



CONDENSED COMMENT RESPONSE SUMMARY

FROM: Planning & Zoning Commission
RE: 61 & 61A Myrock Avenue Site Plan Review
RESPONSE DATE: May 3, 2023

DEPARTMENT: PLANNER – 4/25/23

Application as presented is for the construction of a multifamily project with six residential buildings containing 36 units in each building. A total of 216 units. Five freestanding garages, a maintenance building and recreational amenities are also included in the project. A commercial building currently exists on the parcel and will remain and continue to be used as a commercial use.

1. The narrative and statement of use does not refer to the existing commercial building. What is the intended use of this building. The site plan narrative must also include the proposed use of the existing commercial building.

Response. The narrative and statement of use has been revised to include a description of the existing commercial building and proposed use as office space, which is a permitted use under Section 8.1.3. The office space use is described in the Zoning and Parking Tables on Sheet 2 of the plan set. Use and square footage labels have been added to the existing building.

2. The site plan set does not contain a boundary plan and topographic survey. All boundary and survey information must meet the accuracy to A-2 standards.

Response. The surveys maps prepared by Franklin Surveys for 61 and 61A Myrock Avenue have been added to the plan set. Also included in the revised plan set is a Lot Line Revision Plan.

3. Consider providing additional pedestrian connectivity between the previously approved multifamily project to the west and this proposed project. Especially to the recreational amenities.

Response. A sidewalk has been added along the north shoulder of the central driveway connecting the sidewalks for Buildings E through J with the terraced recreation areas, pickleball court, and Waterford Woods sidewalk network.

4. Provide measures that increase pedestrian / vehicle awareness at location of proposed sidewalk at main access drive, i.e. crosswalk, signage.

Response. A crosswalk and additional ramp of the west side of Waterford Woods main entrance driveway has been added.

5. Show locations of directional signage on the site plan. Directional signs are listed in the site layout legend but do not appear on the plans.

Response. Directional Signage shown on the plans and labeled as requested.

6. Provide details of all proposed light standards. Note that all lights must be directed downward and dark skies compliant.



Response. A Light Pole & Base detail has been added to Sheet 12.

7. The Traffic Impact and Access Study will be submitted for a review by a Third Party selected by the Town. The previously approved Zone District amendment to C-MF discussion identified that when the site plan is submitted for the multi family project that the Commission would want the Traffic Study reviewed by a third party. The Town has provided the On-Call firm with a copy of the plans, Traffic Study and all other documentation submitted in order to the on-call agent to determine a scope of work and a cost. This cost will be borne by the applicant.

Response. Noted

8. Provide details regarding Under-story Enhancement along buffer with residential zone district.

Response. The side yard screening enhancement and understory enhancement areas consist of staggered rows of arborvitae Green Giant and American Holly evergreen plantings. The plant types and approximate locations are shown on the landscape plan.

9. All internal driveways are to remain private. Do not assign street names to internal drives, i.e. Grand Oak Boulevard, Upper Trail. This will lead to confusion.

Response. Private road names have been removed from the plan.

10. Use of internal driveway at existing commercial building as a construction entrance indicates that construction vehicles will be utilizing Myrock Avenue. All construction vehicles should access the site from existing Willetts Avenue driveway entrance. This will alleviate potential traffic conflicts with construction vehicles and residential and pedestrian traffic on Myrock Avenue.

Response. The intent of connection to the northwest corner of the commercial building parking area is to allow construction vehicles to access the portions of the building used for storage and office related to the new multi-family development. A construction fence will be installed at the southwest corner of the commercial building to prohibit regular construction access to Myrock Avenue. Additional notes and a construction fence have been added to the plan for clarity.

11. Are there adequate site lines / stopping distances for local traffic and construction vehicles at the proposed temporary construction entrance on Willetts avenue east of the existing drive? Suggest utilizing the existing established drive on Willetts Avenue in order to reduce traffic conflicts with local traffic.

Response. The temporary construction entrance has been relocated to the westerly property limits to maximize sightline to the east.

12. Consider relocating easternmost dumpster further from residential properties.

Response. The dumpster pad has been relocated to the central parking area adjacent to the stormwater treatment meadow and pond.

DEPARTMENT: FIRE MARSHAL – 3/30/23

1. The only issue found is an additional hydrant will need to be added south of either building L or K.



Response. An additional hydrant has been added at the southwest corner of Building K as requested.

DEPARTMENT: PUBLIC WORKS – 3/31/23

1. No Garbage or Recycling collection will be picked up by the Town.

Response. Comment noted. Trash and recycling will be contracted with a private company.

DEPARTMENT: ENVIRONMENTAL PLANNER – 4/26/23

1. Include isolated wetland pocket on site plans.

Response. The isolated wetland pocket has been added to the plan set.

2. Revise limits of temporary and permanent disturbance to provide a 100 ft. non-disturbed area upslope of the isolated wetland. Areas of low- or no-mow vegetation plantings should be removed from the 100 ft. URA.

Response. The downgrade limit of work has been added to the plan set and a note added stating that the existing grass & shrub vegetation to remain.

3. Is a landscaping plan sheet missing that shows proposed activity in area south of maintenance building at south end of project area -

Response. Sheet 15 has been added to the plan set showing the landscaping activity at the south end of the construction site.

4. Vegetated swales may require stone check dams both during construction phasing and post-construction to control sediment erosion and transport. In particular the longer swales south of Bldg H, west of Bldg L and east of extended detention pond. E&S narrative / specification for swales should include frequency of maintenance and removal of accumulated sediments.

Response. Stone check dams have been added to the plan and labeled. Inspection note 4.B.v has been added related to maintenance.

5. Consider discharging garage roof run-off to adjacent vegetated islands or maintained areas where practicable.

Response. The garages do not have gutters. The rear pitch of the single bay garages discharge to vegetated swales. The front pitches will enter the storm collection system.

6. During phased construction, where is stormwater run-off being directed to during each proposed phase? Will TST's serve as stormwater controls until filter basin and wet pond constructed? Concern with mixing post-construction run-off volumes from Phase 1 with construction run-off from phase 2 and 3 and the potential for failure of temporary basins.

Response. Each silt trap is labeled by Phase with area and depth. The sequencing has been coordinated with the silt trap locations. Silt traps 1, 2 and 3 will accommodate the bulk of the site work and construction of 4 out of the 6 new buildings. The foundations for the last two buildings will also be installed. Once Buildings G, H, I, and J are completed, with the surrounding landscaping and vegetation installed, Silt Trap #3 will be removed and the treatment bed installed. The site work remaining after installation of the treatment bed will be the areas around Building



K and L. Silt Trap #4 has been located to receive all of the construction stormwater from these unstabilized areas to minimize the potential for compromising the treatment bed soils. In addition, the long flat swale from Trap #4 to the treatment beds will provide greater opportunity to control sedimentation within the check dams.

7. Permanent stormwater forebay and filter basin should include ESC measures to reduce sediment deposition in these components during phased construction period.

Response. ESC measures have been added, including stone check dams down grade of the discharge points (flared end and swale), and ECB slope protection on the easterly slope of adjacent to the treatment bay.

8. In ESC narrative, include anticipated time frame for completion of each of the construction phases.

Response. Approximate completion dates are provided in ESC Note 1. Estimated duration of each phase has been added to the Sequence of Construction.

9. Clarify extent of site disturbance for each phase, specifically the rough grading and utility installation work.

Response. The total area of disturbance for the project is approximately 14.9 acres as stated in the ESC Control Narrative. The area of each phase has been added to the narrative. In order to tier and balance the site, the mass earth work will be completed through Phase 1 and 2.

10. Additional sediment / run-off control measures and anti-tracking measures should be considered to prevent construction run-off and tracked materials from entering the completed driveways and stormwater collection system at the adjacent Waterford Woods.

Response. Additional control measures will be considered. A skid steer mounted sweeper has been allocated to the site for sweeping roads and driveways.

11. Construction notes should include this project requires a CTDEEP Construction Stormwater Discharge permit.

Response. Added as General Construction Note 3 on Sheet 12.

Stormwater Treatment

12. Cross section details are requested for the stormwater treatment basins illustrating the elevation and volume provided for a) water quality volume, b) permanent wet pool, and c) flood storage elevation. [If the extended detention pond has an 8 inch outlet at the bottom of the basin, how does this basin contribute in capturing and treatment of water quality volume?} What is the anticipated hydraulic residence time?

Response. The treatment area, including the sediment forebay and filter bed / gravel wetland will fully retain and treat the WQV prior to discharge to the attenuation pond. The storage volume below the riprap weir crest elevation 38.00 is 0.46 acre-ft, which exceeds the calculated WQV for the entire site. It should be noted that the retention and treatment volumes of the rain gardens and vegetated swales throughout the site



are not included as a conservative measure and will further enhance the treatment capabilities of the entire stormwater system. A Treatment and Detention Section has been added to Sheet 17.

13. To provide improved water quality treatment function, provide a vegetated aquatic bench or shelf in the wet detention pond and provide a planting schedule for wetland “plug” plantings.

Response. A shelf has been added to the north and east embankments of the detention pond as shown on the grading and landscaping plans, extending 1’ above the typical pool elevation and 2’ below. Plug planting species and quantity will be provided to the Town for review prior to filing.

14. Is an emergency spillway needed to direct flood flows away from the adjacent stormwater pond on Waterford Woods property?

Response. An emergency spillway is provided on the south embankment of the Pond to direct overflow to the south and away from the adjacent Waterford Woods site. The detention basin has been designed with a minimum freeboard of 1’ for the 100-year storm event.

15. Deep test pits are not available for the filter bed basin. Is seasonal or permanent soil saturation anticipated in the filter substrate? Is there a possibility to convert the filter layer into a subsurface gravel wetland cell (per UNH Stormwater Center) by substituting gravel for the filter media and adjusting the perforated underdrain inverts to keep the bed saturated 4-8 inches below the soil media layer. This will increase nitrogen attenuation of the treatment system.

Response. Soil tests were performed within the treatment area with results transmitted under separate cover. It appears that the existing subsoils are low permeability and seasonally high groundwater was observed 4’-6’ below grade. Given these conditions, we agree that a gravel wetland will enhance the treatment capabilities. The plan grading and stormwater design has been updated to incorporate the saturated gravel wetland feature with appropriate distribution and subdrains.

16. Whether sandy or gravel filter media layer, include clean-out / inspection ports to underdrain. Consider installation of perforated risers above the floor of the basin to promote surface water into subsurface filter layer.

Response. A perforated riser has been added to the north end of the gravel wetland to promote surface water into the gravel layer. A solid riser is provided in the southerly subdrain at the point of discharge for further inspection.

17. Note: UNH Stormwater Center recommends eliminating compost component from bioretention filter media.

Response. The filter media will be 50% topsoil and 50% sand. The mulch has been eliminated.

DEPARTMENT: UTILITY – 4/27/23

1. Please use WUC details for all sewer and water details.

Response. The appropriate WUC details will be added to the final plan set.



2. Please identify / callout fire and domestic services individually. Per Water Note 4 on Sheet 10 sizes of services are TBD, but will be sized and called out on plans at time of building permit application.

Response. The individual fire and domestic water supply lines are called out for each building. The utility plan will be finalized for construction upon completion of the MEP designs and submitted as part of the building permit review.

3. Please terminate the water main between buildings K & L with a hydrant and move the fire and domestic service connections upstream of the hydrant for water quality purposes instead of 8" cap and blowoff.

Response. The water main has been extended to the south to accommodate a new hydrant at the southwest corner of Building K as requested by the Fire Marshal. The supply lines for Buildings K and L occur before the terminating hydrant.

4. SMH near the NW corner of Garage G800 proposed TF is lower than FL elevations, please revise.

Response. The top of frame elevation has been corrected.

5. SMH south of pickleball courts shows a stub or some kind heading east with no label, please clarify.

Response. The stub has been removed from the plans.

6. Add chlorination taps at loop tie in points to the existing main on Grand Oak Boulevard so that the new main can be charged, tested, and treated as needed since the existing main is serving occupied buildings.

Response. Chlorination inlets have been shown and labeled at the proposed tap locations.