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January 25, 2022

Town of Georgetown
Planning Board
1 Library Street
Georgetown, MA 01833

Attn: John Cashell
Town Planner

*Re: Technical/Planning Review Report No.3
Site Plan and Special Permit
2 Norino Way
H.L. Graham Project No. 95-00136-82*

Dear Board:

On January 18, 2022 we received (by Fed-X) a package of revised plans and stormwater management report and a January 12, 2022 letter to the Board and ourselves from Millennium Engineering, Inc. in reference to the above application/filing.

As I will not have had time for a full review of this material before tomorrow night's meeting, I thought it might be useful for Board to identify the several comments from our November 22, 2021 report that follow which may need Planning Board input to resolve.

Zoning Comment 3.

In our initial review report we suggested that the Applicant might need relief from this requirement of 40% landscape to be located in the front yard.

Attorney Jill Mann has put forth an agreement found on Page 2 of 14 of the above referenced letter citing several definitions pertinent to this Bylaw requirement. I do not necessarily disagree with her points.

My question remains as to whether or not this dimensional requirement can be met when so much of the "front yard" is proposed to be used for drainage mitigation purposes where landscaping cannot be placed?

If a landscape plan has been or will be submitted, the Applicant will be able to show thereon how the 83,861 square foot landscape area requirement is met or whether a relief request is needed.



Zoning Comment 4.

Since my initial review report Atty. Mann has attained a couple of emails from Building Inspector Angelo Salamone which appear to suggest that he is satisfied with the proposed 28 parking spaces. Is the Board satisfied with the proposed number of parking spaces?

Sheet-By-Sheet Review Comments

3.10., 3.12, 4.5. and 5.5

Has the Fire Department reviewed the proposal and indicated there satisfaction with these comments:

3.10. - Adequacy of drive aisle widths and curb radii for emergency vehicle maneuvering?

3.12. - No turnaround at the northerly end in the rear of the proposed building?

4.5. - Driveway grade (10%±) along the drive aisle at the southerly end of the proposed building?

5.5. - Location of fire hydrants?

Sheet-By-Sheet Comments

4.11., 4.12. and 7.4.

These comments all relate to the design of the numerous proposed site retaining walls. The referenced and recently submitted response letter states that "... the retaining walls will be designed and stamped by others". Does this imply that this action will be taken and submitted for review/acceptance prior to any Board approval action or after any Board action but perhaps prior to Planning Board sign-off if so conditioned? When/how does the Board feel about this part of the design/plans?

I anticipate that most of the other comments in my initial review report will be resolved between myself and the Millennium team. I hope to get the time in the next two to three weeks to complete a full re-review of the revised material.

Very truly yours,

H.L. GAHAM ASSOCIATES, Inc.

H.L. Graham, P.E.

President

Technical Review Agent

Georgetown Planning Board

HLG/gb

cc: Jill Mann