



April 29, 2019

Town of South Hadley Planning Board
c/o Richard Harris
Via email: rharris@southhadleyma.gov

Re: Preliminary Subdivision Review
North Pole Estates
South Hadley, MA

Richard:

On behalf of the Planning Board, the submission documents for the above noted project were reviewed solely for issues relative to a Preliminary Subdivision Plan submission as required in the November 2018 South Hadley Zoning By-laws, and the December 1995 South Hadley Subdivision Regulations. No other comments are provided in this review beyond what is required for the submission. The following documents were prepared and submitted for review by R. Levesque Associates, Inc.

- Preliminary Subdivision Application, dated March 28, 2019
- Letter from RLS dated April 4, 2019 transmittal letter for revised plan
- Preliminary Subdivision Plan dated March 25, 2019, (revised 4/4/19)

The following are our findings and comments:

Zoning Regulations, Table 6(B)

Table 6(B) stipulates that for principal uses in a Water Supply Protection Overlay district, the minimum frontage must be 150 ft. Footnote "a" state that frontage when measured on an inside curve must be a minimum of 150 feet on the front setback line. Lot #56 does not appear to meet that criteria.

Subdivision Regulations

4.03 The plans are drawn at a scale of 1' = 120 ft, and the regulations stipulate that the plans are preferably drawn at a scale of 1' = 40 ft. The applicant has acknowledged this fact and has requested a waiver. While difficult to read, the general information is presented on the plan and did not hinder this review of the plans.

- 4.03.11 The plans profiles are drawn at a horizontal scale of 1"= 50 and a vertical scale of 1"= 10' rather than a horizontal scale of 1"= 40 and a vertical scale of 1"= 4'. The applicant has acknowledged this fact and has requested a waiver. The profiles as drawn are clearly readable and the change in scale did not hinder the review of the plans.
- 7.01(4) The minimum centerline radius for a Type A subdivision shall be 100ft. The radius of the curves are not labeled on the plans, however two of the curves appear to be very close to 100 ft radius. The actual radius of the centerline should be labeled to enable checking on this requirement.
- 7.01(5)d On any street where the grade exceeds 6%, there shall be provided a leveling area with a slope less than 1% for 50 feet. The leveling area at Station 0+ 31 to Sta 0+ 50 slightly exceeds 1%.
- 7.03 The Planning Board may require parks to be shown on the plan. The plans show open space but does not designate any parks. The plans as shown do not show any defined access to the open space.
- 8.05 Sidewalks can be required by the Planning Board. No sidewalks are shown on the plans.
- 8.09(2)a & d Drainage: There were no drainage calculations provided for our review. The site proposes to utilize infiltration basins throughout the project site, but as there have been no calculations provided it is not possible to ascertain if the system will function. It should be noted that the site soil conditions are very conducive to this type of drainage system, and that the drainage concept is appropriate in this project, however it cannot be quantified until the appropriate calculations and topography have been provided.

There is a concern primarily regarding the proposed basin located adjacent to Hadley Street, as there is no provision shown for what happens if the basin should overtop or capacity be exceeded. There is no emergency outlet and the destination for the concentrated flow from a significant part of the site will be concentrated onto Hadley Street.

The other basins on the site show no access for maintenance, no provisions for overflow should the capacity be exceeded, and should possibly be fenced for safety reasons as many are relatively deep.

- 8.12 No street lights are shown on the plans.

General Comments:

1. Lots 9-18 do not appear accessible due to proposed steep grades.
2. The proposed drainage easement “to be acquired” on the lots N/F Peter Edge is not labeled as to width and appears to be very narrow. The project cannot function as designed without the easement and the easement should be wide enough to install and maintain the storm drainage pipes.
3. The proposed project will require extensive clearing and excavation of over 50 feet in some areas. A phasing plan should be provided that assures adequate loam and plantings are provided to stabilize the site.

Sincerely,
The Berkshire Design Group, Inc.

A handwritten signature in blue ink, appearing to read "Mark B. Darnold".

Mark B. Darnold, P.E.
Principal