

TECHNICAL REVIEW COMMITTEE MINUTES

March 22, 2010

Members present:

Ron Wolanski, Town Planner, Chairman

Warren Hall, Town Engineer

Jack Kane, Building/Zoning Official

Tom O'Loughlin, DPW Director

Others present:

Alison Ring, Principal Planner

John Shevlin, Pare Corp.

Peter Gallipeau

Lynn Small, Northeast Engineers

Jeremy Rosa, Northeast Engineers

Vernon Gorton

Kamal Hingorany

The meeting was called to order at 9:00 am.

Old Business

1. Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Planning Board request for review of preliminary subdivision plan submission.

Mr. Wolanski stated that the purpose of the meeting was to review the comments received from PARE (dated March 17, 2010) and the Town Engineer. The Town Engineer's comments, dated March 19, 2010,

were distributed.

Discussion started with a review of the Town Engineer's comments.

- The full set of required calculations has yet to be submitted.
- Mr. Hall requested that the drainage system provide for detention of the 100yr storm if possible to improve downstream flooding problems. The applicant stated that this is above and beyond what is required by town regulations, and may require increasing the size of the proposed facilities. The applicant was asked to evaluate the possibility of providing this detention.
- Applicant agreed to address potential bounciness of the pond liners will be addressed.
- For the purposes of drainage design and calculations the applicant has assumed that the water table is at the ground surface.
- Time of concentration used in the calculations is acceptable.
- Design of proposed swales must be corrected to be consistent in plans and profiles.
- Proposed utility easements must be revised to adequately contain utilities.
- Lot 14 surface drainage must be allowed to flow to the west onto abutting property.
- Erosion control notes must address construction phase dust control.
- All manholes must be at least 30" diameter.
- Plans must be revised to show base material as crushed stone, not gravel.

Discussion continued with review comments provided by John

Shevlin, Pare Corp, dated March 17, 2010.

- **The applicant stated that revised phasing plans will be provided to indicate the extent of drainage and sewer work to be completed during each phase of development.**
- **Specifications for manholes must be provided on the plans.**
- **Specifications for proposed signs must be included on the plans.**
- **Revised plans must show centerline crown for new roadways.**
- **Basin P202C should be moved to the west to avoid area of highest groundwater.**
- **Sewer profile must be revised to indicated a constant slope and a minimum of 4' cover.**
- **If fencing will not be provided around the drainage ponds, a waiver must be requested.**
- **The design assumes high ground water table. The applicant indicated that basement sump pumps will be required.**
- **A notes and modifications to the plans to address the requirements of Chapter 151, Construction site erosion control.**
- **The plans must be modified to implement erosion control measures related to the use of LID BMPs.**
- **Details must indicate use of separators in catch basins.**
- **The applicant indicated that he would provide the following items as requested:**
 - o **Cross section for the unpaved portion of Cross Country Lane.**
 - o **Maintenance agreement for utilities in the private driveway.**
 - o **Detail for Bailey Ave. manhole.**
 - o **Sewer main must be in the center of the road.**

- o Calculations for 2, 10, 25, 100-year storm must be provided.
- o Revise plans to show minimum 25-foot buffer between swales and abutting property lines. Direct outfalls away from abutters.
- o A low-flow orifice to be added to pond P202A.
- o Details must be added to plans for anchoring of basin liners.
- o Provide calculations for water quality volumes and sediment volumes.
- o Pipe capacity calculations for drainage system and culverts must be provided.
- The sediment forebay must be sized to account for runoff from the proposed gravel road.
- Drainage calculations for the subdivision must account for the addition flow that will result from the improvement of Cross Country Lane.
- There was discussion of the appropriate assumption of impervious surface on each lot that will be used for the basis of storm water calculations. Town staff requested that the facilities assume impervious based on the lot coverage allowed on the minimum sized lot in the district, 3,000 sq.ft. This would be consistent with the maximum building footprint proposed by the applicant, 2,500 sq.ft. plus assumed additional impervious area. The applicant contended that such a standard should be in the development regulations. Staff indicated a need to ensure that adequate drainage control is provided to prevent overwhelming the system and causing problems down stream.

Discussion continued with review of comments from Tom O'Loughlin,

dated March 22, 2010.

- The width of the utility and access easement serving lot 2 may need to be increased.**
 - Driveways entering the open space will require construction for H2O loading.**
 - Maintenance of driveways will require an agreement.**
 - Sewer main must be located in the center of the Sachuest Dr.**
 - Sewer laterals must be provided for all existing lots.**
 - Slope of sewer main in Saltwood Drive must be uniform, with 4' minimum cover.**
 - Bailey sewer manholes must be reviewed.**
 - Sewer manholes must have 32" frames.**
 - Catch basin required at Saltwood Dr. & Sachuest.**
 - All roads must have a centerline crown with swales on either side.**
- Concrete culverts required for existing crossings.**
- Cross Country Lane should be constructed consistent with the waiver granted for Saltwood Dr. (20' roadway).**
 - Drainage impacts from the improvement of Cross Country must be address with the subdivision, as improvements not practical within the ROW of Cross Country.**
 - There was discussion that a subdrain for Saltwood Drive may be required if groundwater is encountered.**
 - The possibility of a subdrain for pond 202D was discussed.**

Mr. Gorton indicated that he would be providing written comments on the engineering aspects of the plan. These will include his contention that water table verification is needed in order to properly design the

proposed improvements, including the possible need for subdrains for the proposed Saltwood Drive in order to meet the requirements for separation from groundwater in the subdivision regulations.

There being no further discussion, it was determined that a subsequent TRC meeting would be scheduled upon submission of revised plans and calculations.

The meeting adjourned at 10:50am

Respectfully submitted

**Ronald M. Wolanski, Chairman
Technical Review Committee**