

October 6, 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 revised 18-sheet plan set dated August 10, 2022 prepared by Meridian Land Services, Inc. and the Traffic Report prepared by GPI dated July 19, 2022 in accordance with our agreement with the Town. Based on that review, we offer the following comments:

1. Bollards appear to be within the proposed roadway right of way. Bollards will not be acceptable in the right of way if this is to become a public road.
2. Snow plowed at the north end of the hammerhead will be pushed directly into the parking lot and crosswalk which seems problematic. Clarify how snow removal operations will work between two maintenance entities (Town and private).
3. As previously noted, verify that adequate sight distance 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. A sight distance plan was provided but the required clearing (some of which is in a wetland) is not shown on the plans. An easement is required to ensure that vegetation will be maintained in perpetuity.
4. As previously noted, all curb ramps (internal to the site and at Main Street) must be concrete with cast iron detectable panels per NHDOT standards. Clarify on the plans that the landings and ramps will be concrete and provide a concrete ramp detail that includes welded wire fabric (WWF) reinforcement at the landings.
5. As previously requested, additional details are required for the cistern installation. The requested details were provided and it is assumed that the Fire Department will review most details. However, although the high-water table was shown, what assurances are there that the basins will remain full during dry periods?
6. It is assumed that the septic system and water system installation will be reviewed by

others (State permits).

7. The proposed grading on the plans has been revised 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. This is proposed to be accomplished by construction of a 6" high earth berm that is 4' wide at the top of a slope. A proposed stormwater conveyance swale that is more substantial is required to ensure that stormwater will be conveyed as proposed and stormwater mitigation requirements are achieved.
8. The 6" underdrain below the proposed filtration basin appears to have no outlet. Clarify the intent of the underdrain and how the filtration basin bottom will remain dry between rainfall events.
9. A Trench Drain was noted on the plans behind Unit 4. Clarify the construction details of the installation.
10. As previously noted, a long-term maintenance plan must be included for the infiltration and filtration basin. Response was that it will be included in the Alteration of Terrain documents. Town review of this document is required
11. We reviewed the Trip Generation Letter prepared by GPI. The methodology and conclusions are reasonable for the proposed development and we agree that impacts will be minimal. However, it does not address the thousands of trucks required to remove the 100,000 CY of material from the site. Although this project has access to a State highway, clarification of what Town roads will be impacted by the truck traffic, both by traffic operations and heavy loadings, is required.

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



Michael S. Vignale, P.E.
Principal Engineer