

From: Jonathan R. Earle
Sent: Monday, December 03, 2018 4:11 PM
To: Amanda L. Lessard; 'Dustin Roma'
Cc: Christopher S. Hanson; Douglas Fortier
Subject: RE: Gray Road Retirement Community preliminary plan submission

Amanda & Dustin,

Below are my comments for the project:

1. As Amanda mentioned, a written waiver request for >10 mg/L of nitrate-nitrogen at the property line is required for septic system A. The Board could reasonably waive this standard based on the narrative as part of the conclusion to the nitrate study report.
2. Provide revised trip generation, which will remain below the Town's threshold for a traffic impact study. A plan showing the nitrate plumes from each of the disposal fields would be helpful in reviewing this standard to go along with the study report.
3. Provide a revised ability to serve letter from PWD that incorporates the two additional units from the previous plan.
4. Provide a location & detail for a stop sign
5. Stormwater
 - a. The project's impervious area is just slightly below the threshold for a stormwater permit (by 66 SF). As the project's building permits are pulled, Code Enforcement should make sure the footprints and plot plans for each unit are identical to what is on the approved plan .
 - b. Provide ground topography for the constructed stormwater BMP's as part of the final plan submission.
 - c. Provide a copy of the stormwater PBR as part of the final plan submission.
 - d. Basic Standards – An erosion and sedimentation control plan has been provided that meets these standards,.
 - e. General Standard – The project is proposing to treat 96% of impervious area and 83% of developed area which exceed the Chapter 500 requirement.
 - f. Flooding Standard - Post development peak flows are at or below predevelopment levels at the two study points.
 - g. Phosphorus Standard – N/A

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From: Amanda L. Lessard
Sent: Friday, November 30, 2018 9:54 AM

To: 'Dustin Roma'
Cc: Jonathan R. Earle
Subject: Gray Road Retirement Community preliminary plan submission

Dustin,

I've reviewed the preliminary plan resubmission and note the following outstanding:

- A written waiver request for the 911.H.1.b for an increase of the nitrate-nitrogen above 10 mg/L in groundwater at the property boundary along Gray Road for septic system A.
- Where 2 additional units have been added to the plan please submit updated AM, PM, and daily traffic estimates for the project.
- Please provide a copy of DEP's field determination regarding a possible stream in area show as a wetland at the rear of the property.

The application will be included on the December 10, 2018 Planning Board meeting agenda. Please submit outstanding by December 5 to be included in the Planning Board packet.

Amanda

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