

Review of DCI Response Letter Of March 31, 2021

Sheet T1

Benchmarks have been provided on sheets S1 only. Subdivision regulation 5.4 3.n. requires that there be a minimum of two (2) permanent benchmarks in the subdivision for each street.

The benchmarks provided are across the street on granite steps. At a minimum, the top of the iron pipes and iron rods found, which are shown on sheet S2, could be used as benchmarks and would meet the requirements of the rules.

The February 17, 2021 letter by MTC contained in the original application listed the frontage for 21 Hancock Street as a combined frontage on both Hancock Street and Leavitt Court as 267.28. Similarly, the frontage for 27 Hancock Street was listed as a combined frontage of both streets as 267.40 feet. The frontage in the table on Sheet T1 for 21 Hancock Street is listed as 96.52 feet which Mr. Sawyer says is the correct frontage in his letter of March 31, 2021 which appears to contradict the information provided by MTC and is not consistent with the fact that the frontage for 27 Hancock Street is listed as 267.40 feet. Shouldn't the frontage on 27 Hancock Street be listed in the table as 95.96 to be consistent with 21 Hancock Street.

Clarification on this point would be helpful

Sheet S1

The Existing Conditions plan as well as a Plan of Land has been included in the plan set. These plans are not yet complete since easements are not yet provided for proper maintenance and operation of the stormwater system, use easements for the residents if proposed, and easements for electric, telephone and gas services. As stated by Mr. Sawyer all required easements will be included in the final plan set.

Sheet C1

Layout and Utilities Plan

The issues previously raised have been addressed.

A minor note. It appears that the proposed sewer extends beyond sewer manhole 2 (SMH 2). The extension doesn't appear necessary.

Sheet C2
Grading and Drainage Plan

As shown by the revisions to the contours on the drawings the slope of the drainage path from the rain garden has been increased to a minimum of 1% and should eliminate any of the issues that would have been caused by a flatter slope.

Detail 6

The sidewalk detail has been modified

Sheet 2

No Comment

Erosion Control Plan

No Comment

The revised stormwater report is has not yet been resubmitted.