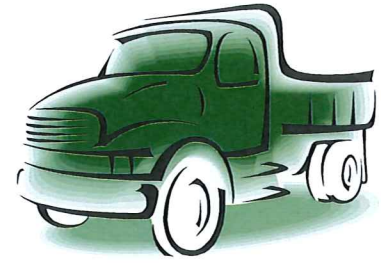


AUG 08 2022

Planning Board



# MEMORANDUM

FROM: Kenneth Kalinowski, PE, DPW Dir.  
TO: Cheryl Lutcza, Asst. to Planning Board  
CC: P. Brinkman, DPW Bus. Mgr.

DATE: August 5, 2022  
REF: MSP-2022-02  
81 Main Street – Pizza Pizzazz

RECEIVED PEPPERELL DEPT of PUBLIC WORKS  
AUG - 9 2022 47 Nashua Road, Pepperell, MA 01463  
(978) 433-9859 (978) 925-4400  
Town of Pepperell  
Office of the Town Clerk

I have completed my review of the submission for a Major Site Plan for the above referenced project. These materials include the Major Site Plan Review application, Stormwater Management Report and plans entitled *Site Plan, Pizza Pizzazz, 81 Main Street Pepperell, MA*, dated June, 2022; prepared by Goldsmith, Prest & Ringwall, Inc; and prepared for Marcio and Marli Machado (d/b/a Pizza Pizzazz, Inc). My comments and concerns are as follows:

1. Main Street was just milled and repaved in July, 2022. The plans contain a detail for a construction entrance, but the applicant is reminded that extreme care needs to be exercised during construction to ensure the integrity and condition of the roadway with regards to access during construction. Any damage to Main Street as a result of construction activities on the site will be repaired by the project proponent at no cost to the Town.
2. Due to the recent paving, it should be noted that this section of Main Street is subject to a 3-year moratorium on pavement cuts for utility connections, including the proposed gas service.
3. The proposed entrance location is in the same place as the current driveway serving a single-family residence (SFR). It is expected that the proposed use will generate significantly more traffic than the SFR. Given the close proximity between the existing exit lane of the adjacent parking lot, we recommend that any approval include a condition that the section of sidewalk and curbing between the two access points (illustrated below) be installed to physically and visually differentiate the sites for motorists and pedestrians. This work would need to be coordinated with the Highway Division staff due to the constraints associated with the new pavement (as listed previously).



4. The on-site parking turnout appears to be only five feet (5') deep, and provides inadequate room for vehicles backing out of the adjacent spots. The engineer should review this layout to determine if additional room is available. This may also provide additional snow storage.
5. Sheet C2.1 indicates that the water service will be extended from the terminus of the current service. The Water Division requires that the service be replaced from the existing curb stop.
6. The utility plan indicates separate building sewers for what is assumed to be food preparation and domestic uses. Under no circumstances shall sanitary flows be plumbed into the grease trap.
7. The overall drainage plans on Sheet C2.2 call for recharging the total roof runoff - consistent with the drainage calculations, but plans do not indicate how roof runoff from the rear of the proposed building will be directed to the infiltrators. The plans should be updated to depict the construction in order to allow for the infiltration of all roof runoff.
8. The plans show inadequate area for snow storage. Snow management will also be severely constrained due to the configuration of the parking and waste management access. The project should be updated to provide language and/or area for snow storage. The DPW cannot be responsible for the management of snow from private entities.

These comments pertain specifically to the Major Site Plan application as submitted. Revisions or additional submissions may warrant further review and comment by this office. Please contact me if there are any questions regarding this review or if I may be of further assistance in this matter.