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Mr. Kendall Hughes
Planning Board Chairman
20 Highland Street – PO Box 517
Ashland, NH 03217

Date: December 3, 2024

Subject: **Technical Review Memorandum #1**
 The Village at Mill Pond
 35 Mill Pond Road (Tax Map 110 Lot 73)

Dear Mr. Hughes,

At your request we have completed a technical review of project plans and supporting information submitted to your office by or on behalf of the owner/applicant in the subject matter. Specifically, we acknowledge receipt of copies of the following documents, which were the subject of our review:

- Subdivision Improvement Plans – The Village at Mill Pond Subdivision, By Northpoint Engineering, Dated June 2024, Revised September 11, 2024, containing 24 sheets.
- Site Improvement Plans – The Village at Mill Pond, By Northpoint Engineering, Dated June 2024, Revised September 11, 2024, containing 51 sheets.
- Stormwater Management Report for The Village at Mill Pond; Dated September 11, 2024
- The Village at Mill Pond Traffic Impact Study; Prepared by: Jeffrey S. Dirk, P.E., PTOE, FITE - Managing Partner of Vanesse & Associates, Inc.; Dated: 8/12/24
- Phase I Environmental Site Assessment – Former Ashland Paper Mill, 35 Mill Pond Lane, By Nobis, Dated October 2024, containing 696 pages.
- Mill Pond Waiver Request Letter, Dated September 11, 2024.

Items have been received in the interim, which have not yet been reviewed. These items include:

- Subdivision Improvement Plans – The Village at Mill Pond Subdivision, By Northpoint Engineering, Dated June 2024, Revised November 21, 2024 containing 24 sheets.
(Received on November 21, 2024)
- Site Improvement Plans – The Village at Mill Pond, By Northpoint Engineering, Dated June 2024, Revised November 21, 2024, containing 52 sheets.
(Received on November 21, 2024)

General Notes (Subdivision & Site Plan)

- 1) The following state and federal permits are required under this application:
 - (a) NHDES Alteration of Terrain Permit (AOT)
 - (b) NHDES Shoreland Permit
 - (c) NHDES Wetlands Permit (Dredge and Fill)
 - (d) NH Department of Transportation (NHDOT) driveway permit (for Site Plan)
 - (e) EPA NPDES Permit
 - (f) NHDES Sewer Connection Permit
 - (g) NHDES Water Connection Permit (PORS – privately owned redistribution system)

We recommend that each required state agency permit be received prior to site plan approval. We also recommend each resulting permit number be noted on the cover sheet of the final site plan.

Similarly, we recommend the applicant receive written approval from local water, sewer, electric, DPW and fire departments.

- 2) We recommend the applicant submit a water impact study that would address the expected impact to the existing water system. Specifically, water pressure, water quality and clarity. The applicant should work with the water department when developing this study.
- 3) We recommend the applicant submit proposed sewage calculations, including infiltration, and peaking values.
- 4) We recommend the applicant coordinate with the water department to determine the best practice for water metering.

- 5) Owner/Applicant shall submit record drawings of the as-built condition of the drainage/stormwater system, sewer system and water system in hard copy and digital format to the Town of Ashland upon completion of the work. Record drawings shall be prepared and stamped by a certified surveyor or professional engineer licensed in the State of New Hampshire.
- 6) There is a mistake in the tax map and lot number “map 100 2 lot 72” on the cover sheet of both plan sets. Please verify and revise.

Subdivision Improvement Plans

General Notes:

- 1) Undefined line types and symbols appear in plan set but not legend. Recommend clarification.
- 2) Overlapping text and linework make some areas illegible. Recommend checking plan readability.
- 7) Recommend wetlands and protected shoreline to be marked and protected throughout construction process.

Existing Condition-Sheet 1-6

- 1) We recommend revising note 1 on the existing conditions sheet(s) to reflect the current tax map and lot number.
- 2) Similarly, we recommend revising all abutting lot information to reflect the current tax map and lot numbers.
- 3) Sheet index on Promised Land Survey plans, sheet 1 of 6 indicates that sheet 6 of 6 is photos. Revise the index to correctly describe contents of sheet 6.
- 4) It is unclear where the boundary line is located along Mill Pond. If it is the ordinary high water mark, please note that. There is an abutter line (line type) drawn within the pond, if that is not the boundary please remove.
- 5) On sheet 2 of 6, there are two sewer manholes located at the intersection of Mill Pond Lane and Winter Street which do not have invert information, we recommend numbering these manholes and adding them to the sewer and drainage charts on sheet 1 of 6.
- 6) Add existing water main data, size and material for all existing waterlines.

- 7) It is unclear to which line the “edge of water (typ.)” call out is referring to. Please clarify and add this line type to the legend, it appears the layer was off on the legend.
- 8) A boundary line near the dam with a bearing of S86-29-52W has two distances shown, 182.38’ and (154.25’) it appears one is a recorded and one is as measured, please clarify with a note or add to the legend.
- 9) Add benchmarks for elevations and ties to the state plane coordinate system for layout.

Subdivision-Sheet 7-8

- 1) Proposed monuments along the proposed right of way do not comply with subdivision regulation 2.11.
- 2) There are inconsistent statements of survey accuracy, on sheet 7 a closure of 1:299,339 is reported and on the existing condition sheets a closure of 1:22,405 is reported. Please verify and revise.
- 3) Please add a note to a recordable plan stating that the right of way is intended to be dedicated to the town or to remain a private way.
- 4) On sheet 8 of 24, the right of way line with the bearing S37-35-47W and Length of 21.96’ appears to extend beyond the existing abutter line. Please verify the extent of ownership in this area.
- 5) Similar to the comment above, please verify the extent of ownership on the boundary line nearest the dam with a length of 182.38’
- 6) We recommend delineating the right of way along Mill Pond.
- 7) Please label the ordinary high water mark on sheets 7-8. Label the boundary line.
- 8) Please remove the abutter line drawn within the pond area if it is not a boundary.
- 9) Please add tax map and lot numbers to the abutting parcels on sheet 8.
- 10) We recommend calling out the proposed right of way width where it is consistent and dimensioning the right of way at its most narrow spot along the pond.

Topographic Subdivision-Sheets 9-10

- 1) On sheet 9, the major contours are not depicted. Please verify that all contours are shown.
- 2) We recommend adding more contour labels on sheet 10, specifically near the proposed lots.

- 3) We recommend adding bench marks to the grading plans.
- 4) We recommend adding abutters parcel information to sheet 10.

Subdivision Removals Plan-Sheets 11-12

- 1) Please ensure all symbols and line types are depicted on the legend or called out as typical.
- 2) The “Removal Plan” should be incorporated with the recommendations from Nobis Engineering on the remediation of the site contamination once they are available.
- 3) Please add the existing watermain in Mill Pond Lane to be removed.
- 4) Sheet 12 is calling for multiple dead trees to remain in the area of clearing. Please verify.
- 5) Sheet 12, It appears some leaders are missing for tree size and type callouts. Please verify.
- 6) There are a limited number of contour labels on sheet 12 making it difficult to discern elevations, we recommend adding more contour labels.
- 7) There are mail box symbols at the entrance of Mill Pond Lane, please clarify if they are to be removed or remain.

Roadway Layout Plan-Sheet 13

- 1) Centerline bearing (pg 13 of 24) does not match with right of way bearing (pg 8 of 24) between STA 8+00 and STA 9+00.
- 2) Please add “the Town of Ashland” to note 11 as a recipient of stormwater inspection reports.
- 3) Please add the location of street name sign, and any other traffic signs that will be proposed.
- 4) Please call out the beginning and end of proposed curb. If proposed lots are to have driveways, please provide curb breaks, or flush curb.

Roadway Grading & Drainage Plan-Sheet 14

- 1) We recommend calling out in the plan view all structures listed in the drainage table.
- 2) HW #51 is listed twice in the drainage table with conflicting data, please confirm and revise.
- 3) Drainage table references roadway stationing, we recommend adding roadway stationing to the roadway grading plan.

- 4) Note 13 calls for retaining wall design by a structural engineer. We recommend that this design be included as part of this plan set.
- 5) SWMB#1 creates a non-recoverable slope adjacent to the proposed road. We recommend extending the guardrail from the retaining wall to sta. 8+00
- 6) Similarly, we recommend extending the guardrail from the retaining wall to Winter Street right of way line.
- 7) Add a note to the Construction Notes: "Minimize access interruptions to existing homes. At the end of each workday, ensure Mill Pond access allows for emergency vehicle passage."
- 8) Please expand the existing contour data into the abutting lots, #74,75,76 & 77.

Mill Pond Roadway Profile-Sheet 15

- 1) Sewer Force main is referenced as continuing to Village at Mill Pond. No reference made to Water continuing to Village at Mill Pond.
- 2) Sewer shall have 6 feet of cover per Env-Wq 704.04(b), please revise profile.
- 3) Profile does not specify the material of the 8" watermain.
- 4) Ashland sewer department prefers to use DR-11 instead of SDR-21 for the sewer force main. We recommend coordinating with Ashland Sewer Dept.
- 5) Please show the force main connection at SMH STA 0+79.
- 6) Please revise HW#51 callout. "HW = ???"
- 7) Please reference the location of Winter Street right of way line on the profile.
- 8) Please show the location of all air pressure release valves in the SFM.
- 9) We recommend the existing watermain in Mill Pond Land to be removed, a new service should tee off the existing main in Winter Street, please coordinate with the water department.

Roadway Utility Plan Notes 16

- 1) Sewer Note #5 reference Septic Tanks with no septic tanks are shown. Table provides for tank sizes, but none are given. We recommend showing the tank locations and tank sizes.
- 2) Utility Notes #2 & 3 Missing specifications for telephone/cable/internet
- 3) No water line on Winter St in Roadway Utility Plan.
- 4) Only STA 9+85 shown on plan, we recommend removing or labeling all stations.

- 5) No fire hydrants are proposed. Hydrants should be placed every 500' on new roadways. Verify quantity and location with Fire Department.
- 6) No proposed water main gate valves are shown. Water main gates should be placed every 800' at a maximum for new water mains. Verify location and quantity with Water Department.
- 7) We recommend a termination for the water and sewer utilities at the end of the cul-de-sac if this project will be phased.
- 8) Please show where the connection between the proposed water main and the existing water main on Winter Street will be located.

Roadway Erosion Control Plan -Sheet 17

- 1) Please change "should" to "shall" in construction note 5
- 2) 2.10 Silt fence is present on south portion of project facing mill pond but not on the north side facing the wetland. Recommend installing double row silt fence along northside of proposed mill pond road.
- 3) Please add a note stating that the SWMB shall remain offline until all contributing areas have been stabilized.
- 4) Please detail how Mill Pond will be protected during and after the construction of the proposed retaining wall.
- 5) We recommend calling for slope protection blankets be used at all disturbed slopes that have wetlands directly down gradient.

Construction Details-Sheet 18-24

- 1) Add a speed limit sign and road Name sign to sign summary.
- 2) Headwall (1 & 2) in the outlet protection apron detail do not match the numbering of the headwalls proposed, please verify and revise.
- 3) Sheet 21, sewer forcemain trench detail, please remove the provision for cover of less than 48".
- 4) Hydrants in Ashland shall be (non-draining) American Darling or Clow Medallion.
- 5) Please add thrust blocks to the hydrant detail.
- 6) Water valves shall be "open left"

- 7) Typical watermain connection detail calls for a proposed 12" main, when 8" is proposed. Please verify and revise.
- 8) Please add a detail showing typical water service connection and materials
- 9) Catch basin sump depth are proposed to be 4 ft. per elevations given throughout plan set. We recommend revising the typical min. sump depth from 3' to 4' for consistency with the proposed structures.
- 10) SWMB#1 gravel wetland plan detail does not show piping, outlet structures or headwall #52. Please revise.
- 11) Add detail of outlet structure "1B" as called for in SWMB#1 gravel wetland cross-section detail. Or "see typical Detail" We recommend some clarity.
- 12) Typical Outlet Structure Detail is shown as typical on page 18, we recommend removing all callouts that do not pertain to proposed conditions.
- 13) Site lighting trench section typical does not have any dimensions for the "minimum" descriptor.
- 14) Multiple structure references for water tight joint "see specification sections" it is unclear where the specifications sections are. Please clarify.
- 15) Under Notes on the SWMB#1 detail, note #2 calls for wetland soil specifications, then calls for "berm stone size chart" please clarify.
- 16) Please add a note to the typical road section to ensure conformity to subdivision regulation 3.8c.
- 17) Typical road sections do not meet minimum regulations for the average daily traffic study as followed:
 - a. Minimum shoulder width required: 4 feet, proposed 2 feet
 - b. Minimum distance from center of road to center of ditch is 18 feet required 17 feet proposed

Site Improvement Plan

General Notes:

- 1) Site Plan regulation 2.4 requires sidewalks be provided at the entrances of the housing development. We recommend adding a sidewalk on Mill Pond Lane.
- 2) Site Plan regulation 2.5 requires driveways and parking areas shall be designed to allow for efficient plowing and/or the storage of snow. We recommend showing the areas of snow storage on site.
- 3) Please note that each building shall have a 4" fire department connection (FDC).
- 4) Please add the shoreland 50, 150 & 250 buffers to the site plan and grading plans.
- 5) Sheets are numbered "sheet # of X" please revise.
- 6) Add north arrow on sheet 42.
- 7) Please delineate the access easement for the dam.
- 8) We recommend the applicant submit a turning movement plan for the Ashland fire engine (35' total length, 20' wheel base, 8'8" vehicle width). Turning movement plan should include turning onto the dam access road.
- 9) Symbols and linetypes missing in legend, please verify.
- 10) Overlapping, illegible text seen throughout document, recommend adjustment for better readability.
- 11) We recommend adding another set of dumpsters on Center Units Drive.
- 12) We recommend adding a limits of disturbance line as well as the area of disturbance in square feet.
- 13) We recommend the installation of a temporary construction fence along the northern property line, between the project site and the town park.
- 14) Please add a phasing plan to the plan set, if phases are being proposed.

Existing Condition, Sheets 1-6

- 1) Please refer to the comments given in the Subdivision, Existing Conditions review.

Removals Plan, Sheets 7-8

- 1) Please refer to the comments given in the Subdivision, Removal plan notes review.
- 2) There appears to be a section of the lot missing in the removal sheets, to the west of sheet 7, and the south of sheet 8
- 3) Please add sheet match lines, or vicinity map to aid in plan readability.
- 4) There is a dark dashed line crossing Mill Pond Lane on sheet 7, line type is not in legend and there is no callout to the line, please verify and revise.
- 5) We recommend the applicant removes all of the pavement from the existing ice skating rink.

Development Overview Plan, Sheet 9

- 1) Please add proposed street names and building identifiers.
- 2) Please call out recreation building and playground.

Site Plan, Sheets 10-15

- 1) Note 1 references subject parcel as Tax Map 110 Lot 73, Note 3 states subject parcel contains 25.036 AC. Tax Map 110 Lot 73 currently contains 28.27 ± per the existing conditions plan. The 25.036 acres is contingent upon the subdivision of lots 73-1,73,2,73-3 &73-4. We recommend adding a note clarifying the existing and proposed subject parcel size.
- 2) Note 5 states the Min. Lot Area is “N/A” this is only true when municipal sewer and water is provided, we recommend stating this contingency.
- 3) A minimum green area of 10% is required. We recommend showing the calculations proving this has been met.
- 4) Please add the Town of Ashland as a recipient of the stormwater inspection reports Note 15, sheet 10.
- 5) Dedicated Recreational/playground area requirements have not been met per Zoning ordinance 2.3c (g).
- 6) National Fire Protection Agency (NFPA) Section 18.2.3.5.4, Dead Ends, states Dead-end fire apparatus access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around. We recommend that the applicant review the dead ends on site, more specifically, “Northern Units Drive” with the Ashland Fire Chief.
- 7) If proposed, please add the locations of proposed bike racks, detail found on sheet 40.
- 8) Please identify what the hatched area is shown on sheet 10, through the Northern Access Road.

- 9) On sheet 11, please define what the box drawn between building E and D is.
- 10) We recommend adding parking space counts on sheets 13 & 14 as shown on sheets 11 & 12.
- 11) Please show the locations of all sidewalk ADA accessible ramps and detectable warning panels.
- 12) Please add guardrails to Northern Access Road where the shoulder has a non-recoverable slope.
- 13) Please add the locations of street name signs, and any other required signage.
- 14) Please identify the greyed lines located on the sidewalk in front of the accessible unit in building D.
- 15) Please show the locations of all breaks in curb or identify locations where flush curb is proposed.
- 16) Similarly to note 7, please identify the box draw on sheet 13 at the northeast corner of the intersection of Northern Units Dr. & Northern Access Dr.
- 17) Sheet 13, a note and leader "SWMB#1" points to nothing. Likewise for "6' HDPEP" note at Sta. 8+25.
- 18) Please specify the material used for the 15' wide dam access road.
- 19) Sheet 15, it is unclear where the "no parking" note is referring to, please clarify.
- 20) Sheet 15, there are two radii shown north of the stop bar at Rt.3, please clarify.
- 21) At the intersection of Rt.3 and Northern access drive, there is a dashed line that appears to be a pavement sawcut line, the line type provided matches proposed easement on the legend. We recommend calling this line out, or rectifying the legend.

Grading & Drainage Overview Plan, Sheets 16-21

- 1) Headwall numbering on sheet 16 is inconsistent with sheet 17, please verify and revise.
- 2) Pipe slope from catch basins 3, 25, 26, 30, 31 & 35 are incorrect. Please verify all pipe slopes and revise as necessary.
- 3) Contour 502 in front of building B, indicates there is no curb reveal. Please verify and revise as necessary.
- 4) The western swale located behind Building G is directed toward Cell 2 of SWMB#2, this would bypass treatment. If the proposed treatment is a vegetated buffer, we recommend installing a level spread to convert the shallow concentrated flow back into sheet flow. Please verify and revise.

- 5) The grading indicates a pond will be created at the south east corner of Building G, please verify and revise as necessary.
- 6) HW#1 is discharging stormwater from roadway directly into wetlands. Please add stormwater treatment to this discharge per Env-Wq 1500.
- 7) It appears there will be an impoundment of stormwater between buildings I & J. Please verify and revise as necessary.
- 8) Sheet 20, please add spot grades at the corners of the parking area in front of building B.
- 9) The grading on the western side of the dam access creates a concentrated discharge. We recommend expanding the drawings to provide clarity where this where this discharge goes and if or how it will affect the abutting property.
- 10) It appears the grading behind building A will create a wetland impact to Mill Pond, please verify.
- 11) It is unclear how the roof runoff for buildings A, E & F will be treated per Env-Wq 1500. Please clarify.

Utilities Plan, Sheets 22-26

- 1) Sheet 22, It appears the construction entrance hatching was left on by mistake. Please verify and revise.
- 2) Identify the limits of utility work per this site plan application and the subdivision application.
- 3) Please show a dedicated fire supply, water line into each building. Include size and material.
- 4) Please show the locations of proposed water service shutoff valves.
- 5) Please show the locations of the proposed sewer service connections.
- 6) Please show the locations of the proposed septic tanks.
- 7) Septic Tank Size is unspecified in Sewer Notes #5.
- 8) Please review and revise Note #3 under Utility Notes
- 9) Please detail the sewer force main termination near STA 0+75 on Center Units Dr.
- 10) We recommend adding a callout to the water termination STA 1+50 Center Units Drive

Profiles, Sheets 27 -29

- 1) Sewer shall have 6 feet of cover per Env-Wq 704.04 (b), please revise profile.

- 2) Please reference the Mill Pond Lane Right of Way line on Center Units Drive Profile.
- 3) Please call out all terminations of sewer and water utilities on the profiles.
- 4) Please add invert data to the proposed 6' HDPEP at approximately STA 8+30 on Northern Access Drive Profile.

Erosion Control Plan, Sheets 30-34

- 1) Sheet 30, there is a typo in note #3 under construction notes.
- 2) Sheet 30, Erosion Control Legend show hatching and symbols that are not used in the plan set. Please remove any non-referenced items from the legend.
- 3) Please add a note stating that the SWMB shall remain offline until all contributing areas have been stabilized.
- 4) We recommend adding slope protection blanket to the 2:1 slopes on either side of Northern Access Road.
- 5) We recommend adding slope protection blankets to the 2:1 slope east of the storm tech system.
- 6) Recommend silt fence on the eastern side of Northern Access Drive from STA 0+00 to 5+00 to protect the town park. This comment is made in the absence of spot grades to determine the flow path of the stormwater in this area.
- 7) Sheet 33, please add silt fence on the western side of the 15' dam access road, between the roadway and the proposed tree line.

Lighting Plan, Sheet 35

Landscape Plan, Sheet 36-37

Construction Details, Sheets 38-51

- 1) Please add required dumpster size to the trash enclosure detail.
- 2) Typical sidewalk ramp detail calls for 7" curb reveal, vertical granite curb detail calls for 6" reveal, please verify and revise as necessary.
- 3) Outlet protection detail missing multiple outlets, please verify and revise as necessary.

Stormwater Management

- 1) Env-Wq 1500 does not allow for naturally-occurring wetlands to treat or detain stormwater runoff from a proposed development. We recommend creating a point of analysis at the existing wetlands proving that there is no increase in peak flows or volumes leading to the large interior wetlands.
- 2) All proposed drainage structures and stormwater culverts should be modeled in the post development conditions.
- 3) Please show all HydroCAD nodes on the post-development drainage area plan.
- 4) Outletstructure #2 pipe length and type is inconsistent between stormwater management plan (CPP 15') and site improvement plans (HDPEP12'). Recommend verifying correct length and type.
- 5) In post drainage legend proposed sub catchment label "1s" is rotated to 90 degrees. See top right corner of page 83 of 84 in stormwater management plan. Same comment on all drainage legend between pages 79 and 83. Recommend uniformity in label orientation.
- 6) Cannot find CB#6 in site plan. Recommend verification.
- 7) Recommend checking post and pre-development maps and verifying they have pond, P.O.C. #1 and reach callouts where appropriate for reader clarity.
- 8) We recommend the applicant submit to the board, the stormwater management inspection and maintenance manual.

Environmental Considerations

Nobis Engineering Phase 1 Environmental Site assessment:

The applicant has submitted a Phase 1 Environmental Site assessment prepared by NOBIS Engineering Dated October 4, 2024. Nobis conducted on site reconnaissance on June 19, 2024. The Nobis report also references other environmental reports from Jaworski Geotech in 1987, Horizons Engineering in 2022, TLCM Environmental Engineering in 2023.

A summary of findings from the Nobis report pertinent to the Planning Board are as follows:

- Improper 55-gallon drum disposal throughout the area of the subject property.
- Unidentified waste piles in the western half of subject property.
- The potential use of PFAS containing firefighting foam during fire response and training activities.
- Concentrations of heavy metals above their respective regulator standards in several wells across the subject property.
- Soil contamination in conjunction with observations of urban fill, coal tar, and coal ash documented the subject property.
- Access to foundations and many western waste areas was restricted due to dense vegetation. The inability of the Environmental Professionals from Nobis to access the entire property may have significantly impacted the ability to identify Recognizable Environmental Conditions (RECs).
- Based on the number and severity of identified RECs, a Phase 2 subsurface investigation is warranted.

Recommendations:

The following are recommendations for the applicant to provide additional information:

- Provide the Phase 2 subsurface investigation recommended by Nobis Engineering.
- Provide access to the entire site for Nobis to investigate.
- Provide detailed recommendations from Nobis for the removal and or remediation of all potential contaminants.
- Oversight of remediation activities by a licensed environmental engineer with a report provided prior to any construction activities on the property.

Traffic Impact Study

- 1) Study states that there is forthcoming motor vehicle crash data that will supplement the report. This information has not yet been received by this office.
- 2) Please add Route 3 to Table 2 - "2024 Existing Peak Month Traffic Volumes"
- 3) We recommend a traffic count be conducted at the location of the proposed entrance near industrial drive. This would capture traffic entering onto Route 3 via school street.
- 4) Project-Generated Traffic-Volume Summary references the wrong Table.
- 5) Table 5 - Unsignalized intersection LOS & Vehicle Queue Summary, US Rt3 at the project site driveway, Weekday Evening, project site driveway should read "NB LT/RT" not "NB TH/RT"
- 6) We recommend adding travel speed measurements for Rt.3. as it is required for calculating Stopping Sight Distance and Right Turn Lane analysis.
- 7) Report states an existing fence and sliding gate to be removed or relocated in order to achieve the required stopping sight distance (SSD). We recommend providing a detailed SSD plan for the proposed exit onto Route 3. This plan should clearly depict the sections of the existing fence and sliding gate that need to be removed or relocated to achieve the required SSD.

Waiver Request Letter

The applicant has submitted a waiver request letter seeking an exemption from a portion of Article 3.8 of the Ashland Subdivision Regulations, which sets the standard requirements for a traveled way. The Traffic Impact Study provided by the applicant projects that 20% of the total Average Daily Traffic (ADT) will enter and exit via Mill Pond Lane, equating to 114 ADT. However, the waiver request references standards for roadways with an ADT between 50 and 100. To align with the traffic study, Mill Pond Lane should meet the requirements for roadways with an ADT between 100 and 250.

It is worth noting that the applicant is requesting waivers for only two requirements: the minimum shoulder width and the minimum distance from the center of the roadway to the center of the ditch, while all other roadway standards will be met.

We believe this is a reasonable request for the board to consider, given the proposed 22-foot traveled way, the inclusion of curbing, and the closed drainage system.

We recommend that the board ask the applicant to resubmit the waiver request with the correct standards before making a final decision.

If the waiver is granted and the roadway is constructed according to the design drawings, it will not fully meet the Town standards. Therefore, careful consideration should be given when deciding whether to accept this road as a public way.

We trust that the foregoing remarks will prove useful to the Planning Board in your continued consideration and review of the submitted applications. As always, please contact us if you have any specific questions or further instructions related to this matter.

Sincerely,

Mario Focareto, P.E., L.L.S.
Brown Engineering LLC