

April 04, 2023

Town of Billerica
365 Boston Road
Billerica, MA

Attn: Ms. Erika Oliver Jerram, Director of Planning and Community Development
Ms. Katherine Malgieri, Senior Planner
Ms. Isabel Tourkantonis, Director of Environmental Affairs
Ms. Kristel Bennett, Director of Health
Mr. Mark LaLumiere, Building Commissioner

**Re: Supplemental Submission Package
Proposed GMP Lab Facility
298 Concord Road
Billerica, MA**

To Whom It May Concern:

On behalf of the Applicant, KS Partners, Bohler is pleased to submit updated plans and associated materials in support of the proposed GMP lab facility development located at the existing Concord Road Corporate Center located in Billerica, MA. This package is being submitted to supplement the initial filing submissions to the Planning Board and Conservation Commission and respond to Town and peer review comments received to date.

The feedback received to date from the Town and peer review consultants has resulted in project improvements that are worth highlighting. Sidewalks have been provided through the limits of this project to connect pedestrian access throughout the Site and bike racks have been added. Area drains have been added to the courtyard area to direct courtyard runoff to the existing drainage system. Additional erosion control measure have been proposed to protect wetland areas. A Stormwater Management Restoration Plan has been added to the Proposed Site Plan Documents

Please find below a full list of the materials provided in support of the updated site layout and in response to the comments received in the Planning Board Peer Review and Stormwater Peer Review letter, prepared by BETA Group, Inc., both dated March 6, 2023.

Enclosed are the following materials:

- Stormwater Comment Response Letter dated April 4, 2023;
- Planning Board Comment Response Letter dated April 4, 2023;
- Department of Public Works Response Letter, dated April 4, 2023;
- Proposed Site Plan Documents dated January 23, 2023, revised through April 4, 2023;
- Drainage Report dated January 23, 2023, revised through April 4, 2023;
- Storm Water Pollution Prevention Plan, dated February 23, 2023;
- Billerica Wetland By-Law Form and
- Overall Pedestrian Access Plan, dated April 4, 2023.

BOHLER //

We trust the above is sufficient for your needs at this time for further review. Should you have any questions or require additional information, please do not hesitate to contact us at (617) 849-8040 or zrichards@bohlereng.com.

Sincerely,

BOHLER



Angela Botto



Zachary Richards, P.E.

STORMWATER RESPONSE TO COMMENTS

April 04, 2023

Town of Billerica
Conservation Commission
365 Boston Road
Billerica, Massachusetts

Attn: Ms. Isabel Tourkantonis, Director of Environmental Affairs
Ms. Kristel Bennett, Director of Health

**Re: Proposed GMP Facility
298 Concord Road
Billerica, MA**

Dear Ms. Tourkantonis and Ms. Bennett:

Below please find our responses to BETA Group, Inc.'s "298 Concord Road Peer Review – Stormwater" letter, dated March 6 2023. For clarity, the peer review comments are in standard font type, while our responses are directly below in ***bold italic text***. Supplemental materials in support of these responses have been provided under separate cover, as outlined on the cover letter.

Environmental Regulations

B1. Request variance from the Board of Health to allow encroachments, including fill, new construction, or other development within the floodway and/or within twenty-five feet of the flood plain (5.5.005(1)).

Work is proposed within 25 feet of the established floodplain. Bohler will seek a variance from the Board of Health for all proposed construction within twenty-five feet of the floodplain.

B2. Obtain an Administrative Determination of Applicability for construction and alterations within one-hundred feet of the Floodway and Floodplain.

Per previous discussions with the Director of Public Health, Kristel Bennett, serving as an agent representing the Board of Health, the Project as proposed will only require the BOH applications for a Stormwater Management Permit for disturbance of over one (1) acre of land and a variance for work with the Local Green Engineering Floodplain (GEFP) and the FEMA Floodplain. A separate Administrative Determination of Applicability Application is not required and not being sought for this Project since the variance noted in comment B1 is being sought

B3. Include a note prohibiting stockpiles of material within the buffer zone of wetlands.

The Soil Erosion and Sediment Control Plan (Sheet C-601) has been revised to include this note.

General

G1. Provide additional notes, grading and/or drainage along area of pavement removal and new sidewalk on southeast side of building. Recommend provide at least 1 % slope along curb to reduce ponding.

The Grading and Drainage Plan (Sheet C-401) has been revised to include grading along the southeast side of the building. Under, the existing conditions this area drains to the structures to the east. The proposed grading will provide 1% slope to either the proposed or existing drainage infrastructure.

G2. Update/correct elevation of bottom of replicated pond volume recharge system.

The Grading and Drainage Plan (Sheet C-401) has been revised to the corrected bottom of replicated pond volume recharge system.

G3. Show clearer the existing drain manhole to remain in paver patio areas with rim at grade. Also identify how runoff in the existing courtyard will be handled.

The Grading and Drainage Plan (Sheet C-401) has been revised to show the existing drain manhole, and it has been noted for the rim to be raised to the proposed grade. Two (2) new area drains have been added to facilitate the collection of runoff from the existing courtyard where drainage patterns are impacted by the proposed project. Otherwise, runoff from this area continue to flow as it does in existing conditions.

G4. Drainage for existing conditions plan is incomplete, include inlet, outlet pipe information for the existing stormwater basin to daylight. Also provide adjacent pipe outlet information for swale.

The outlet information for the existing stormwater basin was included within the existing pond node (E1P) in the outlets tab. We have updated the description of this devices within this compound outlet to be noted as the existing 15" RCP for clarity. Additionally, the adjacent pipe information has been modeled as a reach (1R) and named 18" RCP for the corresponding subcatchment (E3).

G5. Review/clarify elevations for 3 inlets and bottom of chambers to the Replicated Pond Volume system (C-401).

The Grading and Drainage Plan (Sheet C-401) has been revised to show the corrected inlets and bottom of chambers.

G6. Verify elevations for subsurface infiltration system 1, they do not match HydroCAD and indicate that the bottom of chambers (181.6) is at seasonal high groundwater elevation (181.5). Provide a minimum of 2 feet of separation.

The Grading and Drainage Plan (Sheet C-401) has been revised to show the corrected bottom of chamber (182.60) which matches the proposed HydroCAD. This system is a proposed detention system and does not require 2 feet of separation to groundwater. Water-tight and anti-buoyancy measures will be designed in conjunction with the manufacturer.

G7. Verify elevations for subsurface infiltration storage systems. Based test pit TP-03, the bottom of the system is 4 feet below seasonal high groundwater elevation. Provide a minimum of 2 feet of separation (See SW1-4).

The replicated pond volume system and P2P-B are proposed as detention systems. HydroCAD has been updated to not include exfiltration for those points. Water-tight and anti-buoyancy measures will be designed in conjunction with the manufacturer.

G8. Review/clarify elevation of weir in OCS#1 (C-401).

The Grading and Drainage Plan (Sheet C-401) has been revised with the weir elevation of 182.65.

G9. Provide drainage or erosion protection at end of curb on south drive where new sidewalk ends.

Compost filter sock sediment control barriers have been provided on the Soil Erosion and Sediment Control Plan (Sheet C-601) to provide erosion protection. Drainage is proposed to be managed as in the existing conditions.

G10. Review/clarify weir elevation (HydroCAD) in existing pond E2P, BETA could not locate this weir on existing conditions plan.

There was no visually observed piped outlet found in this exiting pond area. The lowest elevation where this ponding area will overtop was at the edge of sidewalk which was modeled as a weir in HydroCAD. HydroCAD descriptions have been updated for clarity.

G11. Proposed infiltration system is within five feet of a retaining wall along the west access drive. Provide information on how the wall system, including drainage and foundation, will not be impacted by the infiltration system or vice versa.

The wall is proposed at a max of 4' in height and the systems is setback 4.2' away from the wall. A general rule of thumb for geogrids on retaining walls is a 1:1 H:V ratio. As such, the provided separation is not anticipated to cause a conflict. Additionally, the bottom infiltrating elevation of the infiltration system is below the bottom of wall.

Stormwater Management

SW1. BETA recommends modeling this existing (EP1) and the proposed (P1P) stormwater basin as two basins to determine the storage, recharge volumes and peak flows more accurately.

Pond P1P which is a proposed detention system has been updated to not include exfiltration to accurately determine peak flows and drawdown times. The two ponds have been modeled together because they are hydraulically connected and will function together from a stage-volume component to more accurately show storage and recharge volume.

SW2. Ponding areas in all open basins should be modeled as water surface (CN=98) to avoid double counting infiltration.

The HydroCAD model has been updated to model the area of the infiltration basin as impervious (water surface). The updated HydroCAD report has been included as a part of the supplemental materials provided in support of this response

SW3. Provide stormwater management improvements to meet requirements in §6.7.008 of the BOH Regulations for the existing east parking lot.

The existing east parking lot is outside of this scope of work. The only portions of this project included in the east parking lot area are minor striping changes considered maintenance and do not require stormwater management improvements. Stormwater management improvements for the east parking lot to meet requirement §6.7.008 of the Board of Health Regulations have been included in the previous approvals for 300 Concord Road, with an Order of Conditions date of January 10, 2022, and Board of Health Approval dated December 21, 2021.

SW4. Consider reconfiguring existing stormwater basin, including removing accumulated sediments, potentially creating a berm with raised outlet control to create extended dry detention basin or infiltration basin for upper area to promote treatment and recharge. This could also be completed for the lower ponding area as well potentially reducing the size for subsurface system(s).

The stormwater basin has been long established and has significant tree growth and vegetation. We believe of removal of the trees and vegetation in this area would greatly outweigh the benefits from a reconfiguration of the basin, would require additional work in the buffer zones and result in a greater limit of work for this project. Under the proposed condition, there is less stormwater being sent to the existing basin than in the existing conditions and is therefore creating an inherent improvement to the existing basin.

SW5. Incorporate the proposed improvements, not yet completed, as indicated on plan C-701 (10 of 19) entitled Stormwater Management Restoration Plan as part of the set Proposed Site Plan Documents GMP Lab Facility 300 Concord Road last dated November 5, 2021.

This plan has been updated and included as part of the Site Plan Set as Sheet C-701, Stormwater Management Restoration Plan, with a revision date of April 4, 2023. All items are anticipated to be completed by end of May 2023.

SW6. Provide stormwater management improvements to meet §6.7.008 of the BOH Regulations.

The stormwater management improvements provided meet §6.7.008 with TSS removal of 91%, Total Phosphorus Removal of 95%, and retention of 1 inch of runoff (greater than the required .8 inches of runoff). The calculations have been included as part of this submission.

SW7. Provide additional soil tests to meet the minimum required (1/5000 sq. ft.).

Four (4) test pits have been provided within the general area of infiltration and we have provide two (2) test pits for the 11,250 sq. feet of infiltration area. Bohler feels confident with the coverage of test pits for design and Estimated Seasonal High Ground Water.

Bohler requests that if an additional test pit be required this to be a condition of approval to happen at the start of construction along with the town soil observations per comment SW8.

SW8. Recommend a condition that an agent of the town observe native soils after excavation for basins to confirm design assumptions.

Preliminary test pits were performed by Bohler on December 21, 2022. It is acceptable that an agent of the Town be present at the time of excavation for the basins to confirm the design assumptions.

SW9. TSS removal calculations indicates proprietary water quality units are CDS units while details indicate Stormceptor STC 450i units. MaSTEP lists TSS removal as 65% and 60% respectively. Clarify and update TSS removal calculations.

Report and calculations have been updated to accurately depict where CDS and Stormceptor units are used and TSS removal calculations have been updated to include MaSTEP removal rates.

SW10. Provide Stormwater Pollution Prevention Plan (SWPPP) (6.6.013(1)).

A Stormwater Pollution Prevention Plan (SWPPP) has been provided.

SW11. Identify trees with a caliper twelve (12) inches or greater noting specimen (6.6.013(3)(c)ii.).

Survey has been requested for an additional trip to identify trees with a caliper twelve inches or greater. A revised plan with tree locations will be provided upon completion.

SW12. Provide a general construction sequence on plan (6.6.013(3)(i)).

General construction sequence has been provided on the Erosion and Sediment Control Notes and Details, Sheet C-602.

SW13. Provide provisions for sediment controls for the west/south access drive. This area discharges directly into wetland resource areas.

An additional row of compost filter socks will be stakes in place along the west/south side of the access drive as an extra layer of protection before discharge to the wetlands.

SW14. Identify proposed staging area for construction and waste materials (6.6.013(3)(i)).

A proposed staging area for construction and waste materials has been shown in the east corner of the existing parking lot per the Soil Erosion and Sediment Control Plan (Sheet C-601). These areas have been selected as to not intrude upon the buffer zones associated with the wetlands in the vicinity of the Project.

SW15. To better contain construction debris during the proposed demolition for this project provide a silt fence in combination with the proposed compost filter sock.

Soil Erosion and Sediment Control Plan (Sheet C-601) has been revised to include a silt fence in combination with the proposed filter sock.

SW16. Identify provisions for protecting infiltration systems during construction.

The sequence of construction on sheet C-602 has been revised to include the installation of measures to prevent sedimentation into open excavations.

SW17. Provide signature of owner.

The illicit discharge statement with signature has been included as part of this submission.

SW18. Add timing (March and late November) to street sweeping requirements.

The Operation and Maintenance Plan has been updated to include this timing.

SW19. Provide provisions for the inspection and maintenance of the trench drain.

Inspection and maintenance for the trench drain has been updated and included in this submission.

SW20. Design plans indicate only water quality units are proposed, update map and narrative to match plan.

The BMP map and narrative have been updated to include only water quality inlets.

SW21. Indicate proposed snow storage areas on the BMP map.

The BMP map has been revised to show snow storage areas and is included in this submission.

SW22. The Operations and Maintenance Plan shall be recorded with the Middlesex Northern Registry of Deeds prior to the issuance of a Certificate of Compliance with the Board of Health (BOH 6.6.012(2)(b)).

The O&M Plan will be recorded with the Middlesex Northern Registry of Deeds prior to the request for issuance of the Certificate of Compliance.

SW23. Update plan and/or map with legend to clarify acronyms (CB=Catchbasin, etc.)

The legend on General Notes (Sheet C-102) has been updated to clarify drainage structure acronyms; CB, OCS, DMH, WQI and WQU.

SW24. Clarify on map whether systems are infiltration or detention systems. If the intent is detention include separate inspection and maintenance procedures.

The BMP map has been revised to clearly define limits of infiltration and detention. The separate inspection and maintenance procedure have been included as part of this submission.

SW25. Recommend including a condition that requires the submission of inspection report and maintenance report to the DPW prior to May 30 annually.

Inspection and maintenance report has been updated to include this condition.

SW26. Provide owner's signature on Illicit Discharge Compliance Statement.

The owner's signature has been included on the Illicit Discharge Compliance Statement.

Wetland Resource Areas

W1. It is unclear from the plans where the reduction in impervious area located within the 200-foot Riverfront Area will occur.

The reduction occurs to the southeast of the proposed building. There is additional open space proposed southwest of the access drive which is pavement in the existing conditions.

Sincerely,

BOHLER



Angela Botto



Zachary Richards, P.E.

PLANNING BOARD RESPONSE TO COMMENTS

April 04, 2023

Town of Billerica
Planning Board
365 Boston Road
Billerica, Massachusetts

Attn: Ms. Erika Oliver Jerram, Director of Planning and Community Development
Ms. Katherine Malgieri, Senior Planner

**Re: Proposed GMP Facility
298 Concord Road
Billerica, MA**

Dear Ms. Jerram and Ms. Malgieri:

Below please find our responses to BETA Group, Inc.'s review of Bohler's *Site Plan Special Permit Package for Proposed GMP Lab Facilities 298 Road, Billerica, Massachusetts*, dated March 6 2023. For clarity, the peer review comments are in standard font type, while our responses are directly below in ***bold italic text***. Supplemental materials in support of these responses have been provided under separate cover, as outlined on the cover letter.

Site Plan Approval

SP1. Provide location, height, size and design of all proposed signage.

Locations for ADA and stop signs have been provided on the Site Layout Plan, Sheet C-302. Locations for Conservation signs have been provided on the Stormwater Management Restoration Plan, Sheet C-701. Design of the signs has been included on the Detail Plan, Sheet C-901. At this point no other signs are proposed for this building. If any signs are proposed in the future the proper permitting channels will be followed.

SP2. Provide location of and screening methodology for trash enclosures.

The trash refuse removal operations are proposed to take place internal to the building in the loading dock area off of the access drive running parallel to the building. As the operations will occur internal to the building, proper screening will be provided as such.

SP3. Provide location and description of a permanent benchmark on or adjacent to the property.

Benchmarks labeled TBM-A and TBM-B are located on sheets 2 and 3 out of 4 on a plan entitled "Boundary, Partial Topographic and Utility Survey of 300 Concord Road", prepared by Control Point Associates with a revision date of November 29, 2022. The benchmark, TBM-A, has been provided on the existing water valve to the southeast of existing and proposed 298 building footprint (Sheet 3). The benchmark, TBM-B, has been provided to the north of the proposed limit of work at the existing hydrant within a landscape island (Sheet 2).

SP4. Provide description of maximum number of employees for the proposed building only and identification of any federal or state permits required for the project.

The client has estimated a maximum number of employees at 170 at the proposed building. A federal Stormwater Pollution Prevention Plan submitted to the U.S. Environmental Protection Agency (EPA) is anticipated to be required. A Notice of Intent, facilitated through both local Billerica Conservation Commission and Massachusetts Department of Environmental Protection is also anticipated to be required. Should there be any other permits required as a tenant is identified the proper permitting channels will be followed.

SP5. Provide description of the hours of operation of the proposed use.

The hours of operation of the proposed space will be 24 hours, 7 days of the week with multiple rotational working shifts. This is the typical operational format with this type of GMP lab facility use.

Site Access and Circulation

SA1. Provide an overall pedestrian access plan for the site (campus).

An overall pedestrian access plan has been provided.

SA2. Provide information on bicycle accommodations.

The plan has been revised to include 10 bike racks at the entrance of 298 Concord Road.

SA3. Confirm the access to the building meets the accessibility requirements.

Access to the building meets accessibility requirements with a maximum 5% slopes and 8% ramp with handrails.

SA4. Consider adding a barrier to prevent cars from parking on blocking sidewalk.

Accessible signs on bollards have been relocated to the back of curb to protect the pedestrian walkway area.

Signs and Lighting

SL1. Provide sign location and details for any proposed new building signage.

At this point no signs are proposed for this building. If any signs are proposed in the future the proper permitting channels will be followed.

SL2. Provide details of light poles and luminaires.

The plan has been revised to add detail of a luminaire has been added to the Landscape

BOHLER //

Notes and Details Sheet (Sheet L-301).

Utilities

U1. Provide an inspection report for the existing sewer pump.

An inspection report for the existing sewer pump will be requested and provided upon completion.

Sincerely,

BOHLER



Angela Botto



Zachary Richards, P.E.

***DEPARTMENT OF PUBLIC WORKS
RESPONSE TO COMMENTS***

April 04, 2023

Billerica Town Hall
Department of Public Works – Engineering Division
365 Boston Road
Billerica, MA

Attn: Frederick Russell P.E., PWLF, Director
Kelley Conway P.E., Town Engineer

**Re: Site Plan Special Permit – 298 Concord Road
298-300 Concord Road
Billerica, MA**

Dear Mr. Russell and Ms. Conway:

Below please find our responses to the Department of Public Works' Engineering Division review of Bohler's *"Proposed Site Plan Documents for KS Partners Proposed GMP Lab Facility, Location of Site: 298 Concord Road, Town of Billerica, Middlesex County, Massachusetts, Map 86, Block 108, Lot 5,"* dated March 7, 2023. For clarity, the peer review comments are in standard font type, while our responses are directly below in ***bold italic text***. Supplemental materials in support of these responses have been provided under separate cover, as outlined on the cover letter.

General Comments:

1. DPW fees will be due prior to any Building Permit. The Applicant must submit breakdown of existing (demolished area) and new building space and use (Per 310 CMR), with specifics as to any Town water or sewer discharge related to any labs. Contact the Operations Supervisor for questions regarding DPW fees.

DPW fees will be submitted as a part of the building permitting process. Furthermore, a breakdown of the new building space and use will be provided to the DPW when a tenant has been identified and a building floorplan has been advanced

2. No street opening permits will be required for work within the private road/ parking lot areas.

This comment has been acknowledged.

3. The Development will require a Stormwater Permit and peer review through the Board of Health.

A stormwater permit application will be filed through the Board of Health following Planning Board and Conservation Commission approvals. Per discussions with Kristel Bennett (Health Director), the peer review process being conducted by Beta Group, Inc. will also constitute as the peer review process for the Board of Health.

4. The Town of Billerica is not a member of Dig Safe. Please note on plans anywhere that Dig Safe is mentioned that in addition to Dig Safe, the Town of Billerica Water Division (978) 671-0957 and Wastewater Division (978) 671-0956 must be notified in advance of excavation.

Notes have been added to the site plans to provide contact information and state that the Town of Billerica Water Division and Wastewater Division must be notified along with Dig Safe prior to excavation.

5. The following construction notes shall be added to the plan:
 - Dig Safe shall be notified 72 hours prior to construction. Billerica DPW, Water and Sewer Divisions must be notified in addition to Dig Safe as the Town is not a member of Dig Safe.
 - Sewer construction and testing shall be in accordance with the Town of Billerica Sanitary Sewer Rules and Regulations. Sewer shall be cleaned tested and inspected prior to occupancy. Testing and inspections must be coordinated with the Wastewater Division.
 - Water mains shall be tested and disinfected prior to occupancy. Testing, and inspections must be coordinated with the Water Division.
 - DPW Divisions shall be contacted 48 hours prior to construction to coordinate inspection of sewer and water connections prior to backfilling the trench.
 - An as-built plan must be provided to DPW upon completion of construction and approved prior to occupancy.

Notes have been added to the site plans.

Wastewater Comments:

6. See General Comments #1 and #2.

General Comments #1 and #2 have been responded to in the general comments section of this letter.

7. Provide a profile view plan for the new sewer.

A sewer profile view will be prepared and provided.

8. Pretreatment plans for industrial wastes will need to be submitted to DPW for review and approval prior to issuance of a Building Permit. From Site Plan Special Permit, Bohler Engineering has tables that say there will be a reduction in water usage and sewer flows by 3,996 gallons per day. If flows/ use changes, before or during construction, a downstream analysis and peer review may be required.

Pretreatment plans for kitchen flows and industrial wastes, if proposed and required, will be submitted to the DPW as a part of the building permit process.

9. Contact the Industrial Pretreatment Coordinator at Wastewater, to review lab sewer discharge. Wastewater can be reached at 978-671-0956.

The Wastewater Division will be contacted concerning lab sewer discharge coordination for pretreatment or special permits as the building design progresses and a tenant has been identified to more accurately quantify the design flows for the analysis.

10. Contact Wastewater Division for Sewer Permit for inspections of new sewer.

The Wastewater Division will be contacted for Sewer Permit for inspections of new sewer.

11. Submittal to Board of Health and DPW for review and approval of grease trap design with kitchen flows.

Submittal to Board of Health and DPW for review and approval of the grease trap will be submitted once a tenant has been identified.

12. Show all interior floor drain connections to the sewer along with the oil water separators.

Interior floor drain connections to the sewer will be provided once a tenant has been identified and architectural designs have been completed.

Water Comments:

13. Contact Water Division for Water Permit for inspections of the new water main.

The Water Division will be contacted for Sewer Permit for inspections of new sewer.

14. All water utility materials and testing shall be as specified by the Water Division.

All water utility materials and testing will be specified by the Water Division, this comment has been acknowledged.

15. All hydrants will open left.

All hydrants will be left open, this comment has been acknowledged.

16. Both domestic and fire lines must have backflow devices approved by the Water Division before construction begins. The utility room containing backflow devices must have a large floor drain close to the devices.

Notation specifying the requirement for backflow devices approved by Water Division has been added to the site plans. The details and specifications for proposed backflow devices and floor drain locations will be provided to the water division for review and approval prior to the start of construction.

We trust the above is sufficient for your needs at this time. Should you have any questions or require additional information, please do not hesitate to contact either of us at (617) 849-8040.

Sincerely,

BOHLER ENGINEERING MA LLC



Angela Botto



Zachary Richards, P.E.

***PROPOSED SITE PLAN DOCUMENTS
(UNDER SEPARATE ATTACHMENT)***

***DRAINAGE REPORT
(UNDER SEPARATE ATTACHMENT)***

**STORM WATER POLLUTION PREVENTION PLAN
(UNDER SEPARATE ATTACHMENT)**

WETLAND BY-LAW APPLICATION FORM



Conservation of Natural Resources
in
Billerica Massachusetts

Billerica File Number: _____
Provided by the Town

TOWN OF BILLERICA WETLANDS BY-LAW APPLICATION

WETLANDS PROTECTION BY-LAW
Town of Billerica General By-Laws, Article XXII

Application for: Resource Delineation Determination of Applicability

Notice of Intent

Please type or print the following information:

Section A – General Information

APPLICANT:

KS Partners
150 East 58th St., Suite 2000
New York, NY 10155
(212) 355 - 7474

BY-LAW FILING FEE \$275.00

REPRESENTATIVE:

Bohler (Zachary Richards)
45 Franklin St., Floor 5
Boston, MA 02110
(617) 849 - 8040

PROPERTY OWNER:

KS Partners
150 East 58th St., Suite 2000
New York, NY 10155
(212) 355 - 7474

Section B – Project Information

1. Project Location

Street Address: 298 Concord Rd., Billerica, MA

Assessor's Map/Plat Number: 86 Parcel/Lot Number: 108-5

2. Project Narrative: (Proposed activity, project impacts, proposed mitigation, etc. Attach additional paper as necessary.)

See included Project Description for full Narrative.

**TOWN OF BILLERICA
WETLANDS BY-LAW APPLICATION**

Billerica File Number: _____

Provided by the Town

Section C – Project Impacts

1. If work is proposed in the Buffer Zone, list how many square feet: 31,310 Sq. Ft.
2. List the impacts of proposed activities on each wetland resource area (temporary and permanent impacts, prior to restoration and mitigation):

Resource Area	Size of Impact	Temporary/Permanent
Riverfront Area	7,074 SF	Permanent

Section D – Additional Information

The following information shall be included with this application. Check the first box to indicate that it was included as part of this application (Y). Check the second box to indicate that it was not included as part of this application (N). Check the third box to indicate that it is not applicable to this project (N/A). Please check with the Conservation Commission Director for applicable requirements.

RESOURCE DELINEATION

Y	N	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General locus map from a USGS topographic map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certified list of abutters and proof that they have been notified of the hearing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check made payable to the Town of Billerica for the filing fee(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil Classification from the U.S. Natural Resources Conservation Service soils maps and soil logs.

Plan of land showing:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing buildings, structures and utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topography with maximum contour intervals of 2-feet (existing and proposed).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Resource Areas as defined in MGL Chapter 131 § 40 and any amendments thereof, and the Town of Billerica Wetlands Protection By-Law and any amendments thereof.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North arrow.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legend.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property boundaries.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage divides (pre- and post-construction).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.E.M.A. Flood Plain and Green Engineering Flood Plain (available through the Billerica Conservation Commission office).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When a vegetated wetland is present, an analysis of wetland soils including depth, croma and value, soil horizons, etc. Sample locations shall be shown on plans.

TOWN OF BILLERICA**WETLANDS BY-LAW APPLICATION****Section D – Additional Information (cont.)****DETERMINATION OF APPLICABILITY****Y N N/A**

General locus map from a USGS topographic map.

When a vegetated wetland is present, an analysis of wetland soils including depth, croma and value, soil horizons, etc. Sample locations shall be shown on plans.

Certified list of abutters and proof that they have been notified of the hearing.

Check made payable to the Town of Billerica for the filing fee(s).

Photographs of the project site, to include resource areas, vegetation communities, and area of proposed construction staking.

Plan of land showing:

Existing and proposed buildings, structures and utilities.

Topography with maximum contour intervals of 2-feet (existing and proposed).

Resource Areas as defined in MGL Chapter 131 § 40 and any amendments thereof, and the Town of Billerica Wetlands Protection By-Law and any amendments thereof.

North arrow.

Legend.

Property boundaries.

Map and parcel number and name of direct abutters.

Limits of work line.

Location of stockpile area, including the temporary storage of equipment, fill, and supplies.

Drainage divides (pre- and post-construction).

F.E.M.A. Flood Plain and Green Engineering Flood Plain (available through the Billerica Conservation Commission office).

Soil Classification from the U.S. Natural Resources Conservation Service soils maps and soil logs.

NOTICE OF INTENT**Y N N/A**

General locus map from a USGS topographic map.

Photographs of the project site, to include resource areas, vegetation communities, and proposed construction staking.

Drainage calculations: to include pre- and post-construction, method used, assumptions, and worksheets.

When a vegetated wetland is present, an analysis of wetland soils including depth, croma and value, soil horizons, etc. Sample locations shall be shown on plans.

Check made payable to the Town of Billerica for the filing fee(s).

Certified list of abutters and proof that they have been notified of the hearing.

Status of Permits Form (available through the Conservation Commission office).

Plan of land showing:

Existing and proposed buildings, structures and utilities.

Topography with maximum contour intervals of 2-feet (existing and proposed).

Resource Areas as defined in MGL Chapter 131 § 40 and any amendments thereof, and the Town of Billerica Wetlands By-Law and any amendments thereof.

North arrow.

Legend.

Property boundaries.

Location of erosion control measures.

Location of snow storage.

Limits of work line.

Location of stockpile area, including the temporary storage of equipment, fill, and supplies.

TOWN OF BILLERICA
WETLANDS BY-LAW APPLICATION
Section D – Additional Information (cont.)

NOTICE OF INTENT (Cont.)

Plan of land showing (cont.):

Y	N	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Professional Engineer's and/or Registered Land Surveyor's stamp and date.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of proposed replication and/or restoration areas, including transition slopes and proposed 25-foot post-construction buffer to these areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of soil borings and test pits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil Classification from the U.S. Natural Resources Conservation Service soils maps and soil logs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage divides (pre- and post-construction).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.E.M.A. Flood Plain and Green Engineering Flood Plain contours (available through the Billerica Conservation Commission office) and associated flood compensation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm drainage systems.

.....

In addition to the above, the Commission may require the following information:

Y	N	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Certification of compliance with Title 5, Massachusetts Sanitary Code.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control specifications and details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description of how work will comply with 310 CMR 10.00 and any amendments thereof, and Town of Billerica Wetlands Protection Bylaw and any amendments thereof.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Work completion schedule.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Depth to average annual high water table.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aquifers and groundwater resources in vicinity of site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dates when fieldwork was conducted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Headwall and riprap specifications.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contours of the water table.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Direction of groundwater flow.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintenance plans shown on drawings including: detention and/or retention ponds, replicated resource areas, oil and grease traps, conservation and pedestrian easements of rights of way, and culverts.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Narrative for wetland replication/restoration, including baseline information, proposed soils and vegetation criteria, compliance with performance standards, construction sequence, and monitoring plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When work is proposed in a River Front Area, provide a narrative detailing how this project meets the general performance standard established in 310 CMR 10.58.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100-scale plan of field-delineated and approved wetland boundaries.

The Commission may require other supporting information as deemed necessary to reach a determination. Please consult the Conservation Commission Director for guidance on what information should be included with this application.

**TOWN OF BILLERICA
WETLANDS BY-LAW APPLICATION**

Billerica File Number: _____

Section E - By-Law Filing Fee

The By-Law filing fee(s) is based on the Category Activities established by the Massachusetts DEP - WPA Appendix B – Wetland Fee Transmittal Form and the Wetlands Protection Regulations. No fee shall be assessed for projects of the federal government, the Massachusetts DEP, or Cities and Towns of the Commonwealth. The following is a list of categories and their associated fees:

Category 1 - \$40.00 Category 4 - \$375.00 Amended By-Law Wetlands Permit - \$50.00
Category 2 - \$137.50 Category 5 - \$1.00/LF Determination of Applicability - \$50.00
Category 3 - \$275.00 Category 6 - \$0.50/LF

Extensions: Single Family Dwelling or Minor Project - \$50.00
Other - \$100.00

Section F – Signature and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Wetlands By-Law Application for a Notice of Intent, or Determination of Applicability, or Resource Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification on this Application in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection By-Law.

A signed application by both the applicant, and the property owner, if other than the applicant, is required as part of a complete filing for work in land subject to flooding and/or inundation; a wetlands (both bordering on a water body or isolated); a water body, stream, brook and/or ditch; and/or land within 100 feet of such areas. In signing this application form both the owner and applicant shall consent to granting permission to the Billerica Conservation Commission and agents thereof, as well as other Town employees who may be required to view the site, to enter upon and inspect the land in question.

Signature(s):

R. Ladd

Applicant

Date _____

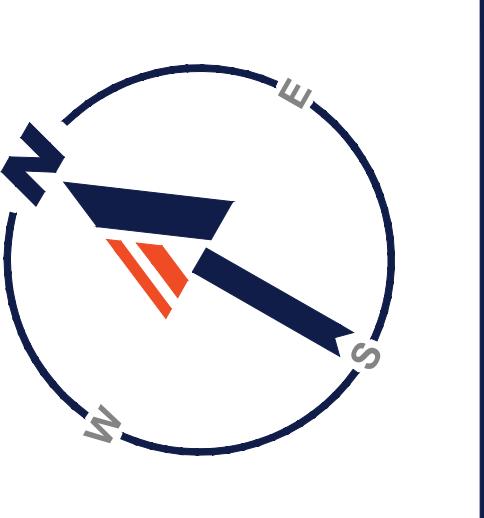
Property Owner
(If different from Applicant)

—Date—

Submit 10 copies of this application with accompanying plans and supporting documentation to the Billerica Conservation Commission. The Commission shall commence the public hearing within twenty-one (21) days from receipt of a completed application, unless the applicant authorizes an extension in writing. The applicant shall provide a completed application, by certified mail or hand delivery, to the Planning Board and the Board of Health.

Incorrect information may be grounds to deny an application.

PEDESTRIAN ACCESS PLAN



SITE INFORMATION

1. APPLICANT/OWNER:
KS PARTNERS, LLC
150 EAST 58TH STREET, SUITE 2000
NEW YORK, NEW YORK, 10155
2. PARCEL:
MAP 86, BLOCK 108, LOT 5
300 CONCORD ROAD
TOWN OF BILLERICA
MIDDLESEX COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	INDUSTRIAL (I)				(W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE	
OVERLAY DISTRICT	FLOODPLAIN					
REQUIRED PERMIT	SITE PLAN APPROVAL					
ZONE CRITERIA	REQUIRED	EXISTING	APPROVED	FULL BUILD		
MIN. LOT AREA	60,000 SF	1,934,064 SF	NO CHANGE	NO CHANGE		
MIN. LOT FRONTAGE	150 FT	1,158 FT	NO CHANGE	NO CHANGE		
MAX. LOT COVERAGE	50%	6.0%	10.0%	13.4%		
MIN. FRONT SETBACK	100 FT	465.6 FT	NO CHANGE	NO CHANGE		
MIN. SIDE SETBACK	35 FT	75.4 FT	NO CHANGE	NO CHANGE		
MIN. REAR SETBACK	50 FT	470.9 FT	215 FT	NO CHANGE		
MAX. BUILDING HEIGHT	45 FT (ABOVE GRADE PLANE)	±70 FT (E)	NO CHANGE (E)	NO CHANGE (E)		
MIN. GREEN SPACE	25%	±55%	±56.6%	±52.4%		
MAX. FLOOR AREA RATIO	1.0	0.18	0.28	0.25		
PARKING SPACES	834	1,135 (STANDARD) 125 (COMPACT) (1) 25 (ACCESS.) TOTAL = 1,241 (5)	673 (STANDARD) 125 (COMPACT) (1) 32 (ACCESS.) TOTAL = 830 (W) (5)	706 (STANDARD) 125 (COMPACT) (1) 22 (ACCESS.) TOTAL = 853 (5)		
ACCESS. PARKING SPACES	17	25	32	22		
PARKING REQUIREMENTS						
PARKING STALL CRITERIA:	STANDARD: 9 FT x 19 FT COMPACT: 9 FT x 15 FT					
USE/CATEGORY:	OFFICE USE; INDUSTRIAL USES (LIGHT MANUFACTURING); UTILITY USES (COMMON AREA)					
REQ. PARKING:	<u>OFFICE USE:</u> 1 SPACE PER 300 SF FLOOR AREA <u>INDUSTRIAL USES (LIGHT MANUFACTURING):</u> 1 SPACE FOR EACH 2 EMPLOYEES OF THE MAXIMUM WORKING SHIFT, PLUS 1 SPACE PER 800 SF OF FLOOR AREA <u>UTILITY USES (COMMON AREA/AMENITY SPACE):</u> NONE (2)					
CALCULATION:	EXISTING - 296 CONCORD ROAD OFFICE SPACE: (1 SPACE / 300 SF) x 114,536 SF x 0.80 = 306 SPACES (3) INDUSTRIAL SPACE: (1 SPACE / 800 SF) X 41,500 SF X 0.80 = 42 SPACES (3) (1 SPACE / 2 EMPLOYEES) X 12 EMPLOYEES = 6 SPACES COMMON AREA: (1 SPACE / EMPLOYEE) X 3 EMPLOYEES = 3 SPACES (4) 296 CONCORD ROAD TOTAL = 357 SPACES APPROVED - 300 CONCORD ROAD INDUSTRIAL SPACE: (1 SPACE / 800 SF) X 149,900 SF X 0.80 = 150 SPACES (3) (1 SPACE / 150 EMPLOYEES) X 12 EMPLOYEES = 75 SPACES 300 CONCORD ROAD TOTAL = 225 SPACES PROPOSED - 298 CONCORD ROAD INDUSTRIAL SPACE: (1 SPACE / 800 SF) X 166,630 SF X 0.80 = 167 SPACES (3) (1 SPACE / 170 EMPLOYEES) X 12 EMPLOYEES = 85 SPACES 298 CONCORD ROAD TOTAL = 252 SPACES <u>TOTAL:</u> 357 + 225 + 252 = 834 SPACES					
ACCESS. PARKING	REQ. PARKING: 501-1,000 SPACES: 2% OF THE TOTAL PROVIDED PARKING					
STANDARD: 8 FT x 19 FT						
STD. AISLE: 5 FT x 19 FT						
VAN AISLE: 8 FT x 19 FT	CALCULATION: 853 x 0.02 = 17.1 = 18 SPACES					

NOTES:

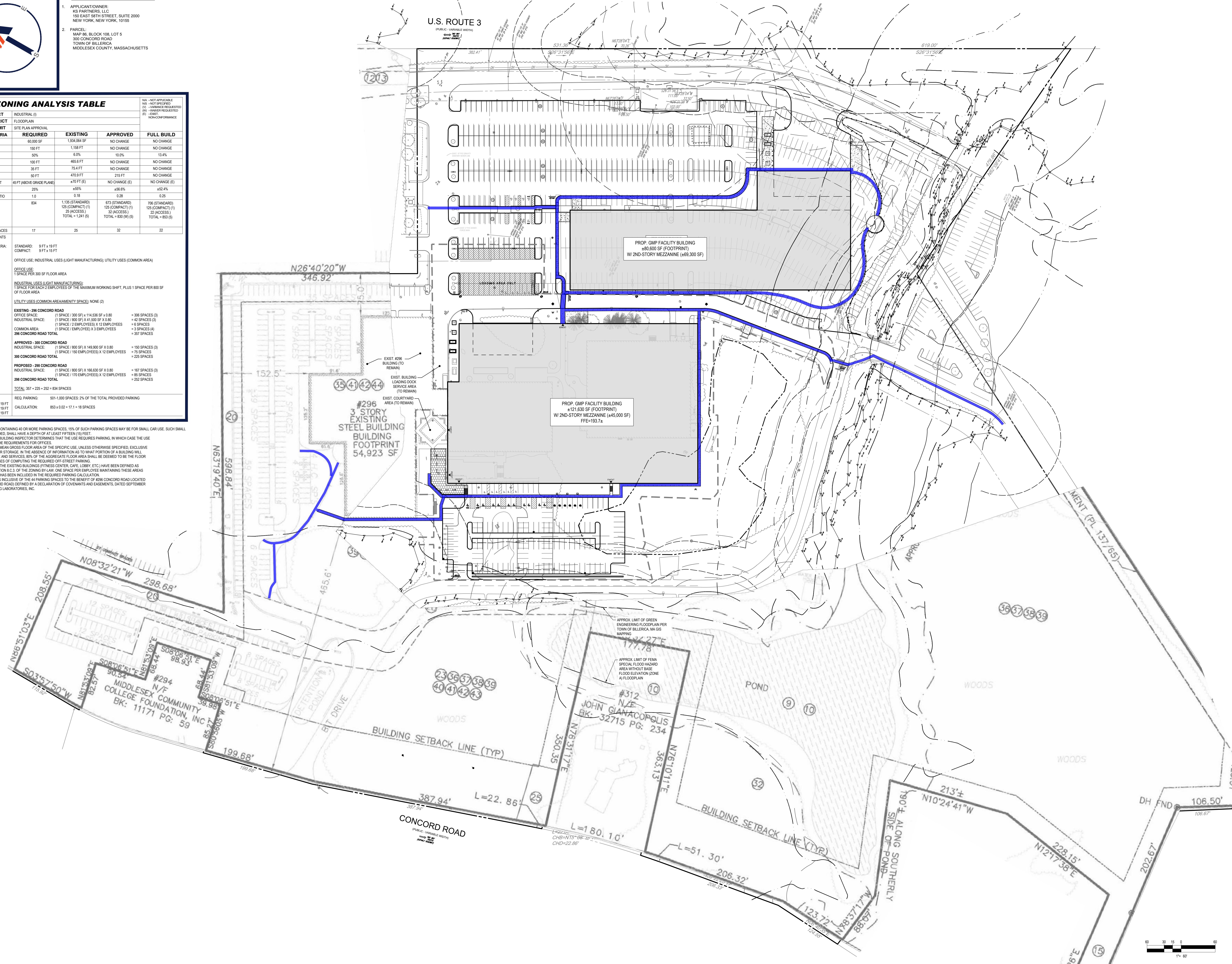
(1) IN PARKING AREAS CONTAINING 40 OR MORE PARKING SPACES, 15% OF SUCH PARKING SPACES MAY BE FOR SMALL CAR USE. SUCH SMALL CAR SPACES, IF PROVIDED, SHALL HAVE A DEPTH OF AT LEAST FIFTEEN (15) FEET.

(2) NONE, UNLESS THE BUILDING INSPECTOR DETERMINES THAT THE USE REQUIRES PARKING, IN WHICH CASE THE USE SHALL COMPLY WITH THE REQUIREMENTS FOR OFFICES.

(3) FLOOR AREA SHALL MEAN GROSS FLOOR AREA OF THE SPECIFIC USE, UNLESS OTHERWISE SPECIFIED, EXCLUSIVE OF AREAS STRICTLY FOR STORAGE. IN THE ABSENCE OF INFORMATION AS TO WHAT PORTION OF A BUILDING WILL BE USED FOR STORAGE AND SERVICES, 80% OF THE AGGREGATE FLOOR AREA SHALL BE DEEMED TO BE THE FLOOR AREA FOR THE PURPOSES OF COMPUTING THE REQUIRED OFF-STREET PARKING.

(4) COMMON AREAS OF THE EXISTING BUILDINGS (FITNESS CENTER, CAFE, LOBBY, ETC.) HAVE BEEN DEFINED AS UTILITY USES PER SECTION 8.C.3. OF THE ZONING BY-LAW. ONE SPACE PER EMPLOYEE MAINTAINING THESE AREAS WITHIN THE BUILDINGS HAS BEEN INCLUDED IN THE REQUIRED PARKING CALCULATION.

(5) THE TOTAL COUNT IS INCLUSIVE OF THE 44 PARKING SPACES TO THE BENEFIT OF #296 CONCORD ROAD LOCATED ON LOT 2 (#290 CONCORD ROAD) DEFINED BY A DECLARATION OF COVENANTS AND EASEMENTS, DATED SEPTEMBER 22, 1997, MADE BY WANG LABORATORIES, INC.



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W AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.**

JECT No.: MAB220093.00
WN BY: AMB
CKED BY: WNG
E: 01/25/2023
I.D.: MAB220093.00-SPPD-A

SITE DEVELOPMENT PLANS

FOR

**PROPOSED
GMP LAB FACILITY**

**MAP 86, BLOCK 108, LOT 5
298 CONCORD ROAD
TOWN OF BILLERICA
MIDDLESEX COUNTY,
MASSACHUSETTS**

BOHLER //

BOSTON, MA 02110
Phone: (617) 849-8040

Figure 10. The effect of the parameter α on the solution of the system (10).

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SET TITLE:

PEDESTRIAN ACCESS PLAN

ACCESS PLAN

ET NUMBER:

CAZ

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ORG. DATE - 01/25/2023

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