



Town of Sudbury

Dept. of Public Works

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I. William Place, DPW Director/Town Engineer

ENGINEERING • HIGHWAY • PARKS & GROUNDS • TRANSFER STATION • TREES & CEMETERY

February 9, 2016

Board of Appeals
278 Old Sudbury Road
Sudbury, MA 01776

Subject: The Village at Sudbury Station/Comprehensive Permit
Peter's Way Extension

Dear Mr. Chairman:

This Department of Public Works is in receipt of The Village at Sudbury Station Comprehensive Permit Application by Sudbury Station, LLC, and Traffic Impact Access Study, The Village at Sudbury Station 40B Development by MDM Transportation Consultants, Inc. dated December 2015.

I have reviewed the referenced materials and my comments are as follows:

1. The applicant is requesting waivers from sections of the Sudbury Stormwater Management Bylaws in specific Section 5.0 applications and Regulations and Section 7 through 11. I would recommend the Board not grant this waiver. This Bylaw was enacted to control erosion, sedimentation, site runoff, increased post development runoff associated with new development and redevelopment. All in an effort to protect the health, safety, environment and welfare of the public.
2. Drainage calculations have not been received for review and a method of controlling runoff from the site has not been demonstrated.
3. The applicant is proposing 16' wide lanes at Hudson Road and Concord Road. The Planning Boards' Rules & Regulations Typical Road Cross Section requires 12' wide lanes. I see no reason for these proposed widths. I would recommend two 12' wide lanes at each entrance to the development.
4. Profile plans at a scale of 1" = 4' vertical and 1" = 40' horizontal should be submitted for review.
5. Site detail plan should be submitted for review.

6. Retaining walls are to be designed by Registered Professional Structural Engineer.
7. The applicant does not show a connection to the gas main in Hudson Road nor Concord Road. How are the buildings to be heated?
8. Regrading of the entire site should be shown in 2 ft. contour intervals.
9. Floor plans of the building should be provided for review.
10. Elevations of each building should be provided for review.
11. Test hole information should be submitted in the area of the proposed septic system and detention system areas.
12. Plans have not been stamped by a Registered Profession Engineer, Land Surveyor or Architect.
13. The preliminary Site Plan prepared by Sullivan Connors, Inc. shows the sidewalk at the entrance from Concord Road on the south side of the Access Driveway; however, Traffic Impact and Access Study by MDM Transportation Consultants, Inc. shows the walkway on the north side of the Access Drive. Plans should be changed accordingly.
14. MDM Transportation Consultants, Inc. shows sight line at the Access Drive and Hudson Road crossing private property with a note stating clearing/regrading is necessary to maintain unimpeded sight lines. Easements for this work must be received from the abutter prior to approval from the board.
15. I question the average Vehicle Delay Comparison results on Table 12, Peakham Road onto Hudson Road, MDM Transportation Consultants, Inc. observed average vehicle delay of 20 seconds in the A.M and 16 seconds delay in the P.M. for a level of services of C. I have personally observed greater than 16 seconds trying to head westbound on Route 27 during peak evening hours from Peakham Road.

If there are any questions, please advise.

Sincerely,



I. William Place, P.E.
Town Engineer/DPW Director

cc: Sullivan, Connors & Associates
Chris Clawson