



January 10, 2025

Ms. Marie Clarner, Chair
Town of North Attleborough Planning Board
43 Washington Street
North Attleborough, MA 02760

Via: Email to mclarner@nattleboro.com

Reference: Application of Plan Approval Supplemental Review
Kelley Boulevard Smart Growth Overlay District (KBSGOD)
582 Kelley Boulevard
North Attleborough, Massachusetts
B+T Project No. 2241.92

Dear Ms. Clarner and Members of the Planning Board:

Beals and Thomas, Inc. is pleased to assist the Town of North Attleborough Planning Board (the Board) with the supplemental review of the Application for Plan Review for the proposed development at 582 Kelley Boulevard (the Site) within the KBSGOD. We understand that MCP 582 Kelley LLC (the Applicant) proposes to construct a Chapter 40R multi-family housing development comprised of 304 units (the Project). The Project includes six (6) 4-story buildings; 489 parking spaces; a detached clubhouse with centralized courtyard and pool; and, associated site improvements including landscaping, utility connections and a stormwater management system.

B+T issued a letter to the Board dated December 12, 2024 which presented the findings of our review of the initial documentation submitted by the Applicant. As a result of our comments, the Applicant has submitted the following supplemental documentation, which served as the basis for our current review:

- *Application for Plan Approval, Kelley Boulevard Smart Growth Overlay District (KBSGOD), 582 Kelley Boulevard, North Attleborough, Massachusetts, B+T Project NO. 2241.92, dated January 3, 2025, prepared by Bohler Engineering (7 pages)*
- *Drainage Report for Marcus Partners Proposed "Residential Development, 582 Boulevard, North Attleborough, Massachusetts, Bristol County, dated September 19, 2024, revised through January 3, 2025 (260 pages)*
- Phasing Plan, not dated (1 sheet)
- *Propose Site Plan Documents for Marus Partners Proposed Residential Development, Location of Site: 582 Kelley Boulevard, Town of North Attleborough, Bristol County, Massachusetts, Map #35, Lot #3, dated September 18, 2024, revised through January 3, 2025, prepared by Bohler Engineering (45 sheets)*

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- *Storm Water Pollution Prevention Plan for Construction Activities at Proposed Residential Development, 582 Kelley Boulevard, Town of North Attleborough, Bristol County, Massachusetts 02760, dated December 17, 2024, prepared by Bohler Engineering (383 pages)*
- Monument sign shop drawing example, not dated (4 sheets)

We continue to note for the Board's information that this Project occurs within jurisdiction of the MA Wetlands Protection Act and implementing regulations and will therefore be subject to a Notice of Intent filing with the Conservation Commission. The Conservation Commission is also the Stormwater Authority relative to implementation of the Stormwater Management and Land Disturbance Regulations.

We have reviewed the documentation submitted by the Applicant with respect to the Zoning of the North Attleborough Bylaws (the Zoning Bylaw), specifically Chapter 290-9 - KBSGOD; the Stormwater Management and Land Disturbance Regulations (the Regulations); the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Regulations and Handbook (the Handbook); and, particularly with respect to our comment letter dated December 12, 2024.

Review Format

To maintain clarity for the Administrative Record, we have included the comments from our initial comment letter, dated December 12, 2024, followed by the Applicant's responses in *italicized* font, followed by our current comments in **bold** font to document the status of our original comment.

Waiver Comments

1. Section 7.1(5)(a) of the Regulations requires a minimum roadway width of 24-ft. The Applicant is requesting a waiver to have 22-ft wide access driveways. B+T does not take exception to the waiver; however emergency response access should be a consideration. Accordingly, we request that the Applicant meet with North Attleborough Fire Department personnel relative to the adequacy of the emergency access provided.

Applicant's Response: Acknowledged. The North Attleborough Fire Department has been involved in the permitting processes for the proposed project. The requested waiver has been added to the Variance/Waiver Request list on sheet C-301.

B+T Response: We defer to the Board regarding the granting of the requested waiver and the ongoing coordination with North Attleborough Fire Department personnel.

2. Section 7.3(6)(e) of the Regulations requires structural soil to be placed under parking areas. The Applicant is requesting a waiver from this requirement as structural soils are more typical in landscape applications and support root growth. The Applicant proposes to use a subbase more typical to support asphalt pavement. B+T does not take exception to the waiver being requested, provided the Applicant demonstrates suitability of the proposed pavement design is based on the recommendation of a geotechnical engineer.

Applicant's Response: Acknowledged. The Pavement details provided are per the recommendations from the project's geotechnical engineer.

B+T Response: We defer to the Board regarding the granting of the requested waiver.

3. §290-9G(1) of the Bylaws requires a minimum rear yard setback of 115-ft. As proposed, Building 3 has a 100-ft setback to the rear property line. B+T does not take exception to the waiver being requested from a technical standpoint. However, we defer to the Board on the appropriateness of the waiver being requested.

Applicant's Response: Acknowledged. The waiver has been coordinated with the Board and has been added to the Variance/Waiver Request list on sheet C-301.

B+T Response: We defer to the Board regarding the granting of the requested waiver.

4. §290-9G(1) of the Bylaws requires a minimum rear yard setback of 140-ft for accessory structures. Within their zoning analysis table, the Applicant indicates they are seeking relief from this requirement. It is unclear on the plans where this relief is being requested. We request that the Applicant clarify the intent of the waiver being requested.

Applicant's Response: This relief is being requested for the trash enclosure. Per the town regulations, due to the usage of CMU walls for the enclosure, this is considered an accessory structure. The requested waiver has been added to the Variance / Waiver Request list on sheet C-301.

B+T Response: Acknowledged. B+T does not take exception to the waiver being requested from a technical standpoint; however, we defer to the Board on the appropriateness of the waiver being requested.

General Comments

5. §290-7D(2)(j) of the Bylaws restricts lots within the Aquifer Protection District to be rendered more than 15% impervious. As proposed, the Project would render the lot approximately 58% impervious. The referenced section of the Bylaw further stipulates that the allowable impervious coverage can be exceeded if a system of artificial recharge of groundwater as described in §290-7E(1) is employed. The proposed stormwater management system for the Project appears compliant with the requirements of §290-7E(1). We note this for the benefit of the Board and clarity of the Administrative Record.

Applicant's Response: Acknowledged.

B+T Response: No further action required.

6. §290-7E(4) of the Bylaws stipulates that the Board can require a Development Impact Statement (DIS) in accordance with §290-30 of the Bylaws for construction activities within the Aquifer Protection District. A DIS has not been provided. We defer to the Board relative to the need for the referenced documentation by the Applicant.

Applicant's Response: The Board has not requested a Development Impact Statement for the proposed project.

B+T Response: Acknowledged. We continue to defer to the Board relative to the need for the referenced documentation.

7. §290-I(4) of the Bylaws stipulates requirements for phased development. Given the scale of the Project, a phased approach may be implemented; however, it is not addressed in the documentation provided. We request that the Applicant clarify the intent for the anticipated Project schedule and if a phasing approach will be implemented.

Applicant's Response: The Phasing Plan prepared by Wood Partners is included with this submission.

B+T Response: We acknowledge the referenced documentation provided. We note for the benefit of the Board that the Project is proposed to be constructed in a continuous buildout without phasing.

8. §290-19C of the Bylaws requires that parking spaces have dimensions 10-ft x 20-ft. The Applicant is proposing 9-ft x 18-ft parking spaces. We request that the Applicant clarify the design intent for the parking spaces provided and document compliance with the referenced section of the Bylaws or request a formal waiver from the required design standard.

Applicant's Response: Relief from the parking dimensions has been added to the Variance /Waiver Request list on sheet C-301.

B+T Response: Acknowledged. B+T does not take exception to the waiver being requested from a technical standpoint; however, we defer to the Board on the appropriateness of the waiver being requested.

9. §290-25 of the Bylaws stipulates requirements for signage. The Applicant appears to be proposing a monument sign at the George Leven access driveway, but the not Kelley Boulevard access driveway. A detail for the sign has not been provided. We request that the Applicant clarify the design intent for the signage and document compliance with the referenced section of the Bylaw.

Applicant's Response: An example for the monument sign is included with this submission. Please note the final design for this sign is still pending.

B+T Response: We acknowledge the sample sign provided. As currently proposed, it appears to be compliant. However, we defer formal review and approval of the sign to the Building Permit review process.

10. The Project is proposed to be served by municipal water distribution and wastewater collection services from Kelley Boulevard. Considering the sizable increase in demand through changing the Site use from an outdoor recreation center to a multi-family complex comprised of approximately 477 bedrooms, we request that the Applicant coordinate with North Attleborough DPW staff to determine and document for the Board that there is adequate capacity in each system to serve the Project.

Applicant's Response: The water and wastewater demands for this project has been coordinated with Town of North Attleborough DPW.

B+T Response: This comment has been addressed by the Applicant.

11. The Applicant has not provided a swept path analysis for larger emergency response vehicles including unarticulated fire trucks. We request that the Applicant provided the referenced analysis and defer to North Attleborough Fire Department personnel relative to the adequacy of the emergency access provided.

Applicant's Response: A swept path analysis for the North Attleborough fire truck has been provided in an earlier submission to the Planning Board.

B+T Response: The referenced swept path analysis has not been provided to B+T. Accordingly, we continue to defer to North Attleborough Fire Department personnel relative the adequacy of the emergency access provided.

12. The Applicant has provided a photometric lighting plan for the Project. Throughout the perimeter of the Project, de minimis light trespass would occur over the property line. Given the non-residential nature of the area, we do not consider the minimal light trespass to be a critical concern. However, we note the referenced design condition for the benefit of the Board and defer to the Board whether the on-site lighting coverage should be restricted to the property line.

Applicant's Response: Acknowledged.

B+T Response: We continue to defer to the Board relative to the adequacy of the lighting design proposed and the resulting de minimis light trespass over at the property lines.

13. As noted herein, given the Site's proximity to adjacent wetland resource areas, the Applicant will need to file a Notice of Intent (NOI) with the Conservation Commission. We note that the entirety of the western-most parking area is within the 100-ft buffer zone. We note this for the benefit of the Board and defer to the future NOI review process.

Applicant's Response: A Notice of Intent (NOI) has been filed with the North Attleborough Conservation Commission. The next hearing for this project is scheduled for January 21st.

B+T Response: We defer to the ongoing NOI review process.

14. The Project does not appear to provide any loading or delivery areas. With over 300 units, there will likely be a high volume of expected truck traffic associated with move in/out activities and deliveries (Amazon, FedEx, etc.). Though not required by zoning for a residential use, we request that the Applicant evaluate providing accommodations for loading areas for delivery vehicles.

Applicant's Response: A loading/delivery area has been provided adjacent to the mail building for deliveries.

B+T Response: This comment has been addressed by the Applicant.

15. There appears to be an abutter encroachment on the Site. The property owner at 93 George Leven Drive (Map 35 Lot 218) appears to be occupying and maintaining vehicle storage over the property line. There does not appear to be reference to any resolution of this matter within the plan set. We request that the Applicant provide an update to the Board relative to the coordination and resolution of the noted encroachment with the respective property owner.

Applicant's Response: Applicant has requested more information from the current property owner regarding the encroachment. Applicant will work with the current property to understand the extent of the encroachment and work with the current property owner to address the encroachment with the abutting property owner and continue those efforts once Applicant obtains title to the property.

B+T Response: We defer to the ongoing coordination process; however, we note the existing condition for the benefit of the Board.

16. The revised plan set provided does not include the existing conditions plans that were included in the initial submission. The existing conditions plans should be incorporated into the final plan set for clarity of the Administrative Record.

Applicant's Response: Acknowledged. The existing conditions have not changed since the initial submission and therefore the plan was excluded from the subsequent submissions.

B+T Response: This comment has been addressed by the Applicant.

Stormwater Comments

17. Section 7A of the Regulations requires a Land Disturbance Permit for projects subject to the Regulations. We request that the Applicant submit a Land Disturbance Permit Application in accordance with the referenced Regulations.

Applicant's Response: A Land Disturbance Permit Application has been submitted.

B+T Response: A Land Disturbance Permit Application has not been submitted with the revised documentation. The Conservation Commission is the Stormwater Authority and the application documentation may have been submitted to their attention. We defer to the Board relative to the status of the Land Disturbance Permit application following confirmation by the Applicant.

18. Section 8.B.3(c)ii. of the Regulations requires that the stormwater design include profiles for drainage trunk lines. The Project design includes multiple drainage pipe runs and profiles have not been provided. We request that the Applicant document compliance with the referenced section of the Regulations.

Applicant's Response: Pipe profiles have been included in the updated drainage report within Appendix F with the pipe sizing calculations.

B+T Response: This comment has been addressed by the Applicant.

19. Section 8.B.4.b. of the Regulations and Standard #3 of the Handbook require that the stormwater management plan include BMP drawdown (time to empty) calculations. We acknowledge the drawdown calculation provided; however, the bottom area associated with Pond P2.1 is inconsistent with the plans. We request that the Applicant revise the calculation accordingly.

Applicant's Response: The bottom area of Pond P2.1 has been updated in the drawdown calculation to reflect the HydroCAD model and plans.

B+T Response: This comment has been addressed by the Applicant.

20. Section 8.B.4.c. of the Regulations and Standard 2 of the Handbook require documentation that demonstrates that the post-development peak runoff rates and volumes of stormwater are less than or equal to pre-development rates. As designed, the stormwater management system appears to adhere to this requirement; however, not all the values noted in summary Tables 1.1 and 1.2 are consistent with the modeling provided. Specifically, these include design point DP 4 peak runoff rates during the 25-yr and 100-yr design storms, and volumes for the 10-yr and 100-yr storm events. We request that the Applicant address the noted inconsistencies.

Applicant's Response: Tables 1.1 and 1.2 have been updated to reflect the numbers within the HydroCad Models. See Appendices D and E.

B+T Response: This comment has been addressed by the Applicant.

21. Section 8.B.4.d. of the Regulations requires that the stormwater management plan shall at a minimum include hydraulic calculations to size drainage pipes, swales and culverts. These calculations do not appear to have been provided in the Hydraulic/ Hydrologic Report. We request that the Applicant document compliance with the referenced section of the Regulations.

Applicant's Response: Pipe sizing calculations have been included in the revised drainage report. See Appendix F.

B+T Response: This comment has been addressed by the Applicant.

22. Section 8.E.12. of the Regulations requires that the stormwater management system pipes be sized to accommodate the 25-year storm event and maintain velocities between 2.5 and 10 feet per second using the Rational Method. Drainage pipe sizing calculations do not appear to be provided in the stormwater report. We request that the Applicant document compliance with the referenced section of the Regulations.

Applicant's Response: See response to comment #21. While not explicitly stated in the referenced section, this requirement is typically in the context of pipes flowing full. Therefore, the flowing-full velocities are presented accordingly in the revised drainage report. See Appendix F.

B+T Response: We acknowledge the calculations provided. There appear to be some analysis points that fall outside the referenced velocity range. However, noting the Project will remain private and the long-term operation and maintenance will remain the burden of the Applicant, we consider the intent of the comment to have been addressed by the Applicant.

23. Section 8.E.18. of the Regulations stipulates that catch basins adjacent to curbing shall be built with a granite curb inlet as required by the Department of Public Works. We request that the Applicant document compliance with the referenced section of the Regulations.

Applicant's Response: Notes have been added to the Town of North Attleborough Catch Basin Detail referencing Section 8.E.18. See sheet C-902.

B+T Response: We acknowledge the inclusion of the reference to "... see Note 7" within the catch basin detail. However, a Note 7 does not appear to be included within that sheet. We request that the Applicant clarify the reference and revise the plans as may be applicable.

24. Section 9 of the Regulations and Standard 8 of the Handbook require construction period pollution prevention and erosion and sedimentation controls. Being over one acre of disturbance, the Project will be subject to the requirements of an EPA NPDES General Permit. This permitting requires the development of a Stormwater Pollution Prevention Plan (SWPPP). The Applicant intends to use the SWPPP to comply with the requirements of referenced standards. The Applicant indicated that a SWPPP will be provided prior to construction. We request that the Applicant prepare a draft SWPPP for review prior to approval to satisfy the above requirements, and as a potential condition of approval, we recommend that a final compliant SWPPP be provided for review prior to construction.

Applicant's Response: A draft SWPPP has been compiled and included with this submission. A final SWPPP will be completed prior to construction.

B+T Response: We acknowledge the draft SWPPP provided. We continue to recommend as a potential condition of approval that a final draft SWPPP be provided for review prior to construction.

25. Section 10.B.3 of the Regulations includes stipulations for the required Stormwater Management Agreement. A management agreement does not appear to have been provided with the Applicant's documentation. We request that the Applicant document compliance with the referenced section of the Regulations.

Applicant's Response: The Stormwater Management Agreement will be submitted after approval of project by the Town of North Attleborough and property closing is completed.

B+T Response: We defer to the Board relative to the adequacy of this approach and as a potential condition of approval.

26. Standard #10 of the Handbook requires that Illicit Discharge Statement be provided. We acknowledge the Illicit Discharge Statement provided; however, it is not signed by the Applicant or landowner. We request that the Applicant document compliance with the referenced standard of the Handbook.

Applicant's Response: An illicit discharge statement will be submitted after approval of project by the Town of North Attleborough and property closing is completed.

B+T Response: We defer to the Board relative to the adequacy of this approach and as a potential condition of approval.

27. The modeling of the AG Infiltration Basin (Pond 1.10) is unclear. The elevation of 198.65-ft for the riprap spillway in the modeling cannot be confirmed on the plans. We request that the Applicant clarify the design intent for Pond 1.10 and revise the documentation as may be applicable.

Applicant's Response: Please refer to the "Prop Above Ground Stormwater Management Basin P.1.10" note on sheet C-454 which calls out both the spillway and top of berm elevations. Additionally, on sheet C-404 two new spot shots have been added to the spillway and top of berm.

B+T Response: This comment has been addressed by the Applicant.

28. The modeling of western bioretention area (Pond 1.12) is inconsistent with the plans. The diameter, length and inverts of the primary outlet pipe do not appear to correlate. The underdrain diameter is modeled at 6"; however, it is depicted as 4" on the plans, and furthermore the lengths and inverts noted cannot be confirmed on the plans. We request that the Applicant clarify the design intent for Pond 1.12 and revise the documentation as may be applicable.

Applicant's Response: The detail on C-904 is revised to reference the plans for pipe diameter. The plans have been updated to harmonize with the HydroCAD model. Please see sheet C-453. The bioretention basin (Pond P1.12) provides pretreatment prior to Above ground basin P1.10. As the bottom of the filter is within 2' vertical separation to estimated seasonal high groundwater (ESHGW), the basin discharges via filtration through the media, into the underdrain to the outlet control structure.

B+T Response: The noted inconsistencies appear to remain. The modeling includes a 15-in diameter pipe with a 10-ft length. The plans indicate a 12-in diameter pipe with a 122-ft length. The outlet invert of 199.75 in the modeling also cannot be verified on the plans. Accordingly, we reiterate the intent of our previous comment.

29. The modeling of the Stormtrap system (Pond 1.13) is inconsistent with the plans and details. The primary outlet pipe location, length, diameter and invert cannot be confirmed on the plans. The unit layout also appears to be inconsistent with the details provided. We request that the Applicant clarify the design intent for Pond 1.13 and revise the documentation as may be applicable.

Applicant's Response: The modeling, plans, and details of the Stormtrap system are consistent as 2 rows of 16 Type II chambers with chambers on the border. One discrepancy was found at the primary outlet pipe and is revised accordingly on the plans to match the modeled 12" diameter.

B+T Response: This comment has been addressed by the Applicant.

30. The modeling of eastern bioretention area (Pond 1.14) is inconsistent with the plans. The length of the undrain does not appear to correlate. We request that the Applicant clarify the design intent for Pond 1.12 and revise the documentation as may be applicable.

Applicant's Response: We presume the entirety of this comment is in the context of Pond node P1.4. The bioretention basin (Pond P1.4) provides pretreatment prior to Above ground basin P2.1. As the bottom of the filter maintains 2' minimum vertical separation to ESHGW, in accordance with the MA DEP Stormwater Handbook, the filter is designed with an exfiltration rate. The HydroCAD model has been updated to discard the exfiltrated volume while keeping a shorter underdrain on the plans as a precautionary measure.

B+T Response: This comment has been addressed by the Applicant.

Ms. Marie Clarner, Chair
Town of North Attleborough Planning Board
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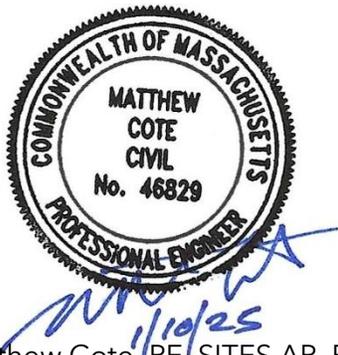
In summary, we request that Applicant prepare narrative responses and supplemental documentation for the Board in response to the comments contained herein.

B+T is available to attend a Planning Board public hearing, upon request, to present the results of our review and be available for discussion regarding the comments herein.

We appreciate the opportunity to assist the North Attleborough Planning Board with the review of the Project. Please do not hesitate to contact our office with any questions.

Sincerely,

BEALS AND THOMAS, INC.



Matthew Cote, PE, SITES AP, ENV SP
Senior Civil Engineer

cc: Gil Hilario, Town Planner (via email to gilhilario@nattleboro.com)
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