

Stephanie Mercandetti

From: Stephanie Mercandetti
Sent: Tuesday, May 03, 2016 6:05 PM
To: Stephanie Mercandetti
Subject: FW: Timber Crest Estates Comprehensive Permit Filing - Public hearing Opens May 4th @ 8pm
Attachments: GIS Layers.docx

From: David Damico
Sent: Monday, May 02, 2016 11:14 AM
To: Stephanie Mercandetti
Cc: Susan Affleck-Childs; Thomas Holder
Subject: RE: Timber Crest Estates Comprehensive Permit Filing - Public hearing Opens May 4th @ 8pm

Stephanie,

Now that the new MS4 permit has been issued and we will be filing an NOI to be covered under it, I'd like to suggest that we start now planning on what we'll need to do under the new permit. Timber Crest will not be exempt and we need to start rethinking development. The Town will need to low impact development proposals on new developments. I would suggest that Timber Crest be asked to submit both a traditional plan (which I'll say is what they did, OSRD type) and a LID plan that would seek to minimize pavement and abolish a central storm drain system. No curbs, catchbasins, pipes, or manholes unless there is no other choice is some spots. Drainage would be handled by controlled run-off to rain gardens, tree wells, and swales that promote infiltration everywhere possible. Cul-de-sacs become hammerheads, sidewalks on one side only and gravel wherever possible. Pavers and permeable pavement and concrete used as an alternative. Other Towns do require alternate LID submittals to be selected by the ruling body. Costs should be similar in either case. It's not about money, it's about water resources.

In addition, I saw the plan submittal and that's really poor. We need to require everything now be submitted in GIS format using MASGIS standards. The attached document has a list of layers that need to be included. Again, not our rules yet, but they will be shortly. This project is too big to not do it correctly.

Thanks,

Dave
DPS Deputy Director
Check us out on-line at www.townofmedway.org

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GIS Layers

Streets

Buildings

Parcels

Zoning

Impervious Surface

Groundwater Protection District

MA DEP Wetlands

FEMA Flood Zones

Topography

Speed Limit

Street Surface

Street Trees

Stormwater System

Sewer System

Water System

Private Wells

Street Signs