

March 9, 2021

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

Re: The Residences at Stone Ridge - Phase II (the "Project")

Response to Town Engineer Review Comments

SMMA No. 19162

Dear Mr. Consigli:

On behalf of The Gutierrez Company (the "Applicant"), SMMA has prepared the responses below to the "The Residences at Stone Ridge – Phase II" Application for Comprehensive Permit (40B) comment letter prepared by Mike Dean, Town Engineer, dated September 28, 2020. The original comments are included paraphrased in italics along with our responses in bold for clarity.

The Applicant has also submitted an updated set of drawings reflecting the comments addressed in this response memo. These updated drawings (the "Conformance Set") have also been provided to the Town's peer review engineer.

1. *This site will be creating residential housing in a Business Park Zone.*

R. Concur. There has been no market demand for construction of ground up office space and the COVID pandemic has further depressed office demand as more employees work from home. The last development parcel remains available for potential office use. The Planning Board supports the proposed affordable housing use.

2. *Deer Street and Project driveway was designed and approved for business park use, not residential use. The driveway was designed and approved with a dedicated travel lane and looped driveway system, separate from parking areas.*

R. The main access driveway was designed to support 625,000 SF of office and 2,098 parking spaces. The Restaurant Depot, Phase I residential, proposed Phase II residential and remaining land (supports approximately 160,000 SF and 480 parking spaces) yields 1,759 parking spaces. The Applicant's traffic consultant and Town's traffic peer reviewer have agreed the proposed full build out will generate less traffic volume.

The dedicated travel lane is maintained to all building sites and the looped driveway will be maintained, albeit through a parking area for a portion, in case of emergency. The design has been reviewed and approved by the Fire Department. Similar to the Phase I residential project, the Applicant will provide an emergency evacuation area as shown on the Conformance Set of drawings.

3. *Sections of the proposed driveways exceed the originally designed and approved driveways of approximately 5% slopes.*

R. The main access driveway is the same vertical and horizontal alignment as the previously approved design at 5% slope. The drawings for the current Project use

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1-foot contours vs the previous drawings that used 2-foot contours, which may have led to confusion. The main access driveway is unparked and max. 5% slope, the parking areas are between 1% to 4% slopes, and there is a short section of internal driveway south of Building 2 that is unparked and 8% slope.

4. *The Sewer Department will need to approve the pump station design for the full build out.*

R. At the request of the Sewer Department, the Applicant has removed the proposed Upper Deer Street Pump Station located near the Phase II Residential Project and instead will retrofit the existing and previously approved Lower Deer Street Pump Station as well as add an emergency storage tank. The proposed upgrades to the existing pump station and the new storage tank will be sized to support not only the proposed Phase II Residential Project, but also any future development on the remaining undeveloped land. The Applicant has provided detailed plans, profiles, and calculations to the Milford Sewer Department and their consultant and will obtain all necessary approvals from the department to construct the proposed improvements.

The sewer infrastructure for the entire development, including pump station, wet wells, back-up generators, etc. has, and will, continue to be privately maintained collectively by the owners of the parcels of the Stone Ridge development through a contractual agreement based on their proportionate ownership share. This is typical and customary for developments with multiple users and/or owners.

5. *The proponent has performed exploratory drilling for what is believed to be a potential source for drinking water. The plans show the development connecting to Milford Water Company. Confirm the status of the water source and show the location of the existing exploratory wells on the plans.*

R. The Technical Report submitted with the Comprehensive Permit application states that the Applicant proposes to connect to Milford Water Company (MWC) infrastructure. During the hearing process to date, this connection has been discussed including the MWC Director confirming their water system model review indicates adequate infrastructure to support the Project. Similar to the Phase I residential project, the Applicant will work with the MWC to secure water for the Project.

The two exploratory well locations will be added to the Conformance Set of drawings.

6. *The Definitive Subdivision Approval contained conditions for off-site traffic improvements that require review. What type of Association is in place for the future maintenance of the roadway?*

R. The Town's traffic peer reviewer has performed a satisfactory review of the Project's traffic impacts and concluded that the Applicant has (or has committed to upon completion of the Project as applicable) adequately address all traffic impacts.

The roadway (ie Deer Street and Deer Street Extension) as well as all of the internal driveways and parking lots have been, and will continue to be, maintained privately by the owners of the parcels at the development through a contractual road maintenance agreement based on each owner's proportionate share.

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7. *The Project does not provide the 2.0 parking spaces per unit parking ratio typically required by the Town of Milford.*

R. The drawings have been revised to provide 2.0 parking spaces per unit.

8. *The Project will need to file a Notice of Intent with the Conservation Commission. The Project is in close proximity to the Charles River and is in a Surface Water Protection Zone associated with the Town's water supply.*

R. Concur - the Applicant will submit a Request for Amended Order of Conditions (OoC) DEP #223-987 to the Town of Milford Conservation Commission. Areas subject to jurisdiction under the Massachusetts Wetland Protection Act (WPA) will be reviewed as part of the Conservation Commission hearing process.

The limits of work and proximity to any wetland resources of the proposed Project are in keeping with the currently approved Order of Conditions for the Stone Ridge development site.

We look forward to discussing this information with the Town of Milford Zoning Board of Appeals and Town Engineer. If you have any questions, please feel free to contact me at 617-520-9210 or wpark@smma.com.

Very truly yours,

SMMA



William Park, PE
Senior Associate | Civil Engineer

cc: Israel Lopez – The Gutierrez Company, (MF)

enclosures: N/A

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com
