



To: Holyoke Ordinance Committee

From: Terrence Reynolds P.E.

Subject: Green Highland LLC, 26 Hadley Mills Road, Holyoke MA

Date: 5/20/2021

The following is in response to Engineering Comments Sent to The Holyoke Ordinance Committee on 3/15/21. Comments are followed response to the comment in bold.

1. Property Lines and Reserved Rights – the site plan shows the boundaries of the property proposed to be developed, but it unclear if these boundaries were established through field survey. The site plan included in the application shows a single parcel with total lot area of 1.06 acres; however, the property is currently comprised of at least two separate parcels based on Hampden County Registry of Deeds and Holyoke Assessor’s records. In addition, Registry of Deeds records include references to a number of reserved rights to utilities and other features by Holyoke Gas & Electric and prior/adjoining property owners. *To confirm that the proposed improvements are located on property owned or controlled by the applicant and to determine if there any impacts to rights or easements on the property, a complete ALTA (American Land Title Association) survey of the property should be submitted by the applicant. Note, this was provided for the Trulieve project.*
 - **An Alta Survey has been provided to Engineering**
2. Rights to Access 26 Hadley Mills through the Trulieve Property – access to the proposed employee and customer parking area is through property developed for the Trulieve project. The applicant has not provided documentation to confirm that this access is allowed by agreement with Trulieve or that these access rights exist in the land records for the property. *Documentation of rights or agreements that allow for the applicant’s proposed access through the Trulieve property must be provided.*
 - **Documentation of access rights has been provided to Engineering via email on 4/6/21.**
3. Coordination with Operations of Trulieve Facility – if rights to access the 26 Hadley Mills Road site through the Trulieve facility can be established, *an interior circulation plan must be provided for the two facilities. Since the 26 Hadley Mills facility will attract retail customers, many of whom may have never been to the facility in the past, signage and wayfinding along the interior route will be critical to reducing conflicts between the two facilities.*
 - **An interior access plan including wayfinding signs has been prepared and is included in the revised Layout Plan.**
4. Traffic Impacts – the traffic impact information provided in the application relies heavily on a traffic study that was completed for the Trulieve project. Although it is common to extract relevant data from previous studies, it is not common to base traffic impact conclusions on conclusions made by others on past projects, particularly without consulting with the authors of the previous study. *The applicant should be required to complete its own independent traffic impact study and not base traffic impact conclusions on work done by others on past projects.*
 - **A separate Traffic Impact Statement has been prepared by a Acela Engineering traffic engineers and submitted to this Committee and Engineering.**
5. Storm Drain Connections – a new connection to an existing storm drain on the project site and modifications to an existing connection are proposed. Based on a review of the land records, it appears that Holyoke Gas & Electric may have reserved rights to at least a portion of the storm drainage on the project site. Although total storm drainage discharges from the site will be reduced from existing

conditions, as required by the City's Stormwater Regulations, the redirection of stormwater may have impacts. *The applicant should confirm there are no impacts to any rights that have been reserved by HG&E or others and that there is adequate capacity to receive the redirected discharges.*

- **HG&E has confirmed that the stormwater connection will not have any impacts to rights or capacities.**

6. Adequacy of Parking Facilities – the parking needs of the project are proposed to be met through the by constructing 15 new parking spaces to the south of the existing building and a few spaces to the north of the building. The traffic impact study indicates that “there will only be initially up to 15 employees” and projects that during the peak hour there will be between 34 and 38 trips. The proposed parking facility does not seem to be adequate to meet these needs. *The applicant should be required to provide employee projections at full operation and demonstrate how employee parking needs will be met when combined with the peak hour customer parking needs.*

- **The applicant is required to provide 5 parking spaces for all uses. The design provides for 21 spaces. A maximum of 16 employees per shift are projected for the project. It is anticipated the 21 spaces will be adequate for the parking needs.**

7. Site Utilities – no new water or sewer connections are shown on the plan. It is likely that upgrades to one or both of these utilities will be necessary. *All existing and new utilities should be shown on the site plan. In addition, the applicant should be required to locate and verify the condition of the existing service and confirm that it is separate from any roof or storm drains prior to application for a building permit. All drains will be required to connect to the existing separate storm line.*

- **All existing utilities have been shown on plans based on the ground survey and available records. Existing services will be confirmed as part of the building design process.**

8. Stormwater Improvements – the project will require approval from the Holyoke Stormwater Authority ed appears to comply with the City's Stormwater Regulations but additional review will be conducted during that approval process.

- **Noted**