CAMMETT
CE
ENGINEERING

Consulting Engineers
Landscape Architects

Land Surveyors
Municipal Planners

August 4, 1997

Groveland Planning Board
Town Offices
Groveland, MA 01834

Re: Definitive Plan Review
      Matthew Drive Groveland, MA

Dear Board Members,

W.C. Cammett Engineering has completed a review of the Definitive Subdivision Plans of Matthew Drive submitted by Brady Development Corp. 363 Boston Street, Topsfield, MA. Materials submitted for review included the following information:

- Definitive Plans Matthew Drive, Groveland, MA. sheet 1-4 prepared by Hayes Engineering, Inc. 603 Salem Street Wakefield, MA 01880, dated May 9, 1997.·

- Mitigative Drainage Study, Matthew Drive Groveland, Massachusetts dated May 27, 1997 prepared by Hayes Engineering, Inc.

- Form C Application and attachments including list of waivers and soil test data.

The plans were reviewed for conformance with Groveland Subdivision and Zoning Regulations and has generated the following comments:
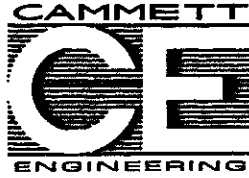
<u>Zoning Regulations</u>

- The definitive plan indicates the proposed configuration of six lots in the R-8 district. All lots conform to zoning requirements for frontage and area.

- The applicant should confirm the amount of contiguous buildable land on each lot for existing and proposed conditions. Zoning regulations requires a minimum of 50% of the minimum lot area not to have slopes in excess of 20% nor wetlands.

<u>Subdivision Regulations</u>

Waivers are requested from the following Subdivision Regulations:

Sec. 3.6.9.5 requires location of shade trees over four inches in diameter or the perimeter of vegetation. Applicant proposes no location of any existing trees. Because of the

Consulting Engineers
Landscape Architects

CAMMETT
CE
ENGINEERING

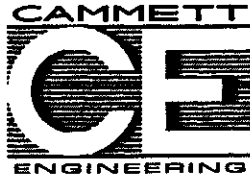**Land Surveyors**
Municipal Planners

significant regrading of the property, very few trees will remain except along the perimeter boundaries. The Board should request, per Section 5.10, shade trees planted along the roadway or where deemed necessary.

Section 4.7 requires a five foot sidewalk on each side of the roadway. Applicant proposes one sidewalk on the east side of the road. Plans should indicate where the sidewalk will end on the cul-de-sac.

Section 5.5 requires granite curbing. Applicant proposes sloped granite curbing.

General Comments

- Plans should indicate location of all flared end pipe sections to be used, specifically in the area of the stormwater management system.

- Adequate access for future maintenance of the stormwater management system should be provided. Plans indicates slopes from the cul-de-sac to the stormwater management system of approximately 3:1. Grades should be reviewed to allow heavy equipment access.

- The Mitigative Drainage Study describes the utilization of a dry-well for lot 4 rooftop runoff. This should be noted on the plans for future development of the lot.

- Rip-rap at pipe inlets and outlets is indicated on site plans. Specification for minimum stone size, etc. should be noted.

- Site improvements on lot 1 for the driveway relocation indicate what appear to be retaining walls along the north and south sides of the driveway. Additional information should be provided to specify the improvements in this area.

- Relocation of existing driveway to property of Regii should be indicated on site plans. Proposed relocation should intersect Matthew Drive perpendicular north of the intersection rounding with Salem Street.

- Lot 1 existing driveway stone retaining wall and metal building appear to encroach on Town of Groveland property to the east. These areas of encroachment should be addressed.

- Planning Board procedure has required plans of subdivision projects to be recorded at the registry of deeds. Sheets 2, 3, and 4 require registry block and certification statement for this purpose.

Consulting Engineers
Landscape Architects

CAMMETT
CE
ENGINEERING

Land Surveyors
Municipal Planners

If you have any questions regarding these comments, please contact our office anytime.

Sincerely,
W.C. Cammett Engineering, Inc.

Fred V. Ford, P.E.
Title:M:Winword\97letter\97020.let