



MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Our file #8613 Royal Energy Properties Site Plan
DATE: September 06, 2019

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the site plan application of Royal Energy Properties, LLC Cold Storage Warehouse and are in response to the comments received from McGoey, Hauser and Edsall Consulting Engineers, D.P.C. dated August 15, 2019

1. The plan has been re-designed to identify a 72,000 square foot cold storage structure. Several existing structures on the site are proposed to be removed. Site has been re- designed to provide one side access for a fire access road.
No response required.
2. Jeff Battistone’s 31 May 2019 letter has been addressed by removing the existing concrete pad which encroaches on the adjoining property. Existing propane facilities are subject to review and approval by the Code Enforcement Officer regarding separation distances from the property lines.
A map copy has been supplied to the Code Enforcement Officer for his review and approval of the propane tanks.
3. Lot building coverage should be identified on the plan sheet.
Lot building coverage is noted on the plan and accepted by the Town Board in accordance with Town Code Section H. (4).
4. The project is before the Planning Board to be developed within the RAG Zone with BC Overlay. Town Board approval of the BC Overlay is required. Building size has been significantly revised since initial Town Board review. Revised building layout should be submitted to Town Board for review and concept approval of the BC Overlay Zone.
The Town Board reviewed the revised plan at their August 26, 2019 meeting and accepted the plan contingent upon the new building being pre-fit for a sprinkler system during construction to accept water supply from a pressurized source to accommodate future municipal water service.

5. The Planning Board previously identified their desire to have curbing placed on the Route 9W access. The Applicants representative has identified that after meeting with DOT, curbing would not be a DOT requirement.
In accordance with the revised plans, curbing will be installed along the westerly side of the new parking area as a component of the proposed stormwater management plan.
6. Site development details should be submitted in the future as identified in the Applicants letter. A subsurface sanitary sewer disposal design, Stormwater Pollution Prevention Plan, grading plan, lighting plan, erosion and sediment control plan and details, finished floor elevations for all structures.
Site development plans, including a lighting plan, sanitary sewage disposal plan, grading plan, erosion and sediment control plan, and finished floor elevation have been included with this submission. Soil testing will be performed for the stormwater design, and the SWPPP will be included in the next submission if the grading plan as submitted is acceptable.
7. Comments from the Jurisdictional Fire Department Code Enforcement Office regarding the need to provide one side access to the entire structure proposed 26 wide gravel access roadway may need to extend the entire frontage of the structure.
The roadway on the westerly side of the building has been extended along the entire frontage of the building. We will continue to work with the fire department to address any additional concerns, including the demolition of the current buildings on the site.
8. Accessible parking spaces should be addressed on the site as required.
A handicapped space has been included on the plan, with acceptable grade to access the doorway on the southerly side of the building.
9. Any proposed signage should be identified on the site plan.
All signage will be on the building as depicted on the Elevations. No freestanding signage is proposed.
10. The Planning Board should discuss the necessary landscaping plan for the site.
Lawn areas and landscaping have been added to the plan, as well as bioretention areas.
11. A note should be added to the plan stating that the building shall be staked out by a land surveyor prior to issuance of the Building Permit as building is located at property setback lines and/or variance requirements.
The requested note has been added to the plan.

Thank you for your continued consideration in the review of this project.