

January 28, 2016

By Hand and Email

Amesbury Planning Board
City of Amesbury
9 School Street
Amesbury, MA 01913

RE: Applicant: Fafard Real Estate and Development Corp. ("Fafard")
Project: Village at Bailey's Pond – Residential Planned Unit Development
SUPPLEMENTAL INFORMATION

Dear Members of the Planning Board:

In connection with Fafard's pending Site Plan Review application, I write to provide supplemental materials for the Board's consideration and a status report.

I. ENCLOSED SUPPLEMENTAL MATERIALS

I enclose ten copies of this letter and the following materials:

- Revised Overall Site Plan (rev. 1/28/2016) – one large version and one 11 x 17 version (revisions are outlined below).
- Cul-de-sac Turning Diagrams – two sheets (one for Phase 1 and one for Phase 2);
- 2010 Traffic Impact and Access Study (TIAS) – "Traffic Impact and Access Study, Proposed Village at Bailey's Pond, Amesbury, Massachusetts," by TEPP LLC, dated April 15, 2010.
- 2012 Supplemental Traffic Memo – "Response to Traffic Comments, Proposed Village at Bailey's Pond, Amesbury, Massachusetts," by TEPP LLC, dated November 9, 2012.
- 2016 Supplemental Traffic Memo – "Traffic Supplement," by TEPP LLC, dated January 28, 2016, confirming that
 - the previous TIAS findings are still valid
 - adequate sight distances are provided
 - the proposed development will have no significant impact on overall area traffic safety or operations
 - the proposed driveways are appropriate, whether the Beacon Street driveway is an emergency access or full access.

II. MODIFICATIONS REFLECTED IN REVISED OVERALL SITE PLAN

The Revised Overall Site Plan reflects proposed layout revisions – as compared to the initially submitted plans dated Oct. 1, 2015 – in response to comments of the Board, the City’s Planner, and the Board’s peer review consultant. These revisions are being presented by way of the Overall Site Plan, not the more detailed plan sheets, to facilitate further discussions. Of course, once a consensus is reached as to these layout issues, the plan set will be comprehensively updated. The revisions include the following:

Phase 1 Area:

- Beacon Street Drive: Drive to Beacon Street widened to 24' to accommodate 2-way traffic for full access – a modification a believe is warranted by the reduced units and removal of the internal loop roadway.
- Visitor Parking: 10 visitor parking spaces added – placed in lower, flatter areas of the project.
- Curbing: Bituminous cape cod berm added to all edges of pavement between the sidewalks and travel way to protect against plow damage and erosion from gutterline flow.
- Cul-de-sac Width: Roadway pavement width widened to 26' around cul-de-sac to accommodate SU-30 vehicles (as depicted in enclosed turning diagrams).
- Sidewalks: Sidewalk on one side of the road proposed as concrete all the way around the Phase 1 project area. The opposite side is bituminous pedestrian shoulder.
- Mailboxes: Mailboxes relocated out of Route 150 right-of-way to the perimeter of the cul-de-sac.
- Garages/Parking: All units to have 2 garage spaces (zoning bylaw requires 1.5 spaces per unit).
- Parking Compliance: Parking calculation table added, only crediting garage spaces. All exterior driveway spaces would be additional.
- Signs: Sign location added.
- Sidewalks Connecting Phases 1 and 2: Sidewalk connecting Phase 1 and Phase 2 relocated from Summit Avenue to interior location – consisting of a 6'-wide concrete walkway that could be easily maintained year-round.

Phase 2 Area:

- Visitor Parking: 3 visitor parking spaces added – placed closest to trail access.
- Cross Walk: Cross walk to trail/sidewalk added.
- Curbing: Bituminous cape cod berm added to all edge of pavement between the sidewalks and travel way to protect against plow damage and erosion from gutterline flow.
- Pedestrian Shoulder: Pedestrian shoulder added around cul-de-sac to better define the travel way and to accommodate SU-30 vehicles.

- Sidewalks: Sidewalk on one side of the road proposed as concrete. The opposite side is bituminous pedestrian shoulder.
- Mailboxes: Mailboxes relocated out of Summit Ave right-of-way to the perimeter of the cul-de-sac.
- Garages/Parking: All units to have 2 garage spaces (zoning bylaw requires 1.5 spaces per unit).
- Signs: Sign location added.

III. STATUS REPORT

Following are summaries of the key events to date and projected schedule of events:

Past Events:

- Oct. 15, 2015 Application submitted
- Nov. 23, 2015 **Public hearing commenced**
- Dec. 15, 2015 Supplemental Submittal (by OCG)
- Revised layout sheets depicting relocated connecting sidewalk (those plans are superseded by this submittal)
 - Earthwork specification example
- Dec. 2015 Stantec retained as Board's peer review consultant
- Jan. 11, 2016 **Public hearing continued** – no discussion (pending Stantec review)
- Jan. 14, 2016 Supplemental Submittal – Architectural Plans
- Jan. 20, 2016 Stantec report issued
- Jan. 21, 2016 Stantec meeting (with City Planner and applicant representatives)
- Jan. 28, 2016 Supplemental Submittal - (this package)

Upcoming Events:

- Jan. 28, 2016 **Design Review Committee ("DRC") meeting**
- Feb. 8, 2016 **Planning Board Hearing** – Discussions to focus on
- Site layout issues as presented in the enclosed materials (hopefully with the benefit of Stantec review)
 - Architectural/DRC issues
 - Traffic issues
 - Upcoming tasks and schedule (with anticipated hearing continuance to March 14)
- Feb. 29, 2016 Supplemental Submittal to Board – expected to include comprehensive response to Stantec report and related materials.
- March 14, 2016 **Planning Board Hearing** (hopefully with the benefit of Stantec's review of response and supplemental materials).

In addition, Fafard anticipates filing the following shortly:

- Wetlands Applications – Conservation Commission: By the February 16 application deadline for the March 7 hearing.
- Earth Filling Special Permit Application – Planning Board: The schedule here is dependent on achieving consensus with the Planning Board and Stantec on the project layout, various design elements relevant to the earth fill details (e.g. stormwater management).

Thank you for your consideration of these materials. We look forward to discussing these with the Board at its February 8 hearing.

Sincerely,



Jeffrey L. Roelofs

Enclosures

cc: Michael Leach, Stantec (by email, hard copy to be mailed tomorrow)
John Goldrosen, Esq. (by mail)
Sean Malone
James McLoughlin

