

**TAC Stipulation Report**  
**May 11, 2017**

#	Stipulations to be completed prior to Planning Board Approval	Action	Sheet #
1	Applicant shall include a low maintenance landscaping treatment for the median island in the cul-de-sac.	Low maintenance landscaping has provided within the median island of the proposed cul-de-sac.	C-105.2
2	No mulch shall be used in the landscaped areas on the site and applicant shall use a non-flammable alternative.	Plans have been revised to include an 18-inch strip of river rock adjacent to the building. Applicant proposes to keep remaining landscape areas mulched in lieu of a stone alternate due to concerns with plant health. Benefits of mulch over a stone alternative include mulch decomposition which provide valuable nutrients to plant materials, better moisture retention in soils under mulch and mulch provides better weed suppression. The applicant will implement landscape best management practices that include no long term storage of mulch piles on-site that could dry out. As requested by the Conservation Commission, plans have been revised to indicate that mulch will be untreated.	G-101.2 & C-105.1
3	The applicant shall clear up any discrepancies on the landscaping plan to make sure landscaping features are labeled and described correctly.	Landscape Plan has been revised to eliminate discrepancies between the plant labels and plant schedule.	C-105.2 & C-105.2
4	The location and boundaries of the gravel wetland shall be added to the site plan, landscaping plan, and restoration plan.	The boundary of the proposed gravel wetland has been shown on the Site Plan, Landscaping Plan and Restoration Plan.	C-102.1 , C-102.2, C-105.1 & C-105.2
5	The light pole and based shall be a 24' aluminum light pole standard with 8' arm and applicant shall also provide wiring for light to the fixture mounting location. The City will provide the	Site Note #16 has been revised. In addition, Note #4 on Light Pole Base detail has been revised.	G-101.2 & C-505
6	A 20' water line easement shall be provided for the existing cross country water line. The easement is to be centered on the existing main.	A note have been added to the Subdivision Plans and Utilities Plan stating that a new 20 foot easement centered on the existing water main is to be provided.	2 of 5, 4 of 5 & C-104.2
7	The applicant shall provide more details about the proposed use and occupancy of the existing house on Islington Street.	The house is currently occupied and the applicant intends to continue to rent it. A note has been added to the plan stating the existing house on Islington Street is to remain.	C-101.2
8	Details for manholes shall be City standard.	The manhole details have been updated to specify the City standard frame & cover.	C-504
9	The applicant shall add additional landscape islands to break up the areas where there are more than 20 parking spaces in a row along the outer edges of the parking area.	Additional landscaped islands have been added to the plans to break up rows of parking exceeding 20 spaces.	C-102.1 & C-105.2
10	A detail for the retaining wall and guard rail shall be provided.	A retaining wall detail has been added to the plans.	C-507
11	On the detail of the gravel wetland, the note shall be revised to indicate that a qualified professional shall be hired to assess and implement measures to improve function.	The gravel wetland note has been revised accordingly.	C-506
12	To address the recommended traffic mitigation measures at the intersection of Route 33 / Borthwick Avenue, the applicant shall provide an estimate of a meaningful cost-sharing contribution to advance the design development process for long-term intersection improvements, or for DPW's use to investigate the feasibility of realigning Borthwick Avenue as it approaches	The applicant received Traffic Engineering Peer Review - Letter #2 from TEC today. BETA, the applicant's traffic engineer, will be submitting a response to Letter #2 prior to the Planning Board meeting. Stipulation #12 will be addressed in this response.	N/A
13	Convert the intersection of Borthwick Avenue and Greenland Road and Sherburne Road to an all-way stop intersection, with stop signs installed on all three approaches. In addition, the Applicant's traffic engineer shall review the safety and sight distance characteristics of the pedestrian crossing immediately to the east of this intersection to determine if additional pedestrian safety enhancements may be required for the increased traffic queuing resulting from	The applicant received Traffic Engineering Peer Review - Letter #2 from TEC today. BETA, the applicant's traffic engineer, will be submitting a response to Letter #2 prior to the Planning Board meeting. Stipulation #13 will be addressed in this response.	N/A
14	The applicant shall upgrade the existing pedestrian crossing signage near the proposed access roadway intersection with Borthwick Avenue to current Manual on Uniform Traffic Control Devices (MUTCD) standards.	Pedestrian crossing signage have been added to the plan near the new roadway's intersection with Borthwick Avenue.	C-102.1