

From: Chris Coppi <chris@albertfrick.com>
Sent: Friday, February 15, 2019 2:26 PM
To: Shannon Belanger; 'Joseph Coronati'; 'Kevin Hill'; Mike Livingston
Cc: 'Brady Frick'
Subject: RE: Harborside Village

Dear Shannon,

We have been working with Kevin and Joe Coronati regarding wetlands permitting and vernal pools at the property since this past fall. Due to federal regulations regarding vernal pools, we have been working on adding vernal pool management features to the approved plan to avoid adverse impacts to vernal pool habitat. These are only Corps pools as they do not trigger significance with the DEP Natural Resources Protection Act, and as such, are not regulated with the DEP. With that being said, now that the plan is being finalized, we have started to put together the application for wetland impacts to the Corps and the DEP and anticipate submitting these permits by next week or the following week. When finalized, we can certainly send copies of these permits to you as well so you can distribute them to the Planning Board.

Please feel free to contact me with any questions.

Sincerely,

Chris

Chris Coppi CWS, LSE
Wetland Scientist
Licensed Site Evaluator

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Note: PDF files, if attached, will be slightly off-scale when printed. However, requesting a mailed paper copy will assure perfectly scaled plans, if that is important.

From: Shannon Belanger [mailto:Sbelanger@wellstown.org]
Sent: Friday, February 15, 2019 10:45 AM
To: Joseph Coronati; 'Kevin Hill'; Mike Livingston
Cc: Chris Coppi
Subject: Harborside Village

Thank you for the cover letter for Harborside Village.

We will need application, supporting materials and plan copies by next Tuesday (2/19) for the Planning Board meeting packets that get distributed next Friday. A total of 12 copies are required. For plan copies, we ask for 4 copies of the large plan set (24" x 36") and 8 reduced plan sets (11" x 17"). Please fold these plans ahead of time.

In looking over the plan set that was provided with the Final Subdivision Application last week, it appears an outdated plan version was provided. Please make sure the plan copies you provide next week include the correct plan version. Attached is the last Preliminary Plan version of sheet OV1 showing 41 dwelling units and the 40' wide easement to abutting lot 19A. This plan is dated revised 7/30/18.

The Final Subdivision Plan should also address the following:

- The RA and GB zone line to be moved so that all dwellings fall within the RA zone. (The zoning boundary can move up to 100' linear feet per Chapter 145). Unit 1 and unit 7 should fall within the RA zone.
- The net area of the development to be revised on the plan. The area of Bourassa Lane does not appear to have been deducted from the total project area.
- The Town Assessor to assign a Map and Lot number to the project as Lots 70, 19C, 19D and 19G to become one parcel
- An abutting Map and Lot number to be corrected on the survey statement used
- Plan to add a note stating ? easements for water and sewer lines in private roads shall be granted to WSD and KKWWD.?
- Plan to add a note regarding Open Space use(s) or what proposed restrictions of Open Space are and how Open Space to be managed/maintained and owned.
- Bourassa Lane to be upgraded to 20' wide pavement with 2' wide gravel shoulders and to be gated
- An alternative plan concept to connect Bluefin Ave to Mia Lane, eliminating the cul-de-sac to be provided for the Fire Chief and Planning Board to review
- Boundary lines and common area line types to be different

Other items needed:

- Verbal pool verification to be completed this March or April and the Planning Board may consider allowing more time to accomplish this requirement
- Drainage and Design comments to be addressed. The Planning Board may consider allowing more time to accomplish these changes.
- KKWW and WSD corrected letters for 41 dwelling units
- Status of MDEP stormwater permit application (copy of what was provided or an update on why not submitted yet) Planning Board may consider allowing more time to accomplish this requirement
- Draft Condominium Documents to be provided

If the above items are not addressed on the final subdivision plan or within supporting materials to be provided next week, the Planning Board will be looking for reasoning as to why these revisions were not done.

Thank you,

Shannon L.M. Belanger
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