

Attachment A: Compiled comments and responses for the South Hadley Library Project-February 15, 2013

Note: Responses are shown in *italics*.

From Sharon Hart, Board of Health

1. In reviewing the library plan, I noticed that soil borings were done. I did not witness them, did Dan Murphy?

A note was added to the revised plans (sheet C-4) indicating that the Contractor needs to dig a test pit, witnesses by the South Hadley BOH and Nitsch Engineering, in the location of the infiltration system at the start of the project. The Contractor will need to coordinate the digging of the test pit with both South Hadley BOH and Nitsch Engineering.

Other comments:

2. Water needs to be available onsite or some method for dust control.

Water is available onsite. The Contractor will need to obtain a temporary water meter for the construction from the South Hadley Water Department District 1.

3. No standing water onsite (temporary or permanent structure) longer than 72 hours.

Nitsch Engineering has included in the revised drainage report, calculations that indicate that both the subsurface infiltration and smaller rain gardens will be drained down with 72 hours.

General notes:

#9. The contractor shall remove from the site **by a Board of Health licensed hauler** all rubbish and debris found thereon and shall be legally disposed of to an approved off-site facility.

Nitsch Engineering modified the note to address the comment.

Sedimentation and Erosion Control Notes.

#11. All debris generated during site preparation activities shall be legally disposed of **by a Board of Health licensed** hauler to an approved off-site facility.

Nitsch Engineering modified the note to address the comment.

Demolition Notes:

#16 All items requiring removal shall be removed to full depth to include base material and footings or foundations as applicable, and legally disposed of by Board of Health licensed hauler to an approved off-site facility.

Nitsch Engineering modified the note to address the comment.

Only Sanitary Fill may be used on-site.

: Clean, coarse washed sand or other clean granular material essentially FREE OF clay, fines, dust, organic matter, large stones, masonry, stumps, frozen clumps of earth, wood, branches, and ALL WASTE construction materials.

Nitsch Engineering modified the note to address the comment. Nitsch Engineering clarified with South Hadley BOH that topsoil used on site would contain organic matter.

..where it states 'public land' should it say 'public or private land'

Nitsch Engineering modified the note to address the comment.

From Dan Murphy, Town Engineer (copied to Joe Rodio)

Here's (finally) an updated alignment for Canal St with their submitted plan as an overlay I called Joe R this AM to ask about schedule and sent him a copy of the overlay as well. I like that we can bring the all the crosswalks in front to a 4 way rather than having the entrances offset as shown on the plan.

The north parking island (and the rest of the parking area as well) would need rotate a bit and move 6-9 feet north allowing the existing trees to remain if they are worth keeping. Moving the sidewalk and island allows the green belt to basically remain in the same location as it is now.

It may be good to have the additional 6-9 feet on the south end of the parking lot to extend the sidewalk from the old loop road to the eventual park entrance.

Joe said they were bidding tomorrow but this should be able to be incorporated through addenda and work order directives as needed.

He also said the building construction alone will take a year to 18 months so the site work would be able to take place in 2014 giving us time to finalize the plan for site construction.

As the demolition and re-alignment project progresses through design the library project will work with the DPW on modifications.

As a stand alone project without the Fibermark demo and Canal realignment, I'd only offer the following comments:

1. the north island curbing should be parallel with the curb on the north side on W Main St

The south curb line (library side) shown on the plans is the existing edge of pavement line. If the south curb line was to be shifted so that it was parallel to the north curb line there would be a sudden narrowing of West Main Street at the Cortes property driveway. That is, if you were traveling east down West Main Street the curb would “jump out” just past the driveway entrance to the Cortes property. The library project has no objection to the relocation of the curb line if the roadway is reconstructed as part of any roadway realignment.

2. the west parking entrance should be located directly opposite of High St to allow for a 4 way crosswalk

Nitsch Engineering would recommend that a crosswalk across West Main Street not be installed at the High Street location due to site distance considerations. A crosswalk in the vicinity of Cottage Avenue intersection would be a preferred location.

(NOTE From Richard Harris, for Planning Board purposes, this is a “stand alone” project.)

From Jeff Cyr, District One Water Superintendent (copied to Joe Rodio)

Jeff submitted documents to Joe Rodio directly involving many pages.

The comments from South Hadley Water Department District One were incorporated into the Construction Specifications and revised civil plans.

From Robert Authier, District One Fire Chief (copied to Joe Rodio)

Inquired if there were any revised plans as Jeff Cyr inquired about and the impact of the Canal-West Main realignment project on the library.

A plan indicating the current site configuration and highlighting issues raised by the District One Fire Department (proximity of hydrants to Fire Department connections, location of overhead wires and distance to top of bank at the rear of the building) was send to Chief Authier

on January 30, 2012. Tim McGivern of Nitsch Engineering spoke to Captain Stark on February 14, 2010 who stated that it appeared the current site plan addresses their previous comments.

From Janice Stone, Conservation Commission Administrator

The Conservation Commission has required a third party review of the stormwater management plan proposed for the new library. Because the site is so developed the main focus of our concern is the stormwater management. I will provide you with all comments from our third party reviewer (Greg Newman) and responses from the library consultants as we go through the process.

Revised plans incorporating proposed responses to the third party reviewer's comments were provided to the Conservation Commission and reviewer on February 8, 2013 for their consideration. A full set of revised civil plans, stormwater report and response to comments was provided to the South Hadley Conservation Commission on February 15, 2013. Nitsch Engineering believes we have addressed their concerns with the revised plans and calculations.

Revised planting plans have been provided. Changes on the planting plan include the deletion of the larger rain garden, the deletion of three aspen trees at the corner of the building to allow for emergency responders to carry ladders to the river side of the building, the inclusion of the new smaller rain garden at the front of the building and the revision of the planting list to ensure no non-native or invasive species are used.

From Robert Authier, Fire Chief – District 1 (1-21-2013)

Capt Stark was at the 1st meeting and voiced his thoughts on the access to the back of the structure. Also, I believe there are overhangs on the building, what is the height on those??. Lastly, the plans I saw, I don't recall the access to the parking lots (width of openings for turning radius of apparatus)... Alot will depend on where FD connections are going to be located in the building, thus we would need access to that area. Hydrant will be required within 50 ft on said connection.

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The overhang of the sloped roof is minimal (approximately 8 ½' at both the eaves and rakes) and would not hinder emergency access to the second floor. The widths of the driveway openings are 20 feet and 24 feet and can accommodate large trucks and fire apparatus.

From David Labrie, Police Chief (1-22-2013)

A major concern is the location of the motor vehicle entrance/exit to the facility. Encouraging visitors to EXIT the parking area at the sharp curve will allow for good visibility of traffic on both Canal and Main Street. Encouraging visitors to ENTER the parking area at the entrance across from Cottage Avenue will give motor vehicle operators" better" visibility of oncoming traffic from Canal Street then if they attempted to enter the parking area just prior to the sharp curve.

Another concern which I have voiced in the past is the outside lighting and security. Presently there is very little cause for pedestrian or motor vehicle traffic to venture into that area of town. The adjacent isolated river front park has been a location police have responded to for reports of malicious damage and underage drinking. I would request sufficient outside lighting and security camera coverage be installed to deter, detect, and record any unlawful activity that may occur at the library site.

Chief David J. LaBrie
South Hadley Police Department
413-538-8231 x301
Fax 413-538-5196

Visitors to the library approaching from downtown will be able to enter the library site via the eastern driveway which maximizes the site distance for vehicles required to cross on-coming traffic to enter the library site. Vehicles will only be allowed to exit the library site through the eastern driveway, which again, maximizes the site distance from vehicles heading east on Canal/West Main. Vehicles traveling east on Canal Street have sufficient site distance of vehicles turning right into the western driveway entrance.

Site lighting, including parking lot lighting, is included as part of the library project.

From Brenda Church, Building Commissioner (1-22-2013)

I have reviewed site plan it appears to meet current code requirements.

BJ Church
Building Commissioner
Town of South Hadley
February 5, 2013 Comments on Revised Plans - Library

A few comments..... from two Planning Board members:

1. Handicapped parking – I understood the proposed flush curb in the original plan however my concern was more about preventing cars from pulling up beyond the limit of the parking space, onto the sidewalk and taking out the handicapped parking signs. The same concern applies when plowing. The signs will be very short lived as shown and since they are required by code, it still poses an issue in my mind.

The detail for accessible parking signs has been revised to indicate a 12” concrete base around the bottom of the sign.

2. Railings and retaining walls – I still do not see details for the seat wall at the circular entry plaza which is my greatest concern. Assuming the top of wall height (not indicated) is 18” above the plaza grade, there is up to a 5’+ grade drop at the southern most point which continues steeply down hill towards the river. The Building Code requires railings (guardrails) anywhere there is greater than a 30” grade difference so I think this needs to be addressed.

The grading plan has been modified to indicate a less than 30” grade difference and in addition, railings have been included along the portion of the seat wall.

3. Planting – I will reserve comment on the planting plan until I see the final stormwater plan but I think there is some coordination that needs to happen between consultants (i.e. location of rain garden on southwest side of building does not match the planting plan and will not work).

Revised civil plans along with a revised planting plan (coordinated with the civil plans) have been provided to the Conservation Commission. The revised planting plan only includes native and non-invasive species.

4. Structure elevations – In looking over C-3 again, I also noticed that the rim elevations of DMH 10 & 11 (near circular plaza) appear to be wrong. Proposed grade at DMH 10 for example is shown as 116.5 but the rim is called out as 120.00. I assume this is wrong?

On the revised civil plans DMH’s 10 and 11 have been eliminated.

A few additional comments that could be added to the above.....

A. site electrical & landscape plan do not appear to be on the same base sheet - conflicts @ HCP stalls in parking area, @ transformer area and in park to the NE.

Revised site electrical plans have been provided and the locations of the site lighting have been added to the revised civil plans. Site electrical drawings are diagrammatic and site details and

locations will be in accordance with the site civil plans. Final transformer location will be as approved by the utility who will own the transformer.

B. can transformer be relocated 40' +/- East and placed within screened trash area (or expanded trash area) from it's prominent location at the front of the building. Service gates can be added to the front face of the enclosure for access to eliminate the unsightly detraction of the large transformer "box" and (10) 5' high concrete filled steel posts placed along the backside of the front sidewalk. As drawn, there is no landscaping in this area to provide any visual screening.

Minimum clearance requirements preclude the moving of the transformer to the enclosure.

C. will 12' light poles fit under the proposed trees around the ring walk

The intent is to install the trees behind the light poles. The trees will be installed after the light poles and their final locations will be adjusted as required in the field.

D. relocate lot light along south curb line 10' to left to be on property

The revised site electrical plan deleted the fixture in question.

E. relocate lot lights as necessary to provide adequate light levels at entrance/exit curb cuts

Site lighting has been designed in conformance with LEED requirements. There are existing street lights located in West Main Street in the vicinity of the proposed site driveways.

F. are there any utility company incentives available for various efficient fixtures & equipment selected

Incentives, if available, will be applied for at the time of construction them. This will be an energy efficient, LEED certified building.

G. to address the above question regarding the HCP parking (#1), can the stalls be relocated to the opposite side of the drive aisle (against the center landscape island). Same relative distance to front door while not requiring HCP patrons to negotiate the cross walk at the driveway simultaneously with the entering/exiting traffic. (less expensive)

While the accessible route to the front door could be easily accommodated if the accessible parking was relocated across the parking aisle, the grading of the accessible parking spots themselves (maximum 2% slope in any direction) would prove difficult and would require either

extensive re-grading or the installation of a small site wall. In both locations the accessible route crosses the driveway. At the proposed location the accessible route conflicts only with vehicles entering the site, at the suggested location the accessible route conflicts with vehicles entering the site and vehicles within the parking lot.

H. is the entire site irrigated?

To stay within LEED guidelines irrigation is not proposed as part of the project.

I. while I can appreciate the following might not specifically be a Planning Board issue:

1) what is the cost of landscape package including pergola, fencing, sprinklers, fixtures & equipment

The project is currently being bid so a schedule of values for the landscape package has not been provided yet. Some of the items listed above are bid alternates which the Library Building Committee will review at the conclusion of bidding.

2) what are the anticipated hours of operation in the park area after dark (will they be holding concerts there)

The lawn area does not have a gate that closes and the library has not yet set an opening and closing time for the lawn. It is the intent of the library to schedule events on the lawn, both during and after library hours, and to make arrangement for other groups to schedule the lawn for other uses, similar to the meeting rooms.

3) what is the anticipated annual cost of maintenance for this area - are they required to maintain it

One of the criteria for the selected plants was ease of maintenance. The library will be responsible for maintaining the landscape.

Comments from Janice Stone:

At the Conservation Commission hearing last Wednesday (Jan 30), the applicant's engineer discussed the changes they were making to the stormwater plans, but they were not ready for review yet. He said he expected to get them done soon (I think the end of this week) so our peer reviewer, DPW, you and other stormwater folks can take a look at them before our next hearing (Feb 20).

So at present the grading plan that was just sent (C-3) is not correct because the bioretention basin has now been eliminated, and there will be some other changes (not all determined as of

our meeting last week).

The Landscape Plan L-1 just sent has a date of Dec 17, 2012, with no revision dates listed, yet I see that they have made one change based on our comments about invasive plant species. They did switch the myrtle (vinca minor) for pachysandra. But they have not addressed our and Joe Rodio's (email) written concerns about using native plants on the site. The Conservation Commission wants at least confirmation that none of the plants are considered invasive on any authoritative list, and we have not heard about that. I had a particular question about the fountain grass, since some of those genus are listed as invasive, but it remains on the list with no reply. We got an email from the Landscape Architect just before the hearing stating she would be responding with a revised plant list, but not seen yet.

None of the proposed plantings are listed as invasive on any of the common invasive lists reviewed by the landscape architect. All native species are being proposed.

We would like to see the photometric plan when it is ready as well.

A photometric plan has been submitted with the revised plans.

Email from Jeff Cyr-Water Superintendent, District 1

Thanks for including me in the e-mails. I have recently been contacted by contractors inquiring about the water meter for the library. My first response was I had posed a question a while back to the mechanical engineer regarding the maximum flow demand for the building in order to properly size the water meter. I never received a response and therefore, I've been told a 2" meter is being proposed.

The typical method engineers/architects use is they size water meters based on the service size. This practice is outdated and from a cost perspective should be revisited.

The project's plumbing engineer is currently working with Mr. Cyr on the appropriate meter sizing.