



December 12, 2023

Attn: Susan Glauben
Planning Board Assistant
Town of Pembroke
100 Center Street
Pembroke, Massachusetts 02359

RE: A QV Site Plan Review
Pembroke Country Club
Pembroke, Massachusetts

Dear Ms. Glauben and Board Members;

This letter is being submitted in response to the peer review letter provided by Merrill Engineering and Land Surveyors, via email on September 12, 2023 regarding the proposed Age Qualified Cluster Development. Crocker Design Group, LLC (CDG) offers the following responses to each comment below. In addition to the following revised and supporting documents are enclosed:

- Enclosure 1: Updated Site Plan Set Dated December 11, 2023
- Enclosure 2: Updated Stormwater Report Dated December 11, 2023
- Enclosure 3: Architectural Plans

Merrill's review comments are indicated below in *italic* text with CDG's responses in **bold text**.

Summary of Requested Variances:

- *Provide a description of the Guest Suite Building use. The Guest Suite building includes the pro-shop, event suites, and administrative offices. How do the proposed 17-bedroom event suites support the Country Club use?*

CDG Response: A supplemental letter will be submitted under separate cover to address this comment.

Section V. Special Provisions, Standards and Procedures

1. *Signs: there is an entrance standing sign proposed at the West Elm Street entrance. A sign permit shall be required. Signage information regarding height, color, etc. is provided on the Entry sign detail, C-8.1. The sign detail illustrates granite stone walls on either side of the sign structure which are not shown on the Layout plan C3.12. The size and location of the entrance sign should be identified.*

CDG Response: The Applicant acknowledges that a sign permit is required and will coordinate and submit to the Building Department. The detail on Sheet C-8.1 has been removed, the proposed entrance sign is to be a granite slab approximately 13'-14' long by 10' tall. Refer to the Wayfinding Plan produced by Hawk Design which accurately depicts the proposed entrance signage.



4. *Off Street Parking Access & Loading Requirements: Provide a breakdown of parking spaces for each use that is proposed on site, specifically golfcourse/club house and function hall and guest suite building. Identify loading areas on Site Plans:*

CDG Response: A parking table and breakdown of parking spaces for each proposed use has been added to the Zoning Plan on Sheet Z-1. A proposed loading area has been added to the plans see Sheet C-3.11.

7. *Procedure: The approved site plans shall be recorded with the Plymouth County Registry of Deeds within 30 days of the expiration of the appeal period. Proper recording information should be provided on the plans meeting registry requirements.*

CDG Response: The Applicant agrees.

8. *Age-Qualified Cluster Development Special Permit:*

- a. *NO dwellings, accessory buildings, driveways or roadways shall be located within the 50' perimeter setback, except that the Planning board may reduce the setback to 15' if it is determined to be in the interest of Section V.13. There are a few locations where driveway, roadway, and cart path are located within the 50' perimeter buffer.*

CDG Response: A waiver has been requested from Section 13.3-E for a reduction in the 50-foot perimeter setback. There are a few locations where this waiver is requested which includes areas by the Town's water tower, the common drive by Units 85 and 86, a portion of the roadway on Hazelwood as well as a small portion of the emergency access path by hole 8.

- b. *It is noted that greater than 50% open space is being provided, Please provide the area calculation for the open space*

CDG Response: An open space area is approximately 64.6% (6,865,056 SF) and an exhibit has been provided see Sheet X-5, which depicts the extents of the area being counted towards open space.

- i. *Proposed dwelling footprint and driveways should be provided on the site plans. Setbacks from the condominium unit sites to dwellings should be provided.*

CDG Response: Proposed dwelling footprints and driveways have been added to the plans and can be seen on the Layout Sheets (Sheets C-3.0-C-3.12). Per Section 13.3.J all dwelling units are located either 10' or greater from each other. This development is proposed as a condominium and each home will have an exclusive use area that will be calculated as a part of the condominium plans and certified by a PLS before recording.

- l. *An organization should be developed to be responsible for maintenance and repair of internal roadway infrastructure, utilities, landscaping, snow removal, etc.*

CDG Response: The Applicant agrees and an entity will be established for the maintenance of the site.



m. *A deed restriction shall be recorded with each dwelling unit that at least one resident must be over the age of 55.*

CDG Response: The Applicant agrees and will provide a deed restriction as a part of the condominium documents.

5. *Conveyance of Open Land: Provide documentation for the ownership of open land.*

CDG Response: Conveyance documents for the open space will be provided.

Summary of Waivers:

Following waivers should be requested:

- *Bituminous Concrete Curbing*

CDG response: A waiver has been requested from Bituminous Concrete Curbing to Cape Cod Berm.

- **Additional Waivers being requested include the request for a reduction of the 50 foot down to 15 feet.**

Section IV. Site plan Content:

4.5. *The planning board signature block and approval statements can be added to cover sheet only. Add registry recording info to all sheets.*

CDG Response: The planning board signature block and approval statements have been added to the Cover Sheet (C-0). The Registry recording block has been added to every sheet in The Site Plan Set.

4.7 *Please include a tree list for the street trees, a planting plan for the Clubhouse area and additional planting details for the project.*

CDG Response: Updated landscape plans will be submitted supplementally which will include the list of street trees and additional planting details for the Clubhouse area.

4.8 *Utilities: The size and material of the existing water main to be connected to should be specified at all connection locations. All connections should indicate gate and tee configuration conforming to the Water Department specification. Please provide Water Department coordination documentation for the watermain relocation proposed along Fairway Landing to Hazelwood Drive.*

CDG Response: A note has been specified on all proposed connections to conform to the Pembroke Water Department specification. The Applicant is coordinating with the Water Department on the relocation of the watermain along Fairway Landing to Hazelwood Drive.

There are a few proposed fire hydrants, but the majority of the development does not indicate fire hydrant locations. Please provide all hydrant locations for review.

CDG Response: Additional hydrants have been added to the Utility Plans which are being coordinated with both the Water Department and Fire Department.

There is an existing Town of Pembroke drainage easement that runs through the site from Fairway Lane to the wetland and pond at the end of Milford Drive. The easement contains a 36"



closed drainage system collecting stormwater flow from Fairway Lane and discharging into the wetland resource areas associated with Rocky Run Stream to the north. This easement should be identified on the Site plans to ensure that the existing drainage system is protected and maintained.

CDG Response: The easement has been added to the Layout Plans to ensure the system is protected and maintained.

It is indicated that the development shall be supported by a wastewater management facility designed and permitted through a DEP Groundwater Discharge Permit. The proposed sewer collection system has been provided on the plans.

Gas and electric utilities are proposed. Please indicate that the existing utility pole within the Milligan Drive intersection shall be relocated.

CDG Response: The roadway on Mulligan Drive has been revised in order to avoid any conflict with the existing utility pole.

4.9 A Zoning table is presenting on the Zoning Plan, Z-1 of the plans as required. Please provide the area calculation for the open land area. Please note the closest perimeter setback.

CDG Response: The open space calculation has been revised in the zoning table on Sheet Z-1 and a Supplemental Sheet (X-5) has been added to the Site Plan set which shows the area's counted towards the open space area.

4.10 & 13 The dwelling footprint and driveways should be added to the plan set. A 20' driveway setback is noted on the plans but where a sidewalk is proposed this could create a conflict with a parked vehicle and the sidewalk. Driveways should be extended for this condition.

CDG Response: Dwelling footprints and driveways have been added to the Site Plan Set and can be seen on the Layout and Grading Sheets. In locations where there is a sidewalk proposed the 20' driveway setback has been taken from the back of the sidewalk to provide adequate space for a car to be parked in the driveway without extending into the sidewalk.

4.12 a breakdown of building lot coverage of percentage of paved (impervious) area used for parking, loading, access within the property should be provided.

CDG Response: The total impervious area is approximately 12% (roughly 1,275,434 SF) and the buildings and residential homes account for approximately 4.4% (477,014 SF) of the total impervious area.

4.18 Total square footage and dimensions of the proposed buildings should be provided on plans.

CDG Response: Total square footage and rough dimensions have been added for each of the proposed/existing buildings.

4.19 We recommend the site plan be reviewed with the Water and Fire Departments to confirm the relocation of the watermain from Hazelwood Drive to Milford and confirm hydrant locations throughout the site.



CDG Response: The Applicant is coordinating with the Pembroke Water and Fire Departments on the relocation of the watermain that runs from Hazelwood Drive to Milford Drive. Hydrant locations have been sent for review to both the Water Department and Fire Department.

The existing septic system for 54 Dwelley Street is proposed to be removed. It is assumed that this dwelling shall be connected to the new wastewater facility but no connection is shown. Please Clarify. Clarification on abandonment of the system to be removed should be provided.

CDG Response: The existing septic systems at both 54 Dwelley Street and 84 West Elm Street are proposed to be abandoned, notes have been added to the Demo Plan see Sheet C-2.1.

Will there be dumpsters for refuse and recycling for the Country Club Facilities?

CDG Response: Dumpster locations shown on the site plans have been shown for permitting purposes. The Applicant would request flexibility of coordinating with management staff for the commercial uses to better select a location that ensures proper use.

The erosion control barrier and construction tracking pad are shown on the plans with details. It seems there are locations for soil stockpiling and construction staging on the plans but are not labeled. Please provide labeling for these areas. Several surface stormwater basins are proposed, we would recommend noting that these basins are not to be utilized for temporary sediment traps and be protected from heavy construction to avoid compromising soil conditions.

CDG Response: Additional labeling has been added to the soil stockpiling and construction staging areas and additional notes have been added to note that the basin is not to be utilized for temporary sediment traps.

4.21 A photometric plan has not been provided for the proposed development. The Planning Board should determine if a photometric plan is necessary for this development.

CDG Response: The Applicant can provide a photometric plan if the board deems it necessary.

Section V Requirements:

5.1 *Landscape Plans have been provided including limited information on the types of street trees, a typical home landscape plan and only schematic sketches of the Country Club area and entrance. The Planning Board should determine if this landscape information is satisfactory.*

CDG Response: Revised landscape plans will be supplemented to provide additional information on the proposed street tree's within the development. A more detailed planting plan will also be provided for the proposed function and clubhouse area.

5.2 *The location of the proposed lighting is presented within the Landscape Plan set, L1.2. The lighting fixtures are proposed to be LED Lexington decorative with a pole of 14 ft height. Will there be any driveway/walkway or building lighting? Additional information on the lighting fixtures should be provided to ensure proper shielding and dark sky compliance.*

CDG Response: Additional information on the light fixtures will be submitted with the



revised Landscape Plan to ensure dark sky compliance. Each home will have lights typical to a single family house.

5.3 *Stormwater Management Design Calculations indicate that the overall stormwater management system will attenuate the post development stormwater flows to a level not exceeding the existing conditions. We offer the following comments regarding the drainage design and analysis:*

- *We recommend that confirmatory soil testing be performed within Basin 1-B and Basin 10-B to verify soil conditions and groundwater elevations will support the design of an infiltration basin within this location. There is significant excavation proposed within basin 1-B and the adjacent golf course hole #5 of approximately 10 to 20 ft. Confirmatory soil testing prior to construction could be a condition of approval.*

CDG Response: The Applicant is amendable to this condition.

- *The proposed conditions stormwater model includes an existing basin 10-A but the existing conditions does not. This basin should be included in the existing conditions model.*

CDG Response: The existing basin by Unit 12 is now been modeled in the existing conditions.

- *The existing West Elm Street driveway includes several catch basins. Will these catch basins be retained?*

CDG Response: The intent is to maintain the existing catch basins. If the resurfacing or alteration to the roadway requires the rims be adjusted the contractor to will do so to maintain the proper drainage patterns and pitch for the roadway.

- *Please confirm the existing outlet structures, pipes and inverts between the wetland ponds. The drainage models and the existing conditions information varies.*

CDG Response: The inverts and elevations have been updated. We note that inverts for wetland Q and P function differently within the model than the elevation in the existing conditions. Specifically, the vertical pipes located in the ponds.

- *Please provide the home footprints and driveways to the plan set. This will help in understanding the site design with respect to the layout, grading and drainage.*

CDG Response: The proposed footprints and driveways have been added to the Site Plan Set.

- *Please review infiltration basin grading. Many of the infiltration basins do*



not provide adequate berm access around the basin. There should be at least a 15 ft wide access route including berm width to the forebay areas and outlet control structures and 10 ft minimum access around the basins. The main access to the outlet control structure should not cross the emergency spillway area. Additional spot grades would be helpful along the berm elevations.

CDG Response: The grading around the infiltration basins has been revised to provide a 15-foot-wide access route from the maintenance access path (shown on The Layout Sheets) to the forebays and outlet control structures. These changes can be seen on the Grading Sheets (C-4.0 thru C-4.12).

- *Please provide access routes to each basin for maintenance.*

CDG Response: 15-foot access routes have been provided for each basin and can be seen on the Layout and Grading Sheets.

- *Please review the infiltration basin locations with respect to the wetland areas. There should be a 50 ft setback from the wetland area to the back toe of slope to the infiltration basin berm.*

CDG Response: The infiltration basins have been revised in order to provide a 50-foot setback from the wetland area to the back toe of the infiltration basin. Basin 3-A was revised from an infiltration basin to a detention basin.

- *Please provide forebay sizing calculations. The forebay stone berms within the infiltration basins are proposed to be approximately 1 to 2 ft from the top of the basin berm. It would be recommended to lower the forebay berm within the basin to reduce the possibility of surcharge of the closed drainage system.*

CDG Response: Forebay sizing has been provided in Section 4.3 of the Stormwater Report. The forebay berms have been lowered to extent practicable.

- Please provide pretreatment unit (CDS units) water quality sizing.

CDG Response: Water Quality Unit sizing has been provided for the CDS Units in Section 4.3 of the Stormwater Report.

- Infiltration basins 2-B, C, D, E and F all overflow towards an existing 24" culvert between ponds Series L and I within the Town's existing drainage easement. Please provide supporting documentation that the existing 24" culvert can accommodate the stormwater conditions. It is noted that this portion of the project is missing on both the Layout and Grading plans and should be added to the plan set.

CDG Response: The development proposes to install an additional 24"

pipe parallel to the existing one to mitigate the potential of the southern pond surcharging above its existing levels. The pipe is proposed to be installed 0.15 feet above the existing pipe. This elevation will allow the pipe to convey water early on in storm events without draining the pond lower than the existing pipe does. This was done to prevent long term impacts to the pond.

- Most basins discharge towards the surrounding wetland areas, but infiltration basin 9-B discharges towards the abutting property's rear yard. An evaluation of this watershed should be provided to ensure that no more stormwater is being directed towards the abutting property. Also, the design may want to consider creating more of a sheet flow condition rather than a point source discharge to minimize any impacts on the abutting property.

CDG Response: The primary outlet for basin 9-B was altered from a broad crested weir to an outlet control structure that discharges to a plunge pool that will dissipate the energy of the water, better achieving a sheet flow condition. The outlet was also shifted to be further from the abutters property.

- How is the Maintenance shed driveway pretreated prior to flowing towards the stone trench (Sportsedge) infiltration system? FES-DR discharges on a slope with no outlet protection. A level spreader outlet should be considered for this outlet to maintain the sheet flow condition. Will there be an inlet, outlet or inspection ports for this system?

CDG Response: The grading of the driveway was revised to convey water toward Weathervane Drive where the surface water would be collected by deep sump, hood catch basins and pass through a water quality unit prior to entering the infiltration system. There are no inlet or outlets for the structures and inspection ports would be installed per the manufacturer's specifications which is determined during acquisition of the materials.

- Please provide supplemental documentation for the Sportsedge subsurface infiltration system and how surface runoff is collected and encourage to drain into the system rather than sheet flow off site.

CDG Response: The manufacturer's technical data has been provided with the revised Stormwater Report. The surface material allows for infiltration below the surface of the turf material where stone areas exist to assist in storage and recharge. Due to the slopes present in this area additional clay barriers have been proposed at even intervals to slow the water down and further encourage the water to recharge.

- Please provide mounding analysis for all infiltration systems that do not provide 4 ft or greater separation from seasonal high groundwater.



CDG Response: Groundwater Mounding analysis has been provided for all basins that do not have 4-feet of separation to ground water. See section 4.1 of the revised Stormwater Report.

- Please provide emergency spillway sizing calculations.

CDG Response: Emergency spillway calculations have been provided for Basin 2-D. With the other outlet control structure removed from the model the basin's peak elevation is 109.0 and the berm/abutting area is at 110.0, therefore the basin does not overtop under the emergency scenario.

- Please provide water quality volume and rain garden sizing calculations. The rain garden detail should be updated to match the proposed grading elevations.

CDG Response: Rain garden sizing calculations have been provided in section 4.3 of the stormwater report. The detail has been updated accordingly.

- There are several basins with continuous slopes surrounding the basin storage area. Will there be any fencing or other barrier to protect the surrounding homes and/or golf course.

CDG Response: The Applicant proposes to install split rail or chain link fencing along driveways and parking areas that are close to larger slopes.

- Where basins and or larger slopes are proposed close to driveways, parking areas or homes, guardrail or fencing protection should be provided.

CDG Response: The Applicant proposes to install split rail or chain link fencing along driveways and parking areas that are close to larger slopes.

It is general practice to design sites to comply with Massachusetts DEP Stormwater Management Regulations. The following section describes the 10 Standards for compliance with Stormwater Management Regulations and the status of the submittal relative to each standard.

Standard 1 – Untreated Stormwater

Rip rap pad sizing has been provided within the Stormwater Report. The sizing information should be added to the Level Spreader/Plunge Pool. Energy Dissipater detail. It is noted that some of the apron sizing maybe larger than required for constructability purposes. This standard is met.

CDG Response: All proposed plunge pools are 9'x9'. The details have been updated to reflect this sizing.



Standard 2 – Post Development Peak Discharge Rates

As shown in the Drainage Report submitted by the design engineer this Standard appears to be met. We have requested some minor adjustment in the calculations but anticipate that the changes will not alter the peak rates.

CDG Response: The peak discharge rates have been updated to incorporate the aforementioned adjustments. See the stormwater report narrative for the detailed table.

Standard 3 – Recharge to Groundwater

As shown in the Drainage Report submitted, this standard is met.

No response needed

Standard 4 – 80% Total Suspended Solids (TSS) Removal

TSS calculations have been submitted demonstrating that a TSS removal rate of 80% is proposed. The DEP Stormwater Management Regulations requires a removal rate of 80% and this standard has been met.

No response needed

Standard 5 – Higher Potential Pollutant Loads

This project is not considered a source of higher pollutant loads. This standard is not applicable. We would note that on the Checklist for Stormwater Report Standard 5 was checked as requiring a NDPEs Multi-Sector General Permit. Please verify this requirement.

CDG Response: This requirement is not needed; the checklist has been updated to reflect this.

Standard 6 – Protection of Critical Areas

Based on information presented on MassGIS and the Town of Pembroke GIS web page, the southwest portion of the project site is located with a Zone II Wellhead Protection Area which is considered a Critical Area. For the proposed development within this area, the stormwater facilities have been designed to treat 1.0 inches of runoff for water quality. This standard is met.

No response needed

Standard 7 – Redevelopment Projects

This project is not considered a redevelopment project although it could be considered a mix of new and redevelopment. This standard is not applicable.

No response needed

Standard 8 – Erosion/Sediment Control

Soil Erosion & Sediment Control information has been provided. Please label the temporary sedimentation basins/dewatering areas, soil stockpiling and construction staging on the plans, C-2. There is a reference for a plan C-2.2 but is not provided. Additional inlet protection for any existing catch basins along West Elm St, Dwelley St and Hazelwood Drive near the proposed entrances should be added. The project will likely be constructed in phases. Please provide a construction



phasing plan including erosion and sediment controls for each phase. This standard is partially met.
CDG Response: Labeling for the temporary basins and dewatering areas, soil stockpiling and construction staging have been added to the plans as well as Sheet C-2.2 has been added to the plan set. Additional inlet protection has been added for the catch basins along West Elm Street and Dwelley Street. The Applicant requests a construction phasing plan be submitted prior to construction to leave flexibility to start construction where it makes sense based on the time of year, to minimize disturbances to neighbors and the golf operation.

The project will require to file for a Construction General Permit (CGP) with the US EPA and implement a Stormwater Pollution Prevention Plan (SWPPP). We recommend a copy of the CGP and SWPPP be provided to the Town prior to the start of construction.
CDG Response: The Applicant acknowledges and will submit a copy of the CGP and SWPPP prior to construction.

Standard 9 – Operation and Maintenance Plan

An Operation and Maintenance Plan has been provided as required. This standard is partially met. Deep sump catch basins should be inspected on a quarterly basis to meet the TSS removal rate. The inspection frequency on the inspection checklist should be updated to 4 times per year. It is noted that the sediment forebays shall be inspected monthly and cleaned quarterly but the checklist includes the forebay with the infiltration basin maintenance twice per year. The Stone infiltration system manufacturers’ maintenance guidelines should be included in the O&M plan.
Please provide maintenance for the rain garden in the O&M plan.

CDG Response: The deep sump catch basins have been revised both in their narrative and the matrix to require quarterly inspections. Sediment forebays in the matrix were separated into their own row and noted to be inspected monthly and cleaned quarterly.

The manufacturer maintenance guidelines are provided in the O&M section of the stormwater report.

A section for the rain garden maintenance has been added to the O&M narratives as well as a row in the matrix.

Standard 10 – Illicit Discharges

An “Illicit Discharge Compliance Statement” meeting the requirements specified in the Stormwater Management Regulations has been submitted but not signed. This standard is partially met.
CDG Response : The Illicit Discharge Statement has been signed and submitted within the Stormwater Report.

5.4 Parking and Loading – Please identify loading areas for the Country Club facilities.
CDG Response: Loading areas have been marked on the Layout Plans.

5.5 Cape cod berm is proposed throughout the project site. A waiver should be requested to allow bituminous concrete curbing.



CDG response: A waiver has been requested to allow Cape Cod Berm in lieu of bituminous concrete curbing.

The existing utility pole, UP29 along Dwelley Street is located within the proposed Mulligan Drive entrance and an existing utility pole to the north of the West Elm Street entrance conflicts with the proposed driveway curbing. Please confirm that these utility poles shall be relocated.

CDG Response: The proposed entrance was shifted to eliminate any conflict with the existing light pole.

Please provide documentation that the Water Department has reviewed the proposed water distribution system.

CDG response: The Applicant had agreed to an analysis performed by Environmental Partners on behalf of the Water Department prior to the start of this permitting process. Environmental Partners is currently performing their review and anticipate a deliverable to the Water Department for their review at the end of the calendar year.

Additional Comments:

1. It was previously stated that the internal access drive shall be controlled by a gate system that allows residents and visitors to access the residential portion of the development and the Applicant shall coordinate with the Town Fire and Police departments for a lock box or key. Also, the multi-use path between the pocket neighborhoods shall serve as emergency access connections with fire gates. Please provide information on the location and details for these gated controls.

CDG Response: Internal gates are proposed at both Weathervane Drive Entrances, one by the entrance off of Dwelley Street and one by the Clubhouse Entrance. This gate type is to be coordinated and approved by the Fire Department.

2. Please provide the easement information at the Hazelwood Drive entrance allowing the proposed driveway on the abutting property, #84 Hazelwood Drive and show on the plans. Please review the proposed curb connections on the cul-de-sac as it looks to extend across the existing driveway.

CDG Response: Easement information for the Utility and Access easement proposed across 84 Hazelwood is noted on the Layout Plan on Sheet C-3.3. The curb connections have been revised to eliminate any construction on abutting properties.

3. Mulligan Drive intersection curb radius seems to encroach on the abutting property. The Weathervane Drive and Dwelley Street intersection looks incomplete. No curb radii are proposed, and the drive is very close to the westerly property line which may result in encroaching onto the abutting property to the west.

CDG Response: The curb radii's at both Dwelley Street intersections have been revised to eliminate any encroachments onto abutting properties. See Sheets C-3.1 and C-3.5

4. Please provide roadway geometry including roadway stationing. Roadway Plan and Profiles should be provided.

CDG Response: Roadway geometry and roadway stationing has been added to the plan



set and can be seen on Sheets C-3.1 thru C-3.13. Roadway plan and profiles have also been added and can be seen on Sheets C-9 thru C-9.14.

5. The proposed sidewalk is proposed along the roadway with cape cod berm. We would recommend a vertical curb in lieu of the cape cod berm to provide some separation between the sidewalk and the traveled way or setback the sidewalk to provide a 5' wide grass strip between the sidewalk and traveled way.

CDG Response: The proposed design is similar to the design at the Weathervane in Weymouth with the CCB along the sidewalk.

6. On roads that offer a sidewalk, please verify that there is enough length, approx. 20 ft of driveway to provide the proposed parking space without conflicting with the sidewalk.

CDG Response: Where a sidewalk has been proposed the 20-foot driveway setback has been taken from the back of sidewalk in order to avoid any conflict with a car being parked within the sidewalk.

7. Stop signs and any other required directional signage should be provided. Crosswalks should be provided at intersections and at cart path crossings.

CDG Response: Stop signs, directional signage and crosswalks have been provided throughout the site. These can be seen on the Layout Sheets, crosswalks have been provided where sidewalks intersect roadways and in locations where the golf cart's may be crossing.

8. Please verify the proposed cart path location behind unit #94 as it looks to travel through the wetland area. The cart path also crosses the same wetland area closer to the Tee boxes behind unit #98 but not at the existing crossing. Will this be a new crossing?

CDG Response: The cart path has been revised to eliminate any impact to the wetland by Unit 94 and Unit 98. The cart path has been revised to mimic the existing cart path as best as possible.

9. There is limited labeling on the Layout Plans, please provide information on the plans for proposed work such as walkways, patio, decks, retaining walls, building, driveways etc. Specifically, around the Country Club facilities.

CDG Response: Additional labeling has been added on the layout sheets and specifically around the Country Club Facilities.

10. The Grading & Drainage plans should be reviewed for grading conflicts. There are several locations where contours tie into itself rather than existing contours, especially around the basins. The grading at the intersections with Dwelley Street and Hazelwood Drive seems to be incomplete. There is no grading proposed along the new driveway entrance at West Elm Street.

CDG Response: The grading sheets have been revised to eliminate any contours that were previously tying into themselves. Detailed grading has been provided for the intersections with Dwelley Street and Hazelwood Drive. The grading at West Elm Street is proposed to follow the existing grade.



11. Please review the roadway grading that encroaches onto the abutting property at 116 Dwelley Street.

CDG Response: The previous grading encroachment across 116 Dwelley Street has been revised to stay within the project boundary.

12. Please review the grading along the proposed cart path behind the driving range and south of Knee Knockers Lane. The grading seems to be step or uneven to provide access to vehicles and pedestrians. Also, there are several locations where the roadway grading should be reviewed for minor cleanup and blending.

CDG Response: The grading along the cart path has been revised to minimize the slope for golf carts. The overall grading has been reviewed and cleaned up.

13. Please label slopes greater than 3:1 and verify proper finished grade conditions and provide protection such as guardrails or fencing when these slopes are near the proposed roadways or sidewalks. There are retaining walls proposed greater than 4 ft in height. Will there be fence or guardrail protection provided?

CDG Response: Any slopes greater than 3:1 will be labeled. Any wall over 4-feet will have the necessary fencing and guardrail protection as needed.

14. Please review the grading along the cart path as it enters onto Par Place. The proposed swale to the west is intended to drain across the path towards Basin 6-A. Should there be a culvert in this location?

CDG Response: The swale that was originally proposed across the cart path towards Basin 6-A has been revised due to the addition of the parking and mail room. The grading now includes a 12" HDPE pipe which will run underground eliminating the need for a culvert.

15. There are several locations where the proposed cart path crosses proposed drainage swales. Please confirm whether this is acceptable or whether a cross culvert should be provided.

CDG Response: Conflicts with the cart path and the drainage swales have been removed to the extent possible. Where the conflict remained drainage pipes have been proposed to convey the water under the path.

16. Please provide further details on what will be happening to the existing parking lot. Will it be replaced in its entirety, repaired, and repaved or portions being replaced or repaired etc.

CDG Response: The intent with the existing parking lot is to repair/resurface to the extent possible. However, this will ultimately be controlled by the amount of work required with the field for the wastewater system. Should DEP require extensive work done on the exiting system the

17. How will the two single family homes located at #80 West Elm Street and #54 Dwelley Street be incorporated into the development?

CDG Response: The two existing family homes will be incorporated into the development by renovating the exterior of the homes to match the weathervane style as well as



renovating and updating the interior of the homes.

18. The project proposes work within the 100 ft buffer to the wetland areas with a portion of Fairway Landing proposing work within the 25 ft setback to the wetland areas. The project will require permitting with and approval from the Conservation Commission.

CDG Response: Acknowledged. The applicant is currently preparing the Notice of Intent application to submit with the Conservation Commission.

19. The grassed swale detail has conflicting dimensions, please correct. Concrete sidewalk, Sign, Accessible Parking, Guardrail, and Dumpster Enclosure details etc. have been provided, please locate on the site plans.

CDG Response: The grassed swale detail was revised to remove the conflicting dimensions. The Layout Plans have been revised with labels identifying the site items listed above.

20. The outlet structure track rack should be flipped on the basin berm cross section and the basin outlet structure details.

CDG Response: The track rack depicted in both details has been revised accordingly.

21. Please provide a vehicle turn around path for dwelling units 85 and 86. Please provide the vehicle profile used for the vehicle turning movements.

CDG Response: The vehicle turn exhibits have been updated to include the turnaround near 85 and 86. The profile of the vehicle used has been provided on Sheet X-1.

Should you have any questions or require any further information, please do not hesitate to contact Taylor Corsano. at taylorcorsano@crockerdesigngroup.com or 781-919-0808.

Sincerely,
Crocker Design Group LLC

A handwritten signature in black ink, appearing to read "Taylor Corsano", written in a cursive style.

Taylor Corsano
Project Manager