

TLA THOMPSON-LISTON
ASSOCIATES, INC.

Professional Engineers Professional Land Surveyors

Erosion Control Specialists

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January 24, 2023

Mr. Steven Boulay, Chairman
Shrewsbury Planning Board
100 Maple Ave
Shrewsbury, MA 01545

Re: Response to Assistant Town Planner Comments - Site Plan Approval
Proposed Automobile Dealership 701 Boston Turnpike
Boch-Shrewsbury-Worcester, LLC

Dear Mr. Boulay and Members of the Board:

We offer the following responses to the comment letter of Assistant Town Planner Louise O'Neill in regard to the 701 Boston Turnpike, Site Plan Review by Shrewsbury Planning Board. Ms. O'Neill's comments are in grayscale, and our responses are shown in **bold italics**.

DEPARTMENTAL COMMENTS

Fire Department

1. The Applicant shall continue the Fire Truck sweep path calculation around South Street side to complete the path and submit that to the Planning Department for review.

TLAI Response: A third path showing the truck route completing a full loop of the building is shown on Truck Turning Exhibit C1.3.

2. The fire truck angle of approach to be shown and calculated.

TLAI Response: We are not sure what is requested. We have provided the travel path for the fire truck design vehicle on the Truck Turning Exhibit C1.3.

3. The Applicant shall propose to install bollards to protect the fuel pump from vehicular traffic.

TLAI Response: Bollards have been added to the plan around the fuel pump to ensure the vehicular traffic is a safe distance away.

DPW

1. Proposed Layout
 - a. Show locations for snow storage

TLAI Response: Snow Storage Location are shown on the 1"=40' site plan layout C1.2 and on the Landscaping Plan Sheet C5.1

- b. The curb cut on Route 9 should be reviewed and approved by MassDOT.

TLAI Response: We acknowledge that an Access Permit is required from MassDOT. We will send the approved version of the revised plan set to MassDOT with the access permit application for review and approval.

c. No hardscape or materials are called on the plan. Show locations of handicap ramps and crosswalks. Show any signage

TLAI Response: Hardscape materials are called out on the site plan layout sheet. Ramps and signage have been updated on the plans

d. Show dimensions for parking and sidewalks.

TLAI Response: Additional parking and sidewalk dimensions are shown on plan site layout sheet C1.2

2. Grading Plan

a. The proposed 1.5:1 slopes and walls should be reviewed by the Town's geotechnical consultant.

TLAI Response: The retaining walls and slopes will be designed by a Professional Engineer and the plans submitted to the Planning Board.

b. The plan states Pond #2 is an infiltration/retention basin; these are contradicting. Please clarify if this should be a detention basin.

TLAI Response: As noted in our response to Graves Engineering, all of the stormwater BMPS that provide infiltration are now consistently called "Infiltration Basins" (Pond 1, Pond 2, etc).

3. Utility Plan

a. Show the size and materials of the water main.

TLAI Response: The water main size and material have been shown on the Utility Plan, Sheet C3.

b. Show the size, lengths, slope, rims, and invert for the drainage and sewer.

TLAI Response: A table showing size, lengths, slope, rims, and invert for the drainage and sewer are shown on the Detail Sheet C6.6.

c. The plan shows the sewer connection into a structure that does not exist. The nearest sewer is at the intersection of Route 9 and South Street, as shown on the plan.

TLAI Response: The Survey Plan by Control Point Survey has been updated to show the correct sewer manhole and catch basin locations in South Street (Sheets 1-3). These updated locations have caused us to revise the layout of the proposed sewer and drainage connections. These revisions are shown on the Utility Plan C3 and additional invert, manhole rim, pipe slopes, lengths and size are located on Detail Sheet C6.6.

d. Show the existing 12" water main in South Street; the Town will require a 3-way tee with gate valves for the connection.

TLAI Response: Once we received the updated survey plans, we were able to show the water main and have adjusted the location and configuration of the 3-way tee connection with gate valves on each side. See the Utility Plan, Sheet C3.

e. The project will need a Stormwater Permit; the drainage will be reviewed as part of this process.

TLAI Response: A stormwater permit application will be filed as soon as practical. The application has been filed out and is awaiting a signature from the client.

DPW- Highway

1. The Applicant shall provide updates to the Town on the process of acquiring a MassDOT access permit

TLAI Response: As we reported at the January 8 Planning Board meeting, we have just received confirmation that a MEPA filing is required. We have made an informal inquiry to MassDOT District 3, and we understand that Mass DOT will review the MEPA documents, and will be unable to consider the Access Permit application until such time as the MEPA review process has been completed. We expect that the draft Access Permit Application will be included in the ENF that is circulated for review. We will inform the Town Engineer when the Access Permit Application has been submitted to MassDOT.

Building Inspector

1. The Applicant shall provide more information regarding parking calculations and what they are based on including repair, inventory, customer and employee parking.

TLAI Response: the parking calculations have been updated to comply with Section VI. D and are shown in the parking table on the Site Layout sheet C1.2. As we presented to the Planning Board, the plan shows the following tabulation of spaces:

PARKING REQUIRED:	
"ALL OTHER"(1 SP/1,000 S.F.) (57,862 SF) =	58
TOTAL REQUIRED	58 SPACES
PROVIDED:	
PARKING SPACES FOR CUSTOMERS (SALES).	18 SPACES
PARKING SPACES FOR CUSTOMERS (SERV).	61 SPACES
PARKING SPACES FOR EMPLOYEES	77 SPACES
INVENTORY VEHICLES	418 AUTOS
DISPLAY VEHICLES IN GRASS AREAS	26 AUTOS
TOTAL PROVIDED ON SITE	600 AUTOS
ACCESSIBLE PARKING 521CMR:	
MINIMUM REQUIRED: 1/25 SPACES	4
PROVIDED:	4
ALL SPACES SHOWN ARE 9' BY 19' UNLESS OTHERWISE SPECIFIED	

2. The Applicant shall provide the dimensions of the parking spaces on sheet C 1.2 of the plan set.

TLAI Response: Additional parking space and aisle dimensions have been added to the Site Layout sheet C1.2. showing conformance with the Zoning Bylaw.

3. The Applicant shall show the setbacks of the proposed sign to the property line on sheet xx of the plan set.

TLAI Response: Additional dimensions have been provided showing the dimensions from the property line to the signs. See Sheet C1.2. Although we had submitted a revised plan to the Board prior to the public hearing, we have revised the sign location and dimensions at the South Street monument sign due to the driveway reconfiguration for restricted turns.

4. The Applicant shall label where the repair vehicles will be stored.

TLAI Response: The location of the service customer spaces are generally located at the west end and on the northwest side of the building, in the spaces that are labeled as Customers and Employees on the Site Layout Sheet C1.2. Customer parking in spaces front of the showroom are reserved for sales customers.

SELCO

1. The Applicant shall contact Shrewsbury Electric Light and Cable Operations (SELCO) to coordinate transformers needed on site and to submit proposed loads for the building to SELCO.

TLAI Response: We have been in contact with SELCO regarding the location and route of the electric service. Once the MEP engineer knows the loading that is required, which requires more detailed information about the building design than is currently available, they will coordinate with SELCO about the proposed transformer sizing. We understand there is a lengthy lead time in ordering a transformer.

Assessor

The Applicant shall contact the Assessor to clarify what the address will be for this property.

TLAI Response: It is the applicant's preference that a new street address of 711 Boston Turnpike be issued for the property prior to occupancy. We will inform the applicant to contact the Assessors office to change the official address.

APPLICATION COMMENTS

1. The Planning Department recommends that the Board include a condition on the Site Plan Approval Decision that the Applicant shall include reference to the Recorded Zoning Board of Appeals Decision on the Cover Sheet of the Final Plans

TLAI Response: We have added to the Title Sheet a reference to the recorded ZBA Special Permit and Variance decision (Book 68708 Page 59, recorded January 10, 2023).

2. The Applicant shall submit a copy of the Garage License to the Planning Board as granted by the Board of Selectmen.

TLAI Response: The license was issued to Patrick's Motor Mart. A copy is enclosed for your records.

3. The Applicant shall provide graphic images for wall pack lighting and parking lot lighting fixtures, noting that all on-site lighting, including wall packs, shall be down-lit and fully-shielded in order to be in compliance with Section VII.F.3.c.5 of the Zoning Bylaw.

TLAI Response: Reflex Lighting has updated the photometric plans to include details of the proposed lighting fixtures and poles.

PLAN COMMENTS: Cover Sheet

1. The applicant shall provide a locus that includes abutting land uses and zoning district(s) in accordance with Article IV.1.g.4 of the Rules and Regulations.

TLAI Response: Control Point Associates Inc. has added the abutting land uses to the Survey Plans (Sheets 1-3) and the Vicinity Map on the cover sheet shows the zoning and use information.

2. A legend or "key" shall be provided on each sheet in accordance with Article IV.1.g.5 of the Rules and Regulations.

TLAI Response: Legends are now present on the site layout sheets and other appropriate sheets of the plan set.

Layout Sheet

1. The "Proposed dumpster pad" shall state "Proposed, fully enclosed dumpster pad" and shall show screening around the proposed dumpster area.

TLAI Response: The note has been revised, and the area is now adjacent to the building.)

2. The applicant shall show and label the On-Site Disturbed Area (Limit of Work) in accordance with Article IV.1.g.3 of the Rules and Regulations.

TLAI Response: A limit of work line is now present and is shown on page C2.1 Grading Plan 80 Scale showing the area to be disturbed as 541,477 sq.ft./ 12.43 acres.

3. The sidewalk width shall be shown and labelled in accordance Article IV.1.g.17 of the Rules and Regulations.

TLAI Response: The proposed sidewalk widths and construction material are now labeled on the Layout Sheet C1.2 and supplemental details of the sidewalk and pavement are shown on the Construction Detail Sheets C6.1-C6.5.

4. The Applicant shall provide the dimensions of the parking spaces in accordance with Section VII.D.3. of the Zoning Bylaw.

TLAI Response: Parking space and lane width dimensions have been provided to show compliance with the Zoning Bylaws.

Landscape Plan

1. The Applicant shall label the depth of the landscape buffer along Route 9. Per Section VII.D.3.d.1 of the Zoning Bylaw, "a landscaped buffer strip of at least fifteen (15) feet wide, continuous except for approved driveways, shall be provided adjacent to public ways to visually separate parking and other uses from the road."

TLAI Response: Where possible, and where the driveway does not interrupt it, the 15-foot landscape buffer has been shown.

CRITERIA FOR SITE PLAN APPROVAL

I remind the Board that the approval of this Site Plan should be based upon the following criteria (Section VII.F.3.c):

1) Internal circulation, queuing, and egress are such that vehicular and pedestrian safety is protected within the site.

TLAI Response: Internal circulation and queuing of vehicles is arranged to prevent any backup onto the public ways. Suitable traffic control marking and signage are provided within the site. Accessible pedestrian walks, ramps, and crosswalks are present within the site and are shown on the Site Layout Sheet C1.2.

2) Adequate parking and loading spaces are provided.

TLAI Response: The site affords the opportunity to store over 300 vehicle inventory, plus leave room for the business to expand, with over 165 spaces for customers and employees. Delivery vehicles can navigate the site to deliver vehicles in a location that does not block ingress and egress by customers or emergency vehicles.

3) Curb cuts and driveway openings are convenient and safe in relation to the adjacent street network and access via minor streets servicing single-family homes is minimized.

TLAI Response: The curb cut locations are appropriate to provide the site with acceptable access and egress. Curb cuts have been designed to serve the vehicles that are expected to use them, such as passenger vehicles, parts and auto delivery trucks, and emergency vehicles. No access is proposed via minor streets servicing single family homes.

4) Reasonable use is made of building location, grading and vegetation buffers to reduce visibility and noise of structures and uses, off street parking areas, outside storage or other outdoor service areas (e.g. waste storage) from abutting properties.

TLAI Response: The facility is sited to use the slope of the land to its advantage, and parking areas have been terraced into the slope. Through the grading, building placement, and vegetation, the visibility and noise that is generated will be buffered from abutting properties.

5) Lighting of structures and parking area avoids illumination on adjoining properties.

TLAI Response: Proposed lighting fixtures will be full cutoff dark sky compliant fixtures, and will not cast light directly onto abutting properties. The applicant has committed to reducing lighting after business hours to lessen any glare upon those properties. Lighting levels on the lighting plan show that illumination has minimal impact on the adjoining properties.

6) Adequate access to each structure for fire and service equipment is provided.

TLAI Response: Fire trucks and other emergency vehicles will be able to access the site from Shrewsbury Center via South Street, and from Centech Drive via Boston Turnpike. Trucks can drive all the way around the building to provide full firefighting coverage, as shown on Truck Turning Exhibit C1.3.

7) Utilities, drainage and fire-protection provisions serving the site provide functional service to each structure and paved areas in the same manner as required for lots within a subdivision.

TLAI Response: Utilities, drainage, and fire protection provisions as proposed provide exceptional functional access and services.

8) The use will not create a nuisance of noise, odor, smoke, vibration, traffic generated, unsightliness or other conditions detrimental to the public good.

TLAI Response: Siting of the building, the overall site layout, and landscaping will minimize any effects upon adjoining properties. No effects will result from noise, odor, smoke, traffic, and unsightliness, and we can conclude that the proposed use will not be detrimental to the public good.

9) The site plan as designed will not cause substantial or irrevocable damage to sensitive environmental and/or cultural resources, which damage could be avoided or ameliorated through an alternative development plan.

TLAI Response: This site's proposed layout is similar in scope to the surrounding business uses present on Boston Turnpike and South Street. Development of the site will not result in substantial or irrevocable damage to sensitive environmental or cultural resources, which could be ameliorated through some other alternative development plan. Other uses that are allowed in the Commercial Business Zone would have significantly greater environmental impacts, such as clearing, earthwork, impervious cover, traffic, and population growth.

10) Adequate provision for controlling surface water runoff to minimize impacts on neighboring properties and streets and to prevent soil and sedimentation of the Town's surface waters.

TLAI Response: Through the construction of infiltration basins, stormwater will be managed and mitigated such that the runoff will not affect the neighboring properties or streets, and sedimentation of the Town's surface waters will be prevented.

11) Measures taken to minimize contamination of ground water from sewage disposal and operations involving the use, storage, handling, or containment of hazardous substances.

TLAI Response: Sanitary sewerage service will be provided, having oil/water separators, to prevent the contamination of groundwater from sewage disposal and operations involving the use, storage, handling, or containment of hazardous substances. As described during the public hearing, any hazardous material that might be on site is stored in appropriately designed containment, and is not exposed to the elements.

12) All other requirements of the Zoning Bylaw are satisfied.

TLAI Response: With the Special Permit and Variances granted by the Zoning Board of Appeals, the project is compliant with the Zoning Bylaws.

DECISION COMMENTS:

The Planning Department recommends that the following comments should be included in the decision as conditions of approval. The Planning Department reserves the right to add additional comments as the public hearing and review process proceeds.

TLAI Response: We do not object to any of the suggested conditions of approval. It is our understanding that we have addressed all of the comments necessary to comply with the Shrewsbury Zoning Bylaws and the Board's Regulations. We are prepared to apply to the Conservation Commission and to apply for a local Stormwater Permit at the earliest opportunity, once we have reached agreement on the stormwater management and grading plan. As we indicated above, the applicant will

be submitting the proposed development to MEPA for additional environmental review.

If you have any further questions do not hesitate to reach out to us at patrick.healy@tlainc.net or via phone at 508-869-6151.

Very truly yours,

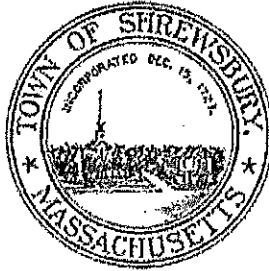
THOMPSON-LISTON ASSOCIATES, INC.



Patrick J. Healy, P.E.
Principal

cc: Louise O'Neill, Assistant Town Planner
Michael Clemmey, Boch Shrewsbury – Worcester, LLC.
Richard Ricker, Esq.
Patty Sheehan, Inspector of Buildings
Andrew Truman, Town Engineer

NUMBER
G-034-22



FEE
\$35

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF SHREWSBURY

COMMERCIAL GARAGE LICENSE

This is to certify that

**Patrick's Motor Mart, Inc.
d/b/a Patrick Motors
701 & 713 Boston Turnpike**

Is hereby granted a Commercial Garage License for
General Repairs

This license is granted in conformity with the statutes and bylaws relating thereto,
and expires APRIL 30, 2023 unless sooner suspended or revoked.

Restrictions:

Subject to all restrictions from the Zoning Board of Appeals December 20, 2022 meeting,
restrictions from the Planning Board, and restrictions from the Select Board October 11, 2022 meeting.

Hours of Operation:

Sunday ~ closed
Monday - Thursday 7:00am to 7:00pm
Friday - 7:30am to 6:00pm
Saturday - 7:30am to 6:00pm

By order of the Select Board
this 11th day of October, 2022.

Jan M. DePalo
Beth Casavante
Theresa Puy
[Signature]
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SHREWSBURY LICENSING AUTHORITY

THIS LICENSE EXPIRES APRIL 30, 2023

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE PREMISES.