

Jacqueline Shanley

From: Joe Longo <jlongo@horsleywitten.com>
Sent: Friday, October 18, 2013 5:08 PM
To: Jacqueline Shanley; Rich Tabaczynski
Cc: mmattos@ahscinc.org
Subject: Middlebury Arms - Revised Site Plan
Attachments: 131018_MIDDLEBURY ARMS REVISED PLANS_11075.pdf

Hi Jackie and Rich,

Attached please find a revised site plan. We revised the driveway to the south-east of Building A to be no closer to the wetland than the existing paved driveway. We are hoping this will alleviate the Selectman's concerns for this area. We have not relocated the driveway behind Building D. Our overall goal for the project was to keep within the existing pave footprint when possible. We felt that relocating the driveway would create more disturbance. Also as you are aware, as part of this improvement project we have reduced the total impervious area as follows:

IMPERVIOUS AREA WITHIN 25-FT BUFFER

EXISTING

DESCRIPTION	AREA (SF)
ACCESS DRIVE/PARKING	5055
PLAYGROUND	0
TOTAL	5055

PROPOSED

DESCRIPTION	AREA (SF)
ACCESS DRIVE/PARKING	4297
PLAYGROUND	7
TOTAL	4304

We are also providing stormwater pretreatment to the maximum extent practicable per the Massachusetts Stormwater Regulations as this is a redevelopment project (as approved by ConCom previously). Stormwater along this access drive (entire length off of Wood Street) in existing conditions currently flows along the curb line to a curb cut with no treatment and directly enters the wetland. As part of the improvements we are proposing to collect and treat all the proposed pavement for the site except this 140'+/- section that the drive is directly adjacent to the wetland where there is no room for a swale. The objective of the project was to stay within the existing parking lot/drive footprint as much as possible. Shifting the drive would require additional ground disturbance including tree removal, replacement of existing soil with pavement and subbase material.

Any questions please let me know.

Thanks and have a nice weekend.

Joe

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