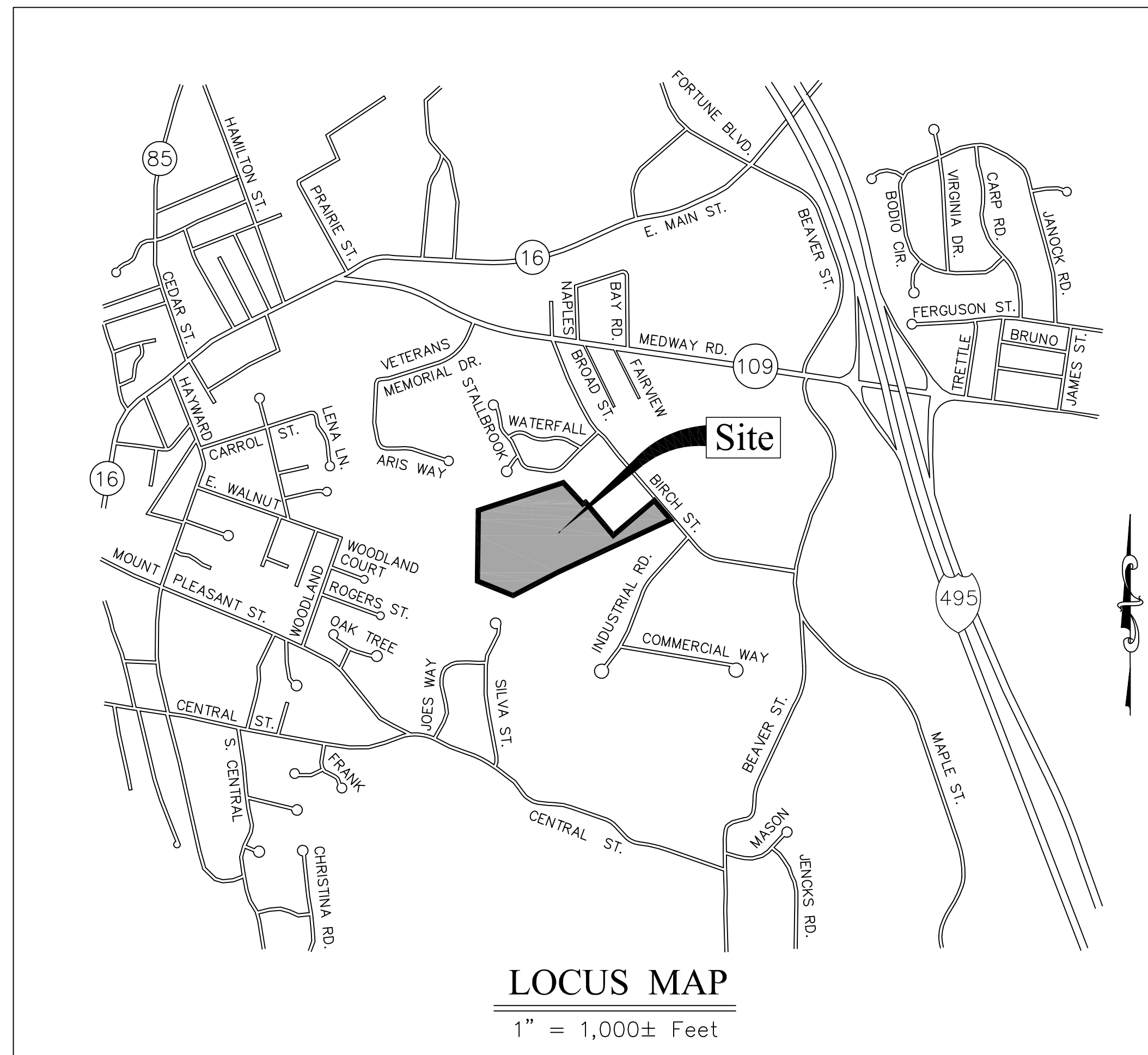


# Site Design Plan

## Birch Street Place

### Milford, MA 01757

PLAN INDEX	
DESCRIPTION	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
PARKING & LAYOUT PLAN	3
GRADING, DRAINAGE & EROSION CONTROL PLAN	4
SITE UTILITY PLAN	5
LANDSCAPE & LIGHTING PLAN	6
WETLAND REPLICATION & DETAILS	7
CONSTRUCTION DETAILS	8
CONSTRUCTION DETAILS	9
CONSTRUCTION DETAILS	10



June 8, 2020

Revisions			
NO.	DATE	DESCRIPTION	BY

**APPLICANT**  
**88 CORP.**  
One Charlesview Road, Suite 1  
Hopedale, MA 01747

**CIVIL ENGINEER & SURVEYOR**  
Allen Engineering & Associates, Inc.  
One Charlesview Road, Suite 2  
Hopedale, MA 01747

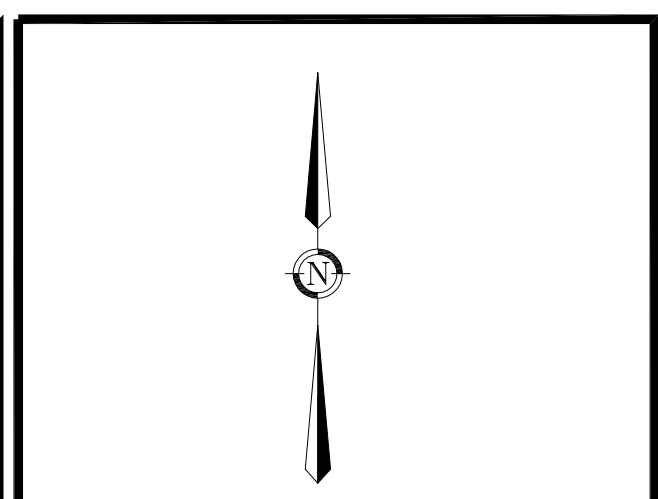
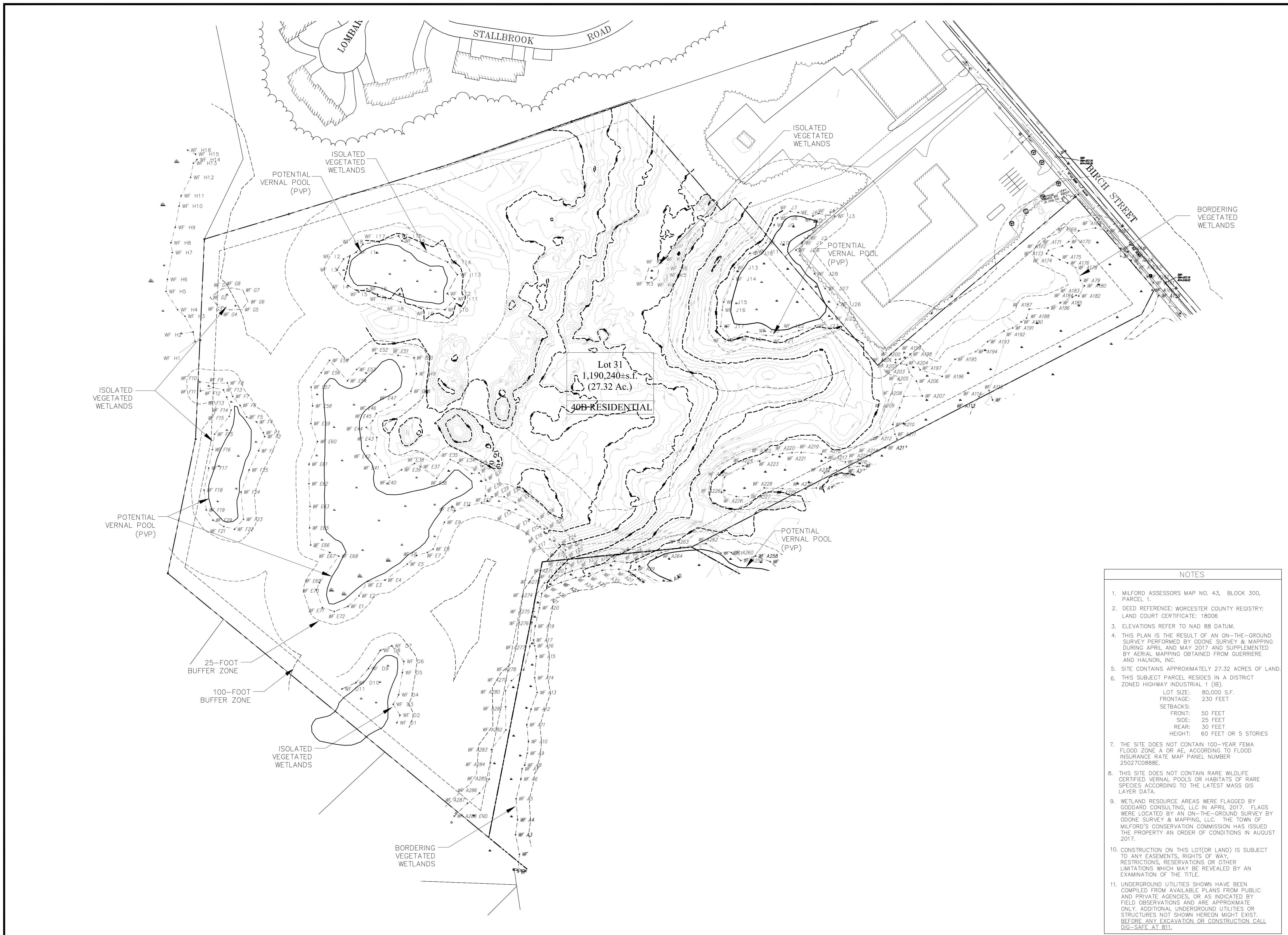
**ARCHITECT**  
James S. Carr AIA & Associates, LLC  
11 Dale lane  
Malvern, PA 19355

PREPARED BY:



**ALLEN ENGINEERING  
& ASSOCIATES, INC.**  
Civil Engineers • Surveyors  
Land Development Consultants  
One Charlesview Road  
Suite 2  
Hopedale, Ma 01747  
(508) 381-3212 • Phone  
www.allen-ea.com






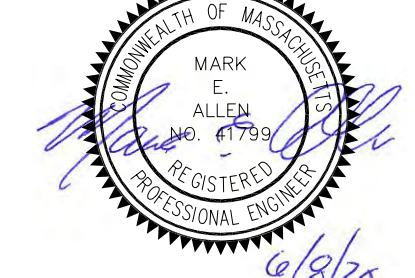
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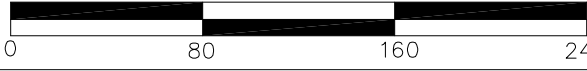
--- 256 ---	EXISTING CONTOUR
--- 256 ---	PROPOSED CONTOUR
x 177.5	EXIST. SPOT GRADE
x 177.5	PROP. SPOT GRADE
~ ~ ~	PROP. SURFACE WATER FLOW
⊙	DRAINAGE MANHOLE
— D —	DRAIN LINE
•	UTILITY POLE
GW	GUY WIRE
— OHW —	OVERHEAD WIRES
— ETC —	EROSION CONTROL
— ETC —	ELECTRIC, TELEPHONE & CABLE LINE
⊘	STONE WALL
EOP	EDGE OF PAVEMENT
FND.	FOUND
N/F	NOW OR FORMERLY
DH	DRILLHOLE
I.P.	IRON PIPE/IRON PIN
A.P.	ASSESSORS PARCEL
BK. PG.	DEED BOOK/PAGE
• B	BOLLARD
▭	BUILDING
~ ~ ~	EXISTING TREE LINE
~ ~ ~	EDGE OF WETLAND

PREPARED FOR: **88 CORP.**  
 31 Whitewood Road  
 Milford, MA 01757

TITLE:  
**EXISTING CONDITIONS PLAN**  
 For  
**Birch Street Place**  
 In  
 Milford, MA 01757

PREPARED BY:  
  
**ALLEN ENGINEERING & ASSOCIATES, INC.**  
 Civil Engineers - Surveyors  
 Land Development Consultants  
 One Charlesview Road  
 Suite 2  
 Hopedale, Ma 01747  
 (508) 381-3212 • Phone  
 www.allen-ea.com

  
 PROFESSIONAL ENGINEER

SCALE: 1"=80 FEET  


DATE: **June 8, 2020**

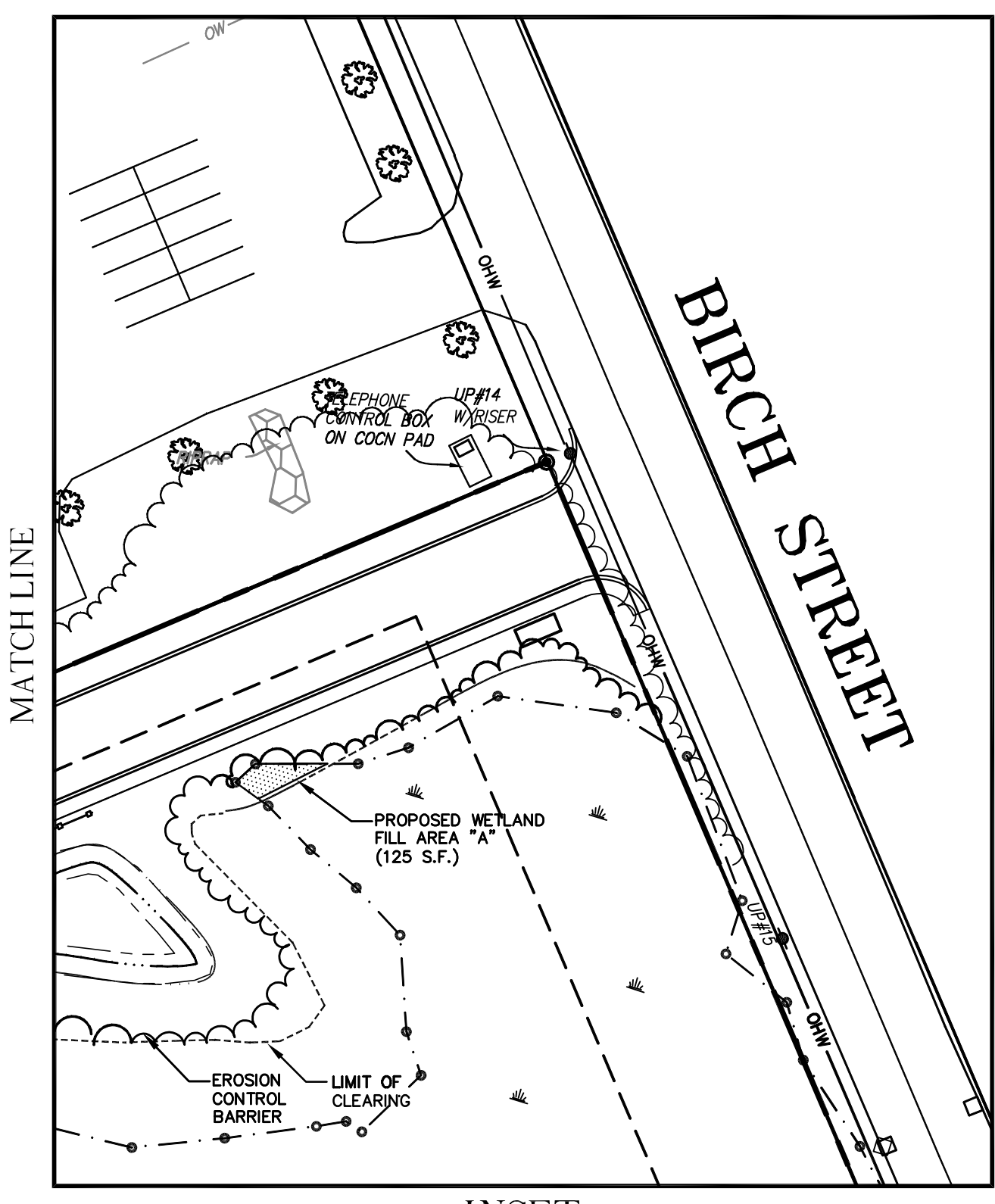
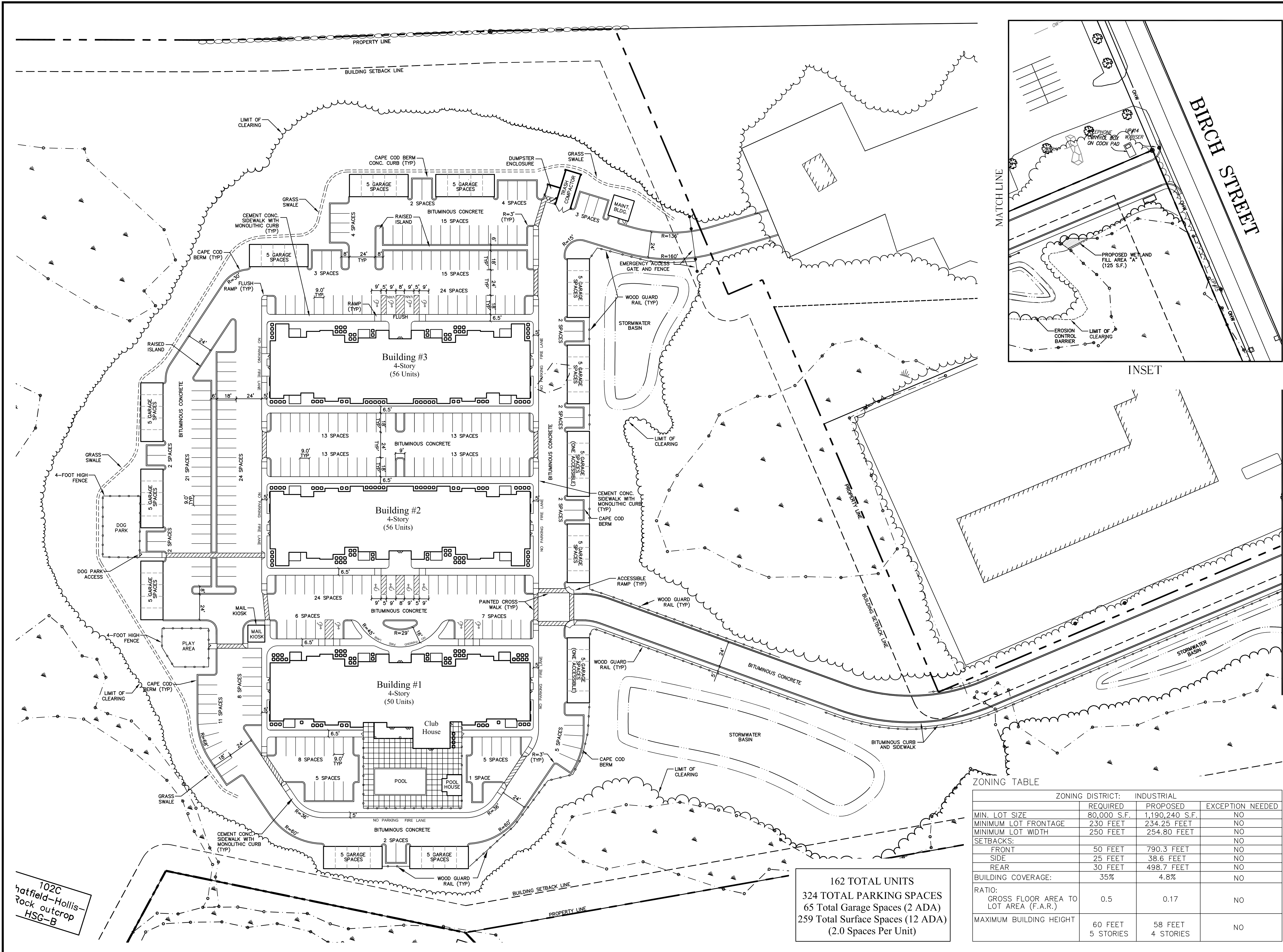
REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00025 SHEET: **2 of 10**

- NOTES**
- MILFORD ASSESSORS MAP NO. 43, BLOCK 300, PARCEL 1.
  - DEED REFERENCE: WORCESTER COUNTY REGISTRY; LAND COURT CERTIFICATE: 18006
  - ELEVATIONS REFER TO NAD 88 DATUM.
  - THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODONE SURVEY & MAPPING DURING APRIL AND MAY 2017 AND SUPPLEMENTED BY AERIAL MAPPING OBTAINED FROM GUERRIERE AND HALLGREN, INC.
  - SITE CONTAINS APPROXIMATELY 27.32 ACRES OF LAND.
  - THIS SUBJECT PARCEL RESIDES IN A DISTRICT ZONED HIGHWAY INDUSTRIAL 1 (I1B).  
 LOT SIZE: 80,000 S.F.  
 FRONTAGE: 230 FEET  
 SETBACKS:  
 FRONT: 50 FEET  
 SIDE: 25 FEET  
 REAR: 30 FEET  
 HEIGHT: 60 FEET OR 5 STORIES
  - THE SITE DOES NOT CONTAIN 100-YEAR FEMA FLOOD ZONE A OR AE, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 25027C0888E.
  - THIS SITE DOES NOT CONTAIN RARE WILDLIFE CERTIFIED VERNAL POOLS OR HABITATS OF RARE SPECIES ACCORDING TO THE LATEST MASS GIS LAYER DATA.
  - WETLAND RESOURCE AREAS WERE FLAGGED BY GODDARD CONSULTING, LLC IN APRIL 2017. FLAGS WERE LOCATED BY AN ON-THE-GROUND SURVEY BY ODONE SURVEY & MAPPING, LLC. THE TOWN OF MILFORD'S CONSERVATION COMMISSION HAS ISSUED THE PROPERTY AN ORDER OF CONDITIONS IN AUGUST 2017.
  - CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
  - UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES, OR AS INDICATED BY FIELD OBSERVATIONS AND ARE APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN HEREON MIGHT EXIST. BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.





- LEGEND**
- 256--- EXISTING CONTOUR
  - 256--- PROPOSED CONTOUR
  - x 177.5 EXIST. SPOT GRADE
  - x 177.5 PROP. SPOT GRADE
  - ~ ~ ~ PROP. SURFACE WATER FLOW
  - ⊙ DRAINAGE MANHOLE
  - D — DRAIN LINE
  - UTILITY POLE
  - GW GUY WIRE
  - OHW — OVERHEAD WIRES
  - EROSION CONTROL
  - ETC --- ELECTRIC, TELEPHONE & CABLE LINE
  - STONE WALL
  - EOP EDGE OF PAVEMENT
  - FND. FOUND
  - N/F NOW OR FORMERLY
  - DH DRILLHOLE
  - I.P. IRON PIPE/IRON PIN
  - A.P. ASSESSOR'S PARCEL
  - BK. PG. DEED BOOK/PAGE
  - B BOLLARD
  - ▭ BUILDING
  - EXISTING TREE LINE
  - EDGE OF WETLAND

PREPARED FOR: **88 CORP.**  
31 Whitewood Road  
Milford, MA 01757

TITLE: **PARKING & LAYOUT PLAN**  
For  
**Birch Street Place**  
In  
Milford, MA 01757

PREPARED BY:   
**ALLEN ENGINEERING & ASSOCIATES, INC.**  
Civil Engineers - Surveyors  
Land Development Consultants  
One Charlesview Road  
Suite 2  
Hopedale, MA 01747  
(508) 381-3212 • Phone  
www.allen-ea.com

  
PROFESSIONAL ENGINEER

SCALE: 1"=40 FEET  
0 40 80 120

DATE: **June 8, 2020**

REVISIONS

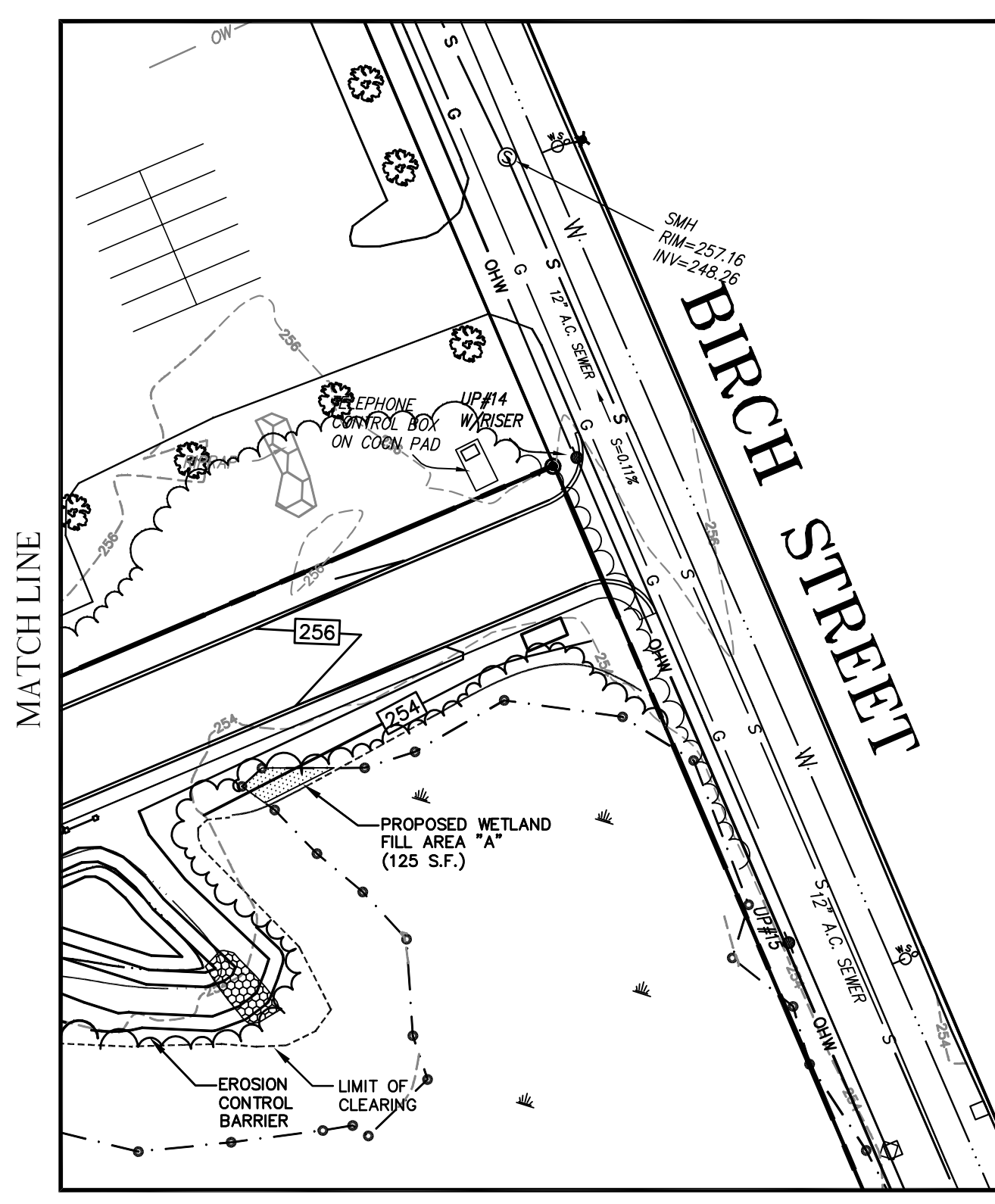
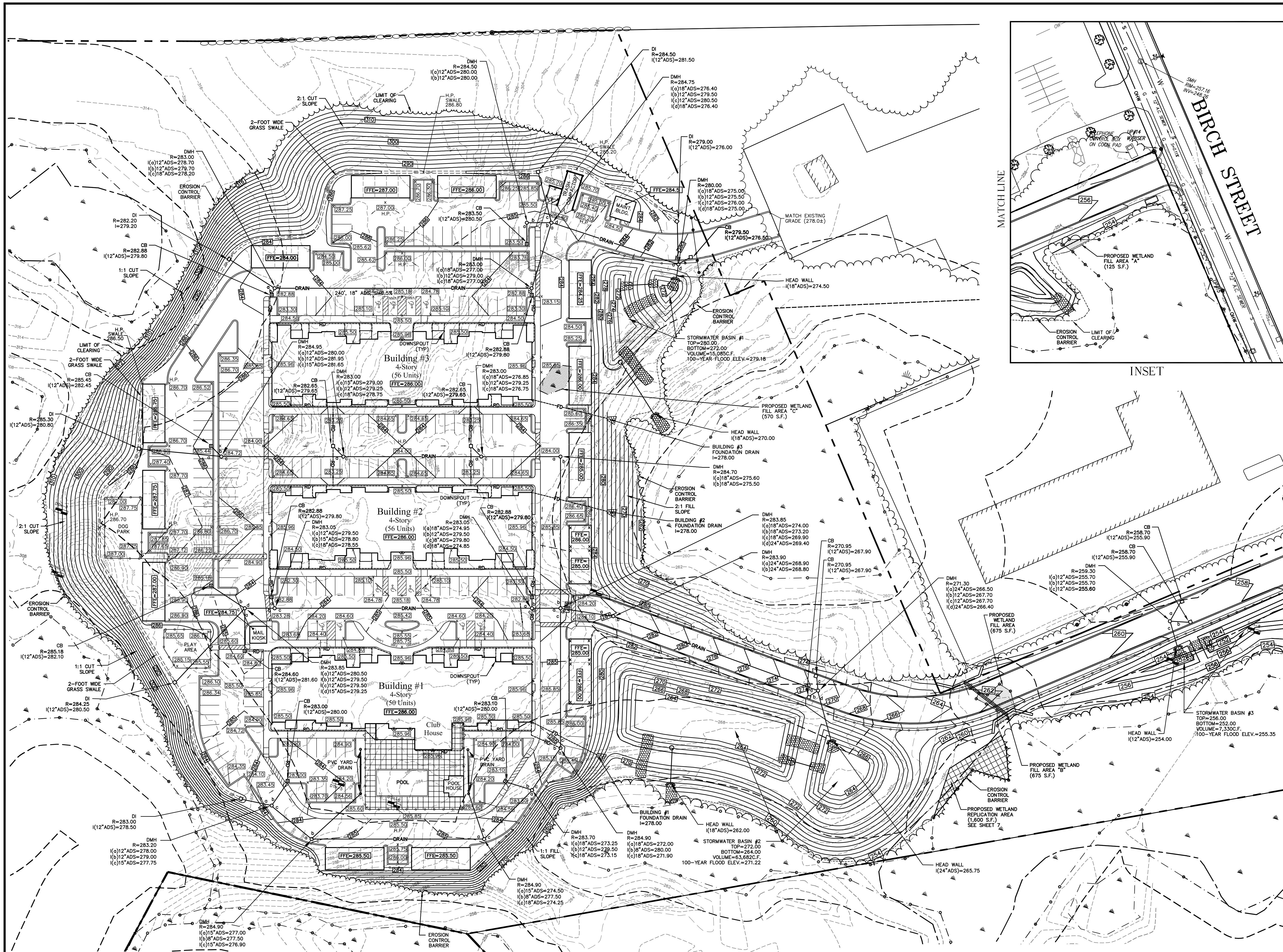
#	DATE	DESCRIPTION	INIT

JOB NO: 00025 SHEET: **3** of 10

**ZONING TABLE**

	ZONING DISTRICT: INDUSTRIAL		
	REQUIRED	PROPOSED	EXCEPTION NEEDED
MIN. LOT SIZE	80,000 S.F.	1,190,240 S.F.	NO
MINIMUM LOT FRONTAGE	230 FEET	234.25 FEET	NO
MINIMUM LOT WIDTH	250 FEET	254.80 FEET	NO
SETBACKS:			
FRONT	50 FEET	790.3 FEET	NO
SIDE	25 FEET	38.6 FEET	NO
REAR	30 FEET	498.7 FEET	NO
BUILDING COVERAGE:	35%	4.8%	NO
RATIO:			
GROSS FLOOR AREA TO LOT AREA (F.A.R.)	0.5	0.17	NO
MAXIMUM BUILDING HEIGHT	60 FEET 5 STORIES	58 FEET 4 STORIES	NO





**LEGEND**

- 256 --- EXISTING CONTOUR
- 256 --- PROPOSED CONTOUR
- x 177.5 EXIST. SPOT GRADE
- x 177.5 PROP. SPOT GRADE
- ~ PROP. SURFACE WATER FLOW
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- B BOLLARD
- ▭ BUILDING
- EXISTING TREE LINE
- EDGE OF WETLAND

PREPARED FOR: **88 CORP.**  
 31 Whitewood Road  
 Milford, MA 01757

TITLE:  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 For  
**Birch Street Place**  
 in  
 Milford, MA 01757

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SCALE: 1" = 40 FEET

DATE: **June 8, 2020**

REVISIONS		
#	DATE	DESCRIPTION

JOB NO: 00025 SHEET: **4 of 10**