

November 14, 2019

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

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800-288-8123

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**RE: Supplemental 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 supplemental information submitted for 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. It is based upon our comments previously submitted to you in a letter dated October 24, 2019, as well as a letter to the Board with attachments from Mr. William Buckley, Jr., P.E. of Bay Colony Group, Inc., dated November 8, 2019. For clarity, for each of our original comments, we have restated the comment in standard text, restated the Applicant’s response in italics, and summarized our review on the response in bold. Please note that items that conclude with “We consider this item closed” are not intended to represent completion to the satisfaction of the Board or other Town departments, but are items that require no further direct response from the Applicant to the peer reviewer.

General Comments and Project Plans

1. Has the project been reviewed by the Foxborough DPW and Fire Department for access requirements?

The plan has been reviewed by those departments and their comments are addressed in this letter.

Plan revisions addressing the concerns raised by DPW, Fire, and Police have been made and/or addressed in the letter from Mr. Buckley. We consider this item closed.

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.

A plan showing the parking in the downtown area is attached and the actual number of spaces within 500' of the property is 46.

Parking in accordance with Zoning requirements is provided on-site for the residential portion of the site. As demonstrated by the Applicant, publicly available parking exceeding that required by Zoning exists within 500-feet of the property in conformance with Zoning Section 6.1.2.2. We consider this item closed.

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

Engineers
Environmental
Scientists
Custom Software
Developers
Landscape
Architects
Planners
Surveyors



the Project development. Will development of this lot be a condition of the Special Permit?

We have agreed that the construction of the new lot would be a condition of the permit with the further condition that it doesn't have to be completed until an occupancy permit is requested for the 21 Market Street residential building.

We concur with the condition of approval as proposed. We consider this item closed.

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.

No response necessary.

It should be further noted that the Applicant has calculated the building height per the Zoning definition and determined it to be approximately 38-feet. Therefore, the Special Permit now only covers the number of stories. We consider this item closed.

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.

No response necessary.

We consider this item closed.

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.

The PIV's have been added to the site plan (Sheet 4) and the PIV will be between the door and wall and will not block the loading area.

PIV's have been added to the fire protection service to each building. We defer to the Town Engineer's review as to acceptability of their locations. We consider this item closed.

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?

The plan has been revised so that area is not blocked (Sheet 3).

As the access to this alley is being maintained, we consider this item closed.

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.



We agree and a 24" brick accent band is now proposed for that area (Sheet 3).

The Plans only show the brick accent band adjacent to the residential building. The sidewalk adjacent to the former fire station is still shown as 5-foot sidewalk and 2-foot grass strip. We recommend changing this section to match with a brick accent strip as well. If the Board concurs with this recommendation, this requirement could be made a condition of any Special Permit approval issued.

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.

The Town Engineer was consulted prior to submitting the design and he had no comment on that element in his review letter.

As these drainage elements will be owned and maintained by the Town, we defer to the Town Engineer's review on this matter. We consider this item closed.

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.

The floor plans are draft only and are still changing, but we have prepared a plan showing vehicle turning movements using the latest parking plan as the base. (attached).

A turning movement plan has been provided demonstrating that a passenger vehicle can safely maneuver out of this space. We acknowledge that review and approval of the final building floor plans will fall under the purview of the Inspections Department during building permit issuance. However, based on the current garage floor plan, we recommend that bollards or other physical barriers be placed adjacent to the elevator and stairway in the southeast corner of the building to protect residents from cars backing out of the space in question. We consider this item closed.

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 Town's 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.

We would accept that, as a condition of the permit, we would do soil testing to confirm the soil assumptions prior to the installation of the system.

We recommend this condition be included in any Special Permit approval. In addition, should revisions to the drainage systems be required due to the results of this test pit, these revisions should be submitted to the Town for review and approval prior to the issuance of a building permit. We consider this item closed.



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.

No response necessary.

We consider this item closed.

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.

The Long-Term O & M Plan has been revised as recommended and is enclosed.

**The requested information has been added to an updated Long-Term O&M Plan.
We consider this item closed.**

We appreciate the opportunity to continue to provide our services to 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