



September 13, 2016

Ms. Jyothi Grama
Town Planner
17 Common Street
Southborough, MA 01772

RE: 255 Turnpike Road
Follow-up, Site Plan Review, Special Permit Lower Impact Development
Fuss & O'Neill Reference No. 20060933.A78

Dear Ms. Grama:

Fuss & O'Neill has conducted a review of the revised documents submitted by Merrikin Engineering, LLP, relating to the Site Plan Review and Special Permit Lower Impact Development for a conversion of 2,100± square feet of an existing commercial building into a Registered Marijuana Dispensary located at 255 Turnpike Road. We have conducted a review following materials as they relate with the City of Southborough Regulations.

Materials Reviewed

The materials reviewed include the following as submitted by Merrikin Engineering, LLP.

1. Report titled, "Application for Major Site Plan Approval," dated September 7, 2016.
2. Site Plans, 6 sheets total, titled "255 Turnpike Road, Site Plan of Land in Southborough, Massachusetts," dated September 7, 2016, prepared by Merrikin Engineering, LLP.
3. Plan sheet titled, "Main Floor Plan," dated August 11, 2016, prepared by Keenan + Kenny Architects, LTD.
4. Plan sheet titled, "Second Floor Plan," dated August 11, 2016, prepared by Keenan + Kenny Architects, LTD.

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Fuss & O'Neill believes the applicant has addressed the comments presented in our initial review letter dated July 18, 2016, with the exception of the following comments requiring further review from the Planning Board and revisions to calculations and plans that shall be completed prior to construction. For tracking and clarification purposes the original comment numbers are the same. Responses made by Merrikin Engineering, LLP have been italicized and new responses by Fuss & O'Neill are in bold lettering.

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Major Site Plan Review

3. Per Section 173-11 C(2)(f), a sign permit is required to be filed with the Building Inspector. The permit does not appear to have been included with the review materials provided. The Planning Board shall ensure the sign permit has been filed.

A sign permit application will be filed with the Building Inspector concurrently with the Building Permit application at the time of buildout of the tenant space.

Planning Board to verify permit received.

7. Per Section 174-12.1 D(1), existing and proposed location, orientation and type of outdoor luminaire must be provided. It is unclear if there is existing lighting located on the site. Is the lighting shown of the photometric plans existing? Are there any existing fixtures that will remain or be replaced?

The wall-mounted lighting shown on the photometric plan is proposed. All existing fixtures will be removed. Cut sheets for the proposed will fixtures are included in Attachment B.

It is recommended the Site Plans include a note stating all existing light fixtures will be removed and disposed. No further Fuss & O'Neill review required.

Lower Impact Development (LID) Special Permit

10. Per Section 174-13.3 D(1) of the Zoning and Section 1.3.1 of the LID Special Permit Rules and Regulations, any activity that will disturb an area less than one acre is except from the requirements of a LID Special Permit. There does not appear to be any alteration of the existing site other than stripping the parking lot, the addition of the ADA ramp, and the removal of the existing gazebo. These items appear to disturb less than an acre, thus the project is exempt from the LID Special Permit.

Proposed site work does not exceed one acre.

Site Plans show a proposed gravel parking area and some additional paved areas not included on the previous submission of the Site Plans; however the site work does not appear to exceed one acre, thus the project appears to be exempt.

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Stormwater and Erosion Control

11. Per Section 174-13.5 C(1) of the Zoning and Section 3.1 of the Stormwater and Erosion Control Regulations, any activity subject to major site plan review is required to submit a Stormwater and Erosion Control Application. There does not appear to be an application included with the provided review information

A Stormwater and Erosion Control Permit will be sought separately from the Conservation Commission as required by the Zoning Bylaw.

Planning Board shall verify a Stormwater and Erosion Control Permit has been submitted to the Conservation Commission prior to the start of construction.

Additional Comment

14. The Site Plans (sheet 3 of 6) show a proposed 10' chain link fence proposed within the area of the leaching field. There is concern the fence post footing may interfere with the leaching field. It is recommended the applicant review the location of the chain link fence and relocate if necessary. No further review is required by Fuss & O'Neill.

The above comments are based on plans, documentation and calculations received at the time of review. Any major design changes to the stormwater management system will need further review. Please feel free to contact us with any questions.

Sincerely,



Melissa Trombley
Project Engineer

Reviewed by:



Aimee Bell
Project Engineer