

Farm Road Homes Response to Tetra Tech Peer Review
October 27, 2023
Site Design Items 1-17

The Site Plans provide a good introduction to the scope of the Project and its various components. The following specific comments are offered to identify areas where additional information is required, or changes are requested to address questions or support further review.

1. The Project roadway is approximately 750 feet in length which exceeds the maximum length allowed under local subdivision regulations (600 feet maximum). The Applicant shall coordinate with the Sherborn Fire Department to determine if the proposed roadway length poses a risk to emergency access.

Sherborn Fire Department has reviewed and determined the driveway as proposed does not pose a risk to emergency access. As requested at the ZBA hearing December 14th, the applicant has further reviewed the site plans with Chief Ward. See his letter dated January 12, 2023.

2. The access driveway for Units 1 through 7 is greater than 150 feet in length and does not include a turnaround. Additionally, a solar canopy is proposed over the adjacent parking which may impede access by emergency response vehicles. The Applicant shall coordinate with the Sherborn Fire Department to determine if the proposed access driveway poses a risk to emergency access.

Sherborn Fire Department has reviewed and determined the driveway and solar canopy in the rear of homes 1-7 does not pose a risk to emergency access. See Chief Ward's letter dated January 12, 2023.

3. The proposed fire tank/cistern is located at the rear of the site but no method for Fire Department hydrant access is available at any other areas across the site. Typically, a dry hydrant system would be proposed throughout the development in this situation. The Applicant should provide written confirmation from the Sherborn Fire Department that this condition is acceptable. The proposed development is dense and confirming methods of fire suppression are critical to public safety.

At the request of the Sherborn Fire Department, Farm Road Homes is designing a new cistern location further south on the property. We will provide a new location and other engineering detail on the next version of the site plan.

4. The location of the fire cistern would require a pump truck to block the roadway in the event of a fire emergency at the site. We recommend the Applicant consider proposing a parking space for Fire Department use with dimensions suitable to accommodate the department's pump truck.

See comment above.

5. A 1:1 slope is proposed at the bottom of a proposed retaining wall west of the proposed fire cistern. This may contribute to an unsafe condition as any erosion in the 1:1 slope may compromise the wall. The Applicant should detail top and bottom of wall elevations and include a detail of the wall on the Plans.

This area has shallow ledge including the slope area. We added a second retaining wall at the toe of slope of the steep slope section above the access terrace to have 1.5:1 slope so to improve the stability. As noted above the fire cistern has been re-located away from this area.

6. A 1:1 slope is proposed upgradient of the northwest corner of the parking area at Units 1 through 7. It is unclear if this slope is contained on the subject property as it appears two iron rods were located in this area but the property line with #55 Farm Road does not appear to meet at those points. The Applicant shall clarify, through their licensed surveyor if the property limits provided are correct. Additionally, 1:1 slopes are prone to erosion and stormwater will be directed through this area.

The slope described is contained on the subject property. The iron rods noted are from previous boundaries and are no longer relevant. A shallow runoff interception swale will be created to direct runoff away from the riprapped slope. This will apply for all similar areas. We also regraded the area close to Unit 1 to make the slope to 1.5: 1.

7. The Applicant should detail utility corridors for the proposed solar arrays and the wells. We anticipate utilities will be installed in the proposed access road along the east side of the Project and the installation may be complex

with the number of wells and solar arrays proposed. The Applicant should also confirm if the utility company will require utility poles (load breaks, metering, recloser, etc.) at the interconnection point. Additionally, the wattage of the proposed system should be provided to determine if a waiver is needed from local bylaw which regulates ground-mounted solar facilities.

The five solar tracker devices shown along the eastern property line have been eliminated. Total solar wattage on the site will be 233.3 kW DC. More detail on transformer locations etc. will be detailed on the next version of the site plan.

8. Grading and drainage scope is shown on adjacent Lot 2B. The Applicant shall confirm if that property is part of the Comprehensive Permit Application. If not, that scope should be removed from the Plans or shown in some other manner to differentiate it from the portion of the site dedicated to the Comprehensive Permit Application. Written confirmation from the abutter shall also be provided to confirm their acceptance of the proposed scope on their property.

The adjacent property known as Lot 2B is not part of the Comprehensive Permit Application. All grading lines on Lot 2B will be shaded out to indicate an existing condition.

9. We recommend a fence with gate be proposed at the well/solar array access road to prevent unauthorized access. This is suggested for the protection of the residents from access to potential high voltage equipment associated with the array and protection of the wells from potential vehicular damage.

A plan detailing safety fencing design for solar arrays will be detailed on the next version of the site plan.

10. A retaining wall and solar arrays are proposed within the 15-foot pedestrian access easement on the east side of the Project. We recommend the Applicant provide easement documentation allowing this encroachment.

The five solar arrays along the eastern property line have been eliminated. Regarding the limited easement in gross, the proposed retaining wall does not unreasonably burden the rights of the two identified individuals.

11. It is our understanding that horse stabling and/or farming once occurred at the site and several outbuildings remain in a dilapidated condition. The Applicant should clarify if they have performed any due diligence related to potential soil contamination at the site or known underground tanks.

Most of the outbuildings on the property have been removed for re-use elsewhere. The few remaining small open structures will be demolished. The applicant is not aware of any underground tanks or other contamination on the site. Extensive exploratory test holes were dug in this area and nothing was discovered.

12. A roadway profile and roadway cross-section should be included in the Plans.

A roadway cross section is provided in the detail sheet. A profile will be added to the plan on the next version of the site plan.

13. We anticipate foundation drains will be required for each of the dwellings. Foundation drains should be provided on the Plans.

Foundation plans will be shown for each of the buildings on the next version of the site plan.

14. The Applicant should provide a stamped site survey to confirm the site was surveyed by a Massachusetts licensed professional land surveyor.

Previously provided in the Comprehensive Permit Application and may be found on the town website at [24x36 ANR \(55 AND 65\) \(sherbornma.org\)](https://www.sherbornma.org/24x36%20ANR%20(55%20AND%2065)).

15. The entire Project scope does not appear to be included on the development overview located on the cover sheet which is missing the solar array and other at-grade items such as maintenance access ways, limit of clearing, etc.

As requested, the cover sheet is updated to include the surface infrastructure envelope and footprint for an overview of the overall development including roads, houses, stormwater basins, wells, septic field, solar arrays, and access ways. Further detail may be found in the remaining sheets.

16. The plans are very “busy” with a lot of information included on a small number of plans. We recommend sheets be added to the plans set particularly a separate Utilities Plan and Grading and Drainage Plan.

A separate utility plan has been added for sewer, water, and electricity. They are also shown all together to avoid conflicting locations.

17. Plans are provided in color presumably for presentation purposes. We recommend all plans be provided in grayscale.

Both color and grayscale versions will be provided for the convenience of all reviewing parties.