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October 3, 2018

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



Attn: John Cashell
Town Planner

Re: *Technical Planning Review Report No. 2*
Parish Common OSRD
H.L. Graham Project No. 95-00136-71

Dear Board:

At the Planning Board's request we have been working with the Morin-Cameron Group, Inc. (MCG) to resolve technical comments of our July 23, 2018 review letter as well as additional items which have surfaced in our review of the 9/28/16 Progress Set of plans for the project.

MCG has suggested that the next iteration of plans will address the issues, which we have resolved between our offices. There are however some outstanding issues, which for reasons not in their total control or for which Planning Board input is needed, that remain. Those items are as follows:

1. Town of Newbury approval is required for the curb cut at Larkin Road, the first 60'± of the access drive, and all the other proposed improvements on their side of the Town line. (7/23/18, Comment A.5.)
2. The Landscape Plan, Sheet L-1, is very general in nature. A more detailed plan will be needed by both the Planning Board and Con Comm. The Planning Board will want more specifics with the plan as well as a typical unit landscape plan. The Planning Board and Con Comm. will want a specific Rain Garden planting plan. Both Boards will want more specifics on the invasive species removal/management and replanting plans for the "Meadow Infiltration Area" and on how the Rain Gardens and Meadow Infiltration Area will be mentioned since that BMP is critical to the project's compliance with MA Stormwater Management Standards. (7/23/18, Comment A.13. in part.)

3. Potable water service and fire protection is represented on the plans as an extension of a water main from Newbury. The main will be extended 1,000'± into the development and is shown on the plans to be dead-ended. We recommend the main be extended past Unit #10 and out to the proposed parking area. At that point there should be a hydrant proposed, then a water gate valve and then dead-ended. In the future, if Georgetown water is ever extended along Parish Road it could be tied in at this point linking the two systems together. Parish Common would be served by either system. With gate valves at each end of Parish Common, an emergency connection between the two Towns would be possible.

The Planning Board in any approval action will have to consider a condition (e.g. prior to issuance of a Building Permit) of Newbury water physically by extended to the site. (7/23/18, Comment A.14. in part.)

4. Electrical power is represented on the plans as being provided by Georgetown and entering the site from Parish Road.

Similar to the water service, the Planning Board in any approval action will have to consider a condition, which assures extension of Georgetown power and light.

5. The Planning Board in any approval action should consider a condition for site supervision and Town oversight and inspections of the numerous Low Impact BMP's that will require considerable handwork and landscaping effort to effect. (7/23/18, Comment B.4. in part.)

I am available next Wednesday, Oct. 10 should the Board want me to attend their meeting to reflect on this report and/or project.

Very truly yours,

H.L. GRAHAM ASSOCIATES, INC.



H.L. Graham, P.E.
President
Technical Review Agent
Georgetown Planning Board

HLG/gb

cc: The Morin-Cameron Group, Inc. (via email)