



3 Main Street Lakeville, MA 02347
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March 21, 2024

Paul DiGiuseppe, CNU-A, MPA
Director of Planning & Economic Development
Town of Fairhaven
Town Hall
40 Center Street
Fairhaven, MA 02719

RE: Map 30 A Lots 87 and 87A, Bridge Street Site Plan

Dear Mr DiGiuseppe:

We are in receipt of the review letter from the Town of Fairhaven Board of Public Works as well as comments in an email from you, both dated November 9, 2023. This letter is written to respond to each of these comments. Revised plans and drainage report reflecting all revisions have been attached. The comments are presented below immediately followed by our response to the comment.

EMAILED COMMENTS FROM PAUL DIGIUSEPPE

1. *Will the dumpster pad be screened? 198-27.C(6).*

Response: The revised plans show a 6' high vinyl chain fence with privacy slats around the dumpster pad as well as proposed evergreen plantings along three sides.

2. *You need to submit the utility plan showing proposed water and sewer lines (198-29.B(1)(f) as well as a landscaping plan (198-29.B(1)(h) and 198-27.C.(4)(a),(b) and (c) and 198-27.C(5).*

Response: A utility plan and landscaping plan has been added to the revised plan set.

3. *What type of commercial use is being proposed?*

Response: Most likely retail, but the applicant does not have tenants at this time.

4. *What is the proposed purpose of the door on the east side of the building as shown on the Layout Plan? Is it for loading?*

Response: The revised plan shows three doors on the east side of the building which are proposed as secondary means of egress from the three store fronts in the building.

5. *Is there a sidewalk proposed to connect to the sidewalk on Bridge St?*

Response: There is no new sidewalk proposed. There is an existing extension of sidewalk which comes off Bridge St beyond the radii of the site entrance.

6. *Please explain how vehicles will be able to safely turn left considering the proximity to the intersection of Bridge St and Route 240?*

Response: See attached traffic report.

HIGHWAY

1. *What is the anticipated trip generation for this development? presuming we know the proposed commercial building use?*

Response: See attached traffic report.

2. *Added traffic volume should be carefully considered for this area, especially considering the informal proposal we discussed regarding the parcel directly to the north proposing the self storage facility.*

Response: See attached traffic report.

3. *No utility tie in plans shown only drainage.*

Response: A utility plan has been added showing proposed sewer and water services.

4. *Suggest fire truck trial once curbs are set to verify turning movements work as shown on plan.*

Response: No response necessary.

5. *Drain pipe trench detail - allows 6 inch max stone for backfill. Revise to 1.5" max stone size for backfill.*

Response: The detail has been revised as requested.

6. *All hot mix asphalt should be properly tacked between layers and joints sealed abutting existing asphalt.*

Response: No response necessary.

7. *Nomenclature should be revised to reflect the latest terminology, Bituminous concrete is Hot Mix Asphalt (HMA), and should follow latest MassDOT standard specifications.*

Response: The pavement detail has been revised as requested.

8. *Suggest square tubular sign posts not u channel posts.*

Response: No response necessary.

9. *Bottom of lowest sign shall be mounted no less than 7 feet from the finish surface per MUTCD standards.*

Response: No response necessary.

10. *Suggest all signs are made with High intensity prismatic retroreflective sheeting.*

Response: No response necessary.

SEWER

1. *AT&T does have an existing sewer force main line on Bridge St.*

Response: No response necessary.

2. *Are they looking at utilizing that main or are they going out to Bridge St. to Mill Rd?*

Response: The new utility plan shows sewer and water tie-ins to the existing services at #277 which appear to come from Narragansett Blvd.

3. *This project would be a private sewer line until it enters the Towns layout.*

Response: No response necessary.

4. *Submittals on proposed sewer work needed for material, etc.*

Response: A utility plan has been added to the revised plan set showing the proposed sewer and water services.

WATER

1. *What size water service is intended to be installed?*

Response: 2" domestic and 4" fire service coming off the existing 6" CLDI main.

2. *What is the building going to be used for?*

Response: Most likely retail, but the applicant does not have tenants at this time.

3. *Do they intend to subdivide into storefront units with individual meters?*

Response: We anticipate three meters will be installed (one for each storefront).

BPW

1. *3 Sets of Utility Plans needed prior to scheduling preconstruction meeting.*

Response: No response necessary.

2. *Preconstruction Meeting with Utility Contractor.*

Response: No response necessary.

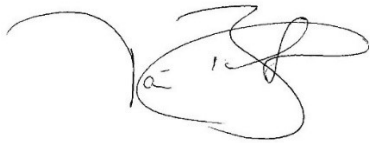
3. *Fees: Sewer, Water, Driveway, Trench Permit, Inspection Services and As-built plans.*

Response: No response necessary.

We look forward to discussing this project with your Board at the upcoming hearing date. Please do not hesitate to contact our office if you have questions or concerns.

Sincerely,

ZENITH CONSULTING ENGINEERS, LLC

A handwritten signature in black ink, appearing to read 'J. Bissonette', written over a faint, illegible printed name.

Jamie Bissonette, P.E.
Manager