

RE: Revised Cranberry Point Plans and Documentation

Edward Pesce <ed@pesceeng.com>

Wed 12/6/2023 3:23 PM

To: Evan Lehrer <ELehrer@mashpeema.gov>

Cc: Jack McElhinney (jmcclhin@aol.com) <jmcclhin@aol.com>; Matthew Eddy <meddy@baxter-nye.com>; Karyn Leslie <kleslie@mashpeema.gov>

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Hi Evan,

I have reviewed the latest site plans and stormwater management report (both revised 10/13/2023). With the correspondence and responses below from earlier in the year, most of my previous review comments have been satisfactorily addressed.

I only have some minor remaining comments, based on my review of the revised design documents. These include the following:

1. I recommend that the Stormwater O&M Plan be signed & dated by the Owner/Developer (sheet C4.3). And actually, I would recommend this O&M Plan to be reprinted with the inspection log (that was previously submitted) as a stand-alone document for the Planning Board files on this project.
2. The following items are requested to be edited/added to Sheets C4.0 & C4.1 for clarity during construction:
 - a. Add the invert elevation for the dewatering pipe for the proposed water quality forebays (Inverts are not shown for Ponds 4P, 5P, 6P, 8P & 9P).
 - b. Add the proposed grade labels for the proposed contours for the water quality forebays.

Thank you and please let me know if you have any questions,

ED

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From: Matthew Eddy <meddy@baxter-nye.com>

Sent: Wednesday, March 29, 2023 10:50 AM

To: Evan Lehrer <ELehrer@mashpeema.gov>; Edward Pesce <ed@pesceeng.com>
Cc: Jack McElhinney (jmcelhin@aol.com) <jmcelhin@aol.com>; Troy Miller <tmiller@southworthdevelopment.com>
Subject: RE: Revised Cranberry Point Plans and Documentation

Hi Ed,

Thanks for responding while you're away. See my comments below in red. We just had a call and the Planning Board meeting got postponed. We can catch up next week when you're back at your convenience. I just wanted to get reply's out to you today.

Enjoy your time off!

Thanks,
Matt

From: Evan Lehrer <ELehrer@mashpeema.gov>
Sent: Wednesday, March 29, 2023 9:36 AM
To: Edward Pesce <ed@pesceeng.com>
Cc: Matthew Eddy <meddy@baxter-nye.com>; Christopher Kirrane <ckirrane@dunningkirrane.com>
Subject: Re: Revised Cranberry Point Plans and Documentation

Ed,

See attached regarding original comment #3.

Evan

Evan Lehrer, MPA

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From: Edward Pesce <ed@pesceeng.com>
Sent: Wednesday, March 29, 2023 9:32 AM

To: Evan Lehrer <ELehrer@mashpeema.gov>

Cc: Matthew Eddy <meddy@baxter-nye.com>; Christopher Kirrane <ckirrane@dunningkirkane.com>

Subject: Revised Cranberry Point Plans and Documentation

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Hi Evan,

As you know (and I mentioned at the last PB hearing) I am off on vacation this week with family at Disney World – we're off to Star Wars at Hollywood Studios today in a little while.

However, I have reviewed the revised plans, the letter from Baxter Nye regarding responses to my previous comments, and the letter from Troy Miller of Southworth Development (all of these documents are dated 24 March 2023). The revised plans and associated documentation have addressed the majority of my previous engineering review comments. There are a few comments that still need to be resolved. However, these comments are relatively minor, and I believe can be resolved with direct coordination between myself and Matt Eddy of Baxter Nye. Subject to the discretion of the Board, I would recommend approval of these plans, with the Condition that all the Pesce Engineering comments are satisfactorily addressed.

For yours and the Board's information, my remaining unresolved comments are as follows:

Site Plan, Layout & Utilities

Original Comment 3. a. We note that the edge of the turning path for the proposed fire truck swept path analysis shown on sheet C3.4 touches the concrete island for the security gates at the entrance. We recommend that the entrance area be modified/widened to provide more clearance between the truck path and the gate island.

There does not appear to be any change in the design to provide additional clearance.

As discussed Fire Dept had approved and you noted you'd defer to them (see letter and email from Fire Dept.).

We did adjust the turning movement showing the overhang doesn't go over the center island.

We did not need to modify any geometry at the entrance.

Original Comment 6. We recommend that a construction detail be added to the plans showing the design cross-section of the proposed gravel golf cart path.

I could not find a new construction detail on the plans for the cart path.

We added the road cross section detail and the shell shoulder detail (see #C418-A). The shell shoulder detail is intended for the cart path too. We will update that detail title.

Stormwater Management

Original Comment 1. We recommend that a Stormwater Management Operation & Maintenance Plan be prepared for this project. This plan should include a line for the name, date, and signature by the owner, and an inspection log form.

Stormwater O&M Plan Notes have been added to Sheet C4.3, however, no Inspection Log is provided

Inspection Log is attached.

Original Comment 3. We note the proposed retaining walls in several locations behind proposed residences. The low points of these retaining walls (on the upland side) behind cottages 10 & 12 will cause ponding and potential drainage issues (behind the walls). We recommend that consideration be given to providing some sort of drainage outlet (with erosion controls) at these locations.

There have been some minor revision to the Bottom of Wall grades behind these 2 buildings, but it does not appear that the low spots have been eliminated.

The grades at the top of the walls were revised to eliminate low spots where water might collect. The bottom of wall grades are "daylight" grades and I believe are correct. If we could review together when you're back so I can understand your concerns that would be great.

Original Comment 6. Two boring "B-6" labels are shown on the existing conditions plan (sheet C2.0). Please correct the numbering for this boring. Additionally, the soil boring logs do not contain any information regarding the depth to groundwater. We recommend that this information be provided, along with the estimated seasonal high groundwater (ESHW) elevation.

The Boring label has been revised on the plan, and the response letter from Baxter Nye indicates that the ESHW was referenced from the Geotech report attached to the response letter – but the Geotech report was not included.

Groundwater elevation table attached.

Please let me know if you have any questions on the above. I will call you to check in before the hearing tonight.

Thank you,

ED

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