

October 24, 2019

Town of Foxborough Planning Board
40 South Street
Foxborough, Massachusetts
Attn: Gabriela Jordan

Tel: 617-896-4300
800-288-8123

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**RE: Peer Review – Special Permit Application
40 School Street / 21 Market Street, Foxborough, Massachusetts**

Dear Planning Board Members and Ms. Jordan:

BSC Group has completed its review of the Special Permit Application associated with the proposed construction of a mixed-use development at 40 School Street/21 Market Street in Foxborough, Massachusetts. This letter report summarizes our findings and presents comments and questions that we have formed as a result of the review. This review encompasses the Project's compliance with the Town of Foxborough Zoning Bylaws ("Zoning"), the Foxborough Planning Board Rules and Regulations (Rules and Regulations), the Massachusetts Department of Environmental Protection's (DEP) Massachusetts Stormwater Handbook ("the Stormwater Handbook"), and general engineering design and best development practices.

Project Summary and Information Reviewed

The project involves the construction of a mixed-use development at the location of the former Foxborough Fire Station and Keating Funeral Home located within the Foxborough Center Overlay District (FCOD). The former Fire Station will be renovated to include a ground floor brew pub/restaurant with four market rate one-bedroom/studio apartments on the second floor. A surface parking area of 11 spaces will be constructed behind the building off Rockhill Street. The former funeral home will be demolished and replaced with a 4-story building with underground parking for 15 cars and 3-stories of 15 market rate one-bedroom and studio apartments above.

To prepare this report, BSC Group reviewed a letter from Mr. William R. Buckley, Jr., P.E., of Bay Colony Group, Inc with attachments dated October 5, 2019, "Stormwater Analysis and Management Plan, 40 School Street/21 Market Street, Foxborough, MA" prepared by Bay Colony Group, Inc., dated October 2019, and the plan set "Special Permit & Site Development Plan of #40 School Street & #21 Market Street, Foxborough, MA" prepared by Bay Colony Group, Inc. and Annino Incorporated, dated October 4, 2019 (24 sheets). Based upon our review of these documents, BSC Group offers the following comments and/or questions for the Board's consideration.

General Comments and Project Plans

1. Has the project been reviewed by the Foxborough DPW and Fire Department for access requirements?
2. The Application and plans reference 36 striped on-street public parking spaces within 500-feet of the development that will be used to off-set the parking requirements of the brew pub/restaurant. We request that the Applicant provide a plan showing the location of these spaces and their approximate distances from the site.

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3. The Applicant will be redeveloping the property at 15-17 Market Street into a municipal parking lot. Please provide an update with an approximate schedule of this work versus the Project development. Will development of this lot be a condition of the Special Permit?
4. The Applicant is requested under the Special Permit that the new residential building be allowed at 4-stories and 42-feet height, exceeding the Zoning allowed 3-stories and 40-feet. It should be noted that the buildings first story is underground parking allowing the building to be compliant with the parking requirements of Zoning. Only 3-stories will consist of residential space.
5. The Applicant is requesting that the building setback for the new residential building be allowed at 2.3-feet from Rockhill Street and 1.7-feet from the corner of Rockhill and Market Streets. It should be noted that the building setback on Market Street is Zoning compliant and the 2.3-feet setback on Rockhill Street matches the existing Fire Station building that will remain.
6. Chris Gallagher, Town Engineer, has issued a review memorandum on the Project. The memorandum states that post indicator valves (PIV's) will be required for a split fire and domestic water service on the same tap. Based on this requirement, the new service for the former Fire Station would need to be relocated to allow PIV installation outside of the loading area.
7. The curb cut on School Street to be closed also allows access to a small alley between the former Fire Station and 34 School Street. Has the Applicant verified that the owners of 34 School Street do not require this curb cut access?
8. The improvements on Rockhill Road include a 5-foot sidewalk with a 2-foot wide grass strip. It is our experience that grass strips this narrow seldom experience significant grass growth. We recommend the Applicant explore other options with the Town Engineer to ensure this area achieves the desired goals of improving the Rockhill Road streetscape.
9. Two catch basins and one drain manhole are proposed for installation in the street. Please verify that these will be owned and maintained by the Town and that the Town Engineer and/or DPW has reviewed and approved the proposed details and installation.
10. Garage parking space #9 as shown on Sheet A5 may have maneuvering issues due to the location of the building elevator shaft. We recommend the Applicant provide a turning movement plan for this space.

Stormwater Report

11. No soil testing has been performed in the project area. As the project is a redevelopment consisting of primarily building and pavements, any infiltration to groundwater and/or attenuation of peak flow rates to the Towns drainage systems are an improvement. However, we recommend that the Applicant perform a test pit in the area of the infiltration system prior to construction to confirm that groundwater levels are below the bottom of the system. This will ensure that the infiltration system does not discharge groundwater into the Town's drainage system.
12. Based on previous experience in this area, we concur with the Applicant's use of HSG C soils for runoff curve numbers and infiltration rates.
13. The project's Long-Term Operation and Maintenance Plan should include the following additional information:



- Proper procedures for vehicle washing on site or prohibitions against vehicle washing,
- Spill prevention and response provisions,
- Maintenance of lawns and other landscaped areas including storage and use of fertilizers, herbicides, and pesticides,
- Pet waste management, and
- Snow and ice management. A snow storage plan has been provided, however the O&M plan should include a written description of these requirements as well as information regarding deicing and materials/equipment storage.

Upon receipt of any additional information requested above and any responses to comments from the Applicant, BSC Group will update this letter report for the Board. Please feel free to contact me at (617) 896-4386 or drinaldi@bscgroup.com should you have any questions on the information in this report.

Sincerely,

BSC GROUP, INC.

Dominic Rinaldi, P.E., LEED AP BD+C
Senior Project Manager/Senior Associate