

W-1157102  
December 7, 2021

Tracy Murphy, Director of Planning and Development  
Town of Winchendon  
109 Front Street  
Winchendon, MA 01475

Re: **Proposed Pharmacy with Drive-Thru Peer Review Services**

Dear Tracy and Members of the Planning Board:

Tighe & Bond has been retained by the Town of Winchendon to provide Peer Review Services to the Planning Board in their review of the Site Plan Review Application for the development of the proposed Pharmacy with Drive-Thru at 290 Central Street (Route 202) (the Project). The property is located within the R10 – Neighborhood Residential and R80 – Rural Residential zoning districts, according to the latest Zoning Map, dated October 2019. The Applicant, FIDC 153 LLC, has provided the following documents for review:

- Cover letter, prepared by Stonefield Engineering and Design (Stonefield), dated October 29, 2021.
- Site Plan Set for FIDC 163 LLC, prepared by Stonefield, dated October 29, 2021.
- Application for Site Plan Approval.
- Impact Statement, prepared by Stonefield, dated October 29, 2021.
- Architectural Plans, prepared by Lingle Design Group, Inc., dated August 6, 2021.
- Truck Turn Exhibit, prepared by Stonefield, dated October 8, 2021.
- Survey drawings, prepared by Merrimack Engineering Services, dated June 19, 2021.
- List of Abutters.
- Phase I Site Assessment, prepared by The Edge Group LLC, dated May 31, 2021.
- Application fees.

The documents were reviewed for compliance with industry-standard engineering practices, the Winchendon Zoning Bylaw, Rules and Regulations for the Review and Approval of Site Plans and Site Development (Site Plan Rules and Regulations), Stormwater Management Bylaw and Town of Winchendon Stormwater Management Regulations, and the Massachusetts Stormwater Management Standards. The following are our findings of this review.

### **Winchendon Zoning Bylaw**

1. Per Section 8.8 (Driveway Standards) of the Zoning Bylaw, no non-residential driveway slope shall be greater than 10% at any point and the apron shall not exceed 4% positive slope. Based on manual computation, the slope of each driveway apron is in the vicinity of 12-14%.
2. Section 9.10.1 (Signs Allowed in the C-2 & PD Districts) outlines sizing requirements for ground signs. Proposed pylon sign dimensions are not indicated on the Site Plans, and no detail is provided.

### **Site Plan Rules and Regulations**

3. The following requirements under Section 3.3.3 (Form and Contents of Site Plan) of the Site Plan Rules and Regulations were not included on the site plans:
  - a. The seal, signature, and date of signing of the registered professional engineer or registered land surveyor as appropriate to the data per Section 3.3.3(A)(3).

- b. Space for signatures of the members of the Board with the required note per Section 3.3.3(A)(7). We note the signature block provided references the "Winchendon Development Plan Review Committee".
4. The following requirements under Section 3.3.4 (Supplemental Plan Information Required) of the Site Plan Rules and Regulations were not included on the site plans:
- a. The volume of "earth" as defined in the Winchendon Zoning Bylaw to be removed, if applicable, or a statement indicating that "no earth is to be removed" per Section 3.3.4(D).
  - b. Provisions for off-street loading and unloading. A detailed description of the loading/unloading needs of the proposed use should be provided and include the number of deliveries expected per day; size and type of vehicles loading/unloading at the site; type of goods, materials, etc. being loaded/unloaded. The location of loading/unloading areas at the site and access/egress to/from the site shall be shown on the plan per Section 3.3.4(M).
  - c. If any previous licenses, permits, orders of conditions, or other approvals have been issued in connection with this site development, copies of such documents should be submitted per Section 3.3.4(R).
  - d. Each plan sheet should show the seal of a Registered Professional Engineer, Registered Land Surveyor, Registered Landscape Architect, Registered Professional Architect, or some combination of these as appropriate to the data on the sheet per Section 3.3.4(U).
5. The following requirements under Section 3.3.5 (Impact Statement) of the Site Plan Rules and Regulations were not included as part of the application materials:
- a. A list of all permits—Federal, State, and Local required for the proposed development per Section 3.3.5(E)(2)(a).
  - b. Area dedicated to drainage and other utilities in the proposed area tabulation table per Section 3.3.5(E)(2)(b)(iii).
  - c. An Estimated Construction Schedule including phasing, clearing schedule, hours of operation, and exposure time, per Section 3.3.5(E)(4)(a).
  - d. Estimates of the cost of performing the various items of required work per Section 3.3.5(E)(4)(b).
  - e. The average weekly demand; expected contents; recycling potential; on-site incineration, reduction or compaction; and method of disposal including the ultimate destination for solid waste produced at the proposed development per Section 3.3.5(E)(5)(d).
  - f. Water quality impact from run-off on adjacent and downstream surface water bodies and subsurface ground water and the water table per Section 3.3.5(E)(6)(a).

### **Winchendon Stormwater Management Regulations**

6. An application for a Land Disturbance Permit was not provided as required per Section 6 (Formal Land Disturbance Permit and Procedure). The Land Disturbance Permit should include, but not limited to:
- a. Stormwater Management Plan meeting the requirements of Section 8(A).
  - b. Erosion and Sedimentation Control Plan meeting the requirements of Section 9(A).
  - c. Operation and Maintenance Plan meeting the requirements of Section 10(A).

- d.
7. The following comments pertain to the project's compliance with the Massachusetts Stormwater Standards and Stormwater Handbook:
- a. **Standard 1** – The Standard is not yet met. The Applicant should demonstrate that flows discharging through breaks in curbing and down vegetated slopes will not produce erosive velocities.
  - b. **Standard 2** – The standard is met. Due to the reduction in impervious ground coverage, peak rate attenuation is met without detention/infiltration measures.
  - c. **Standard 3** – The standard is met. The project does not require groundwater recharge as the proposed conditions reduces impervious ground cover.
  - d. **Standard 4** – The standard is met as it applies to the MA Stormwater Standards. However, as a redevelopment, the project must also include a Long-Term Pollution Prevention to comply with Standard 4.
  - e. **Standard 5** – The project is not considered a Land Use with Higher Potential Pollutant Loads; therefore, the Standard does not apply.
  - f. **Standard 6** - The Applicant does not indicate whether the Site is located within critical areas as identified in the Massachusetts Stormwater Handbook and Stormwater Standards. The Standard has not been met.
  - g. **Standard 7** – The project is considered a redevelopment. While Standards 2, 3 and the pretreatment and best management practices of Standard 4 can be met to the maximum extent practicable, the project must fully comply with the remaining Standards and to improve existing conditions. In order to comply Standard 7, additional information is required, as discussed within this section.
  - h. **Standard 8** - A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan was not included in the application. The Applicant should provide this information as outlined in Standard 8.
  - i. **Standard 9** - A Long-Term Operation and Maintenance Plan was not included in the application. The Applicant should provide this information as outlined in Standard 9 and include the required information detailed in the Massachusetts Stormwater Handbook and the Massachusetts Stormwater Checklist.
  - j. **Standard 10** - An illicit discharge compliance statement was not included in the application. The Applicant should provide this information as outlined in Standard 10.

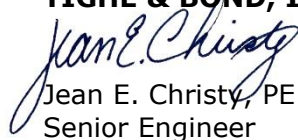
### **General Engineering Practice**

8. The following comments pertain to the project's conformance with general engineering practice:
- a. Storm drainage piping at changes in direction or confluence with other piping, should include storm drain manholes. Sheet C-5 does not specifically call out proposed storm drain manholes.
  - b. The proposed storm drainage system discharges to an abutting property. A drainage easement is required and should be shown on the site plans for both the discharged piped to the municipal system as well as surficial flows.
  - c. Proposed grading along the northern property line creates a swale conveying upstream runoff around the site. The Applicant should confirm that runoff from adjacent properties concentrated by this informal swale will not result in erosive velocities as runoff flows around the site.

- d. Sheet C-5 does not call out the size of the roof leader piping.
- e. The Applicant should include precipitation data, test pit data, soil boring data, and any other data used in preparation of hydrologic analyses.
- f. The size of the proposed electrical service is not listed in the Plan Set.
- g. The detail sheets do not include a catch basin detail. We note that catch basin frame and grate detail has been included. The Applicant should confirm that the proposed catch basin will include a hooded outlet.
- h. The Doghouse Style Drain Manhole includes proposed concrete with reinforcement beneath the existing pipe. Typically, we have seen doghouse style manholes propose concrete up to the outside edge of the pipe as the support necessary to protect the integrity of the existing pipe to place concrete below it can be challenging. The Applicant should confirm the proposed method of construction is appropriate.

We trust this information will be satisfactory for the Board in your review of the Central Street Proposed Pharmacy with Drive-Thru Site Plan Approval Permit Application. Please do not hesitate to contact me should you have any questions or need additional information at 413.572.3238 or [jchristy@tighebond.com](mailto:jchristy@tighebond.com).

Very truly yours,  
**TIGHE & BOND, INC.**

  
Jean E. Christy, PE  
Senior Engineer

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