

January 15, 2025

North Attleborough Planning Board
43 Washington Street
North Attleborough, MA 02760

**Re: 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 Planning Board Members:

Bohler Engineering is in receipt of a updated comment letter from Beals and Thomas, Inc., dated January 10, 2025. On behalf of Applicant MP Properties IV, LLC, Bohler offers the following responses. For clarity, the original comments are in **italics**, while our responses are directly below in **bold** type. Please note that comments considered closed are not included.

General Comments

Comment #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.

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.

Response: A swept analysis has been provided to the town. It is our understanding that the Planning Director will forward along for your review.

Stormwater Comments

Comment #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.

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.

Response: The Land Disturbance Permit was submitted to the Conservation Commission.

Comment #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.

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.

Response: After review, Note 7 was included within the previously updated plans. To clarify, Note 7 is included within the notes on the specified detail. Please see sheet C-902.

Comment #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.

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.

Response: Acknowledged.

Comment #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.

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.

Response: We ask that the Board make this a condition of the approval that will be executed prior to the start of construction.

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Comment #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.

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.

Response: **We ask that the Board to make this a condition of the approval that will be executed prior to the start of construction.**

Comment #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.

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.

Response: **The previously updated plans are correct, and the modeling has been updated accordingly for consistency. Please note with these revisions to the modeling, the peak flows and volumes remain the same as previously submitted.**

We trust the above as well as the attached information are sufficient for your review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900. Thank you.

Sincerely,
Bohler



Keith Curran , P.E.