

June 10, 2022

Michele Decoteau, Town Planner
Town of Brookline
P.O. Box 360
Brookline, NH 03033

**Re: Housing for Older Person Development, 23 Main Street (Map H, Lot 42)
 Plan Review**

Dear Ms. Decoteau:

We reviewed the 12-sheet plan set dated May 13, 2022 and Stormwater Management Report dated May 11, 2022 both prepared by Meridian Land Services, Inc. in accordance with our agreement with the Town. Based on a site visit and that review, we offer the following comments:

1. The Roadway Section depicts a 4' shoulder on both sides of the road except where grass strip is proposed between the sidewalk and roadway. In that location there is no shoulder proposed but a grassed ditch that slopes down from the edge of pavement, which is unacceptable. If a grass strip is to be used between the sidewalk and roadway, a gravel shoulder is required (to support the edge of pavement) and the swale must comply with the Roadway Section ditch detail.
2. The proposed ditch between the sidewalk and roadway crosses several proposed driveways with no culverts. Please clarify how stormwater flow will cross the driveways.
3. Clarify why a Cape Cod Berm is proposed instead of a shoulder/grass ditch as required by the Town's Regulations. Also, there is a break in the Cape Cod Berm that is an unacceptable way to convey roadway runoff to the infiltration basin (requires high maintenance). A catch basin must be installed at the gutter line at this location.
4. Add a STOP sign to the plan at the Main Street intersection.
5. Verify that adequate sight distanced exists at the proposed intersection with Main Street. There are no grading concerns but clearing and an easement for long term maintenance may be required.
6. A general detail for the proposed retaining wall (Unit 1) is required to depict general wall construction details. Add a note that final design will be completed and must be

- approved by the Town during construction if that is the intent. Also, the grades uphill of the retaining wall appear very steep. Clarify the design intent at this location.
7. The proposed crosswalk located at Station 14+50 must be relocated to the intersection with the roadway/driveway circle to avoid a mid-block crosswalk installation.
 8. All curb ramps must be concrete with cast iron detectable panels per NHDOT standards.
 9. Clarify the construction details required to remove the curb cuts on Main Street (curb, grass strips, widths, sidewalk construction, etc.)
 10. Additional details are required for the cistern installation.
 11. Clarify how many bollards will be installed, the type of lights proposed on top of the bollards, and where the bollards will be installed. Also, is any other site lighting proposed?
 12. Show proposed utilities (electric, telephone, cable) on the plans.
 13. The proposed grading on the plans does not appear to direct stormwater flow from the clubhouse, Units, 7, 8 and 9, and the clubhouse parking lot to Infiltration Basin A as described in the Stormwater management Report. Please show on the plans how this will be accomplished.
 14. Some stormwater flow from adjacent lot H-40-1 flows to the proposed roadway and into Infiltration Basin A. Please determine if additional flows need to be included in the analysis, if these flows will eventually be directed to the proposed Infiltration Basin, and if that additional flow will affect the design.
 15. There is an existing catch basin proposed to remain in the middle of the proposed intersection, which is not ideal. An additional basin should be installed uphill of the upstream curb ramp to collect stormwater from Main Street before it crosses the proposed roadway. The existing basin should be reconstructed to a manhole to avoid a depression in the intersection or removed if required by DPW.
 16. There is a detail for a Jumbo Infiltration Basin but none were found on the plans. Please clarify.
 17. Clarify with material is proposed on the bottom of the infiltration basin. Both loam and seed and 6" of pea gravel are shown on the detail.
 18. The infiltration basin detail does not include the stone berm between the sediment forebay and main part of the basin. Please revise the detail to include the berm and

clarify associated construction details.

19. A long-term maintenance plan must be included for the infiltration basin (note prepared is not detailed enough).

If you have any questions or need any additional information, please feel free to contact me at 603-413-6650 or on my cell phone at 603-731-1562 or by email at MVignale@kvpllc.com.

Sincerely,

KV Partners LLC

A handwritten signature in black ink, appearing to read "Michael S. Vignale", with a stylized flourish at the end.

Michael S. Vignale, P.E.
Principal Engineer