

Golden Heights - Webster

From: "Carl Hultgren" <chultgren.qe@charter.net>

05/16/19 10:30 AM

To: "Ann V. Morgan" <amorgan@webster-ma.gov>

Cc: "Paula Mayville" <paula.wha@onecommail.com>, "Nault Architects" <admin@naultarchitects.com>

Hi Ann,

As discussed, the Webster Housing Authority is proposing a small parking expansion at the existing Golden Heights development. On behalf of the Webster Housing Authority, I'd like to request that the Planning Board make a determination that the proposed parking expansion is a minor modification of the site. I'm happy to meet with the Board to discuss the proposed parking.

Thank you.

Carl Hultgren, PE

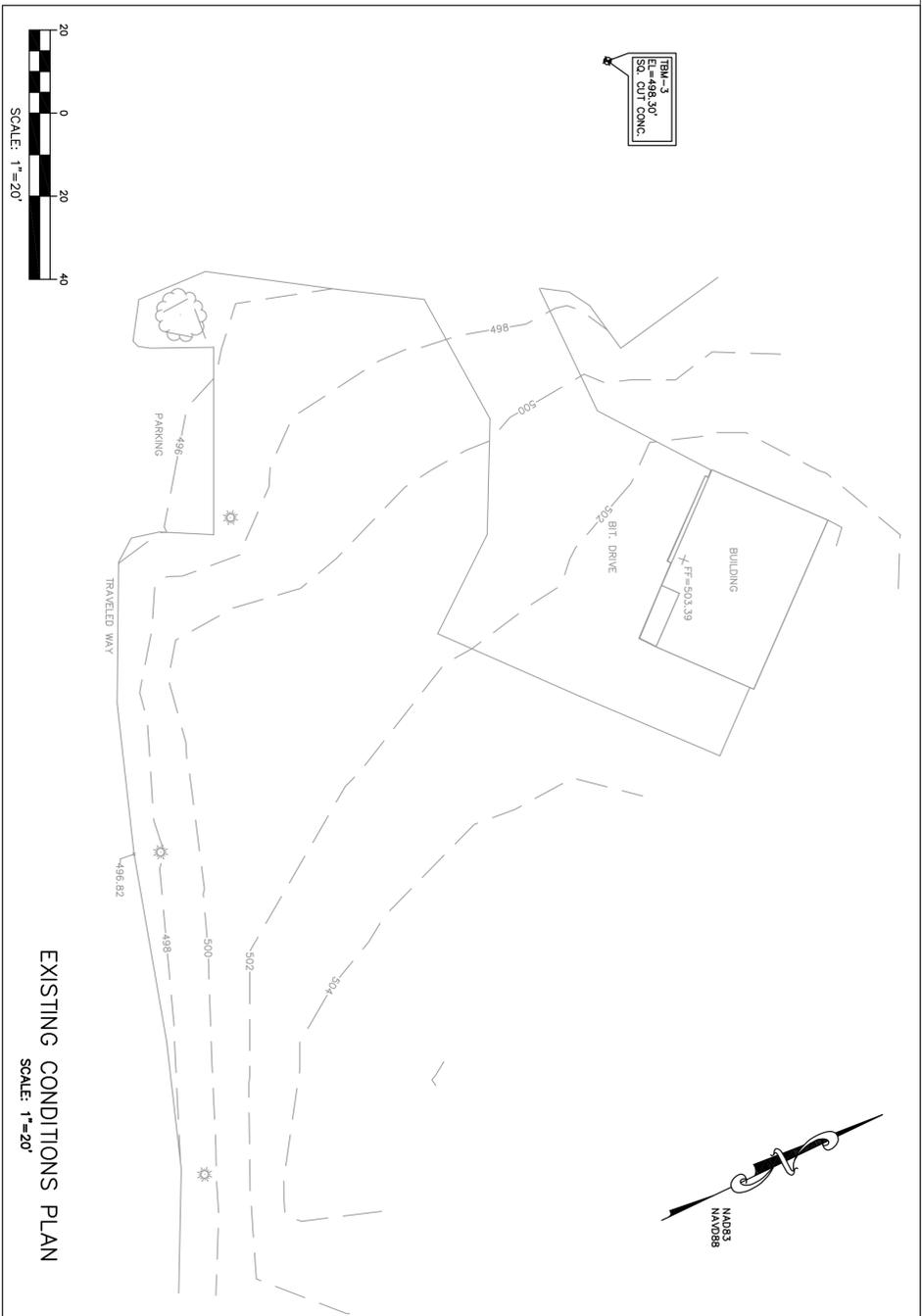
Quinn Engineering, Inc.

PO Box 107

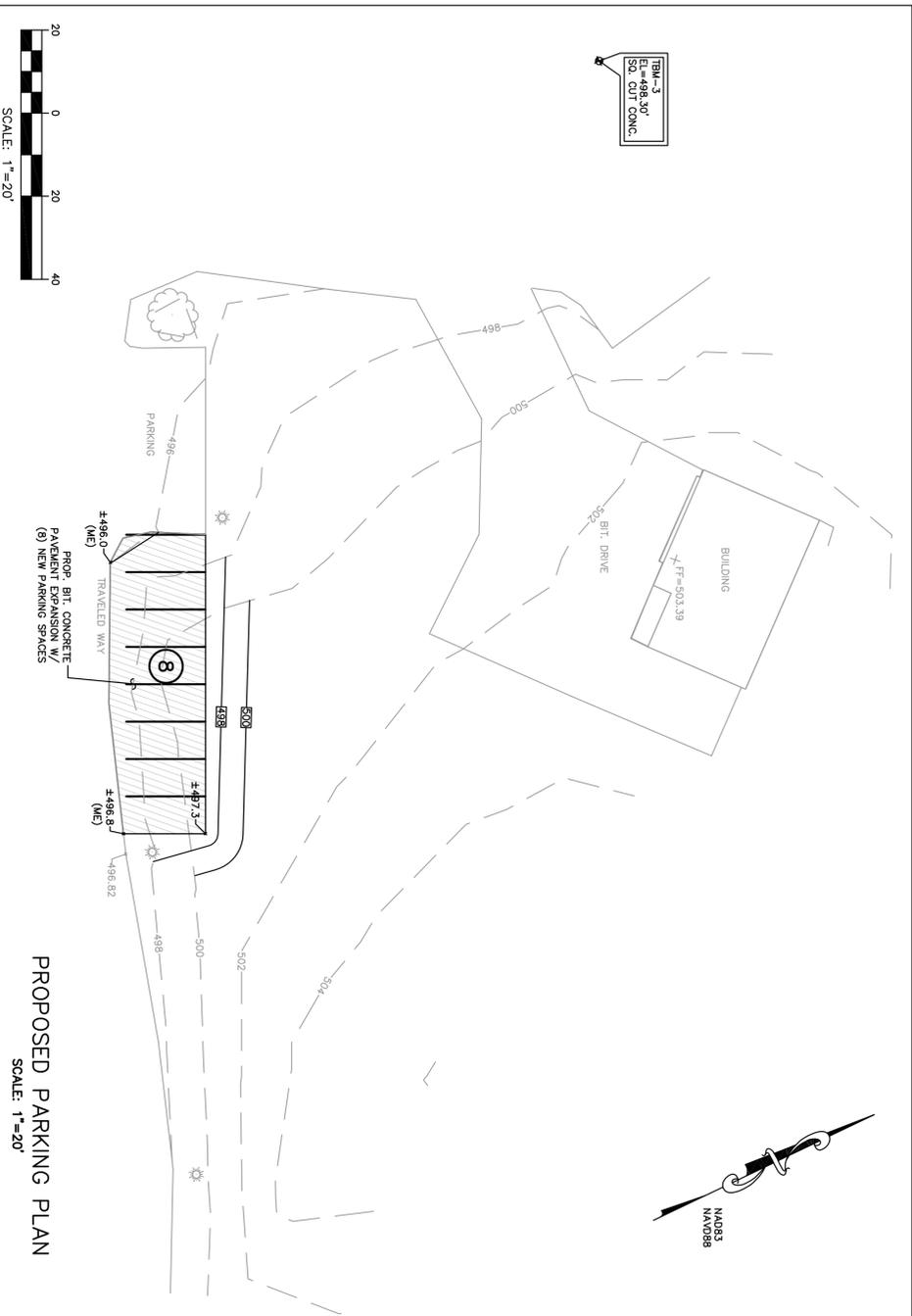
Paxton, MA 01612

Phone: (508) 753-7999 x2

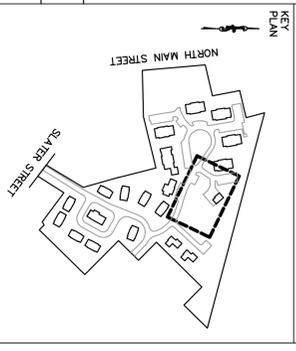
GENERAL NOTES:
 1. PROPERTY INFORMATION: #10 GOLDEN HEIGHTS
 STREET ADDRESS: 17 D. 3.10
 ASSESSORS REF.:
 2. ZONING INFORMATION: M.F.-FAMILY HOUSING
 USE:
 3. EXISTING CONDITIONS HAVE BEEN PROVIDED BY JARVIS LAND SURVEY, INC. UNLESS OTHERWISE NOTED AS SUCH.
 4. THE SITE DOES NOT LIE WITHIN A FLOOD ZONE. AS MAPPED ON THE FEMA MAP #4250270999E
 5. THE SITE LIES WITHIN A MAPPED ZONE II WATER SUPPLY HABITAT OF RARE SPECIES OR PRIORITY HABITAT OF RARE WILDLIFE.
 6. THE SITE DOES NOT LIE WITHIN A MAPPED PRIORITY HABITAT OF RARE SPECIES OR PRIORITY HABITAT OF RARE WILDLIFE.



EXISTING CONDITIONS PLAN
 SCALE: 1"=20'



PROPOSED PARKING PLAN
 SCALE: 1"=20'



KEY PLAN
 SCALE: 1"=400'

**PROGRESS PRINT
 NOT FOR PERMITTING
 NOT FOR CONSTRUCTION**

DRAWING TITLE
 EXISTING CONDITIONS & PROPOSED PARKING PLANS

JOB NUMBER 1421
 JOB TITLE
 WEBSTER HOUSING AUTHORITY
 PROPOSED PARKING EXPANSION

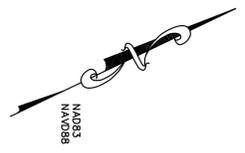
CONSULTANT
**QUINN
 ENGINEERING, INC.**
 P.O. Box 107
 Paxton, Massachusetts 01612
 (508)752-5999 fax:(508)752-6999

ARCHITECT
MAULIT ARCHITECTS, INC.
 100 STATE STREET, 10TH FLOOR
 PAXTON, MASSACHUSETTS 01612
 (508)752-5999 fax:(508)752-6999

DRAWING NO.
DRAFT
C1

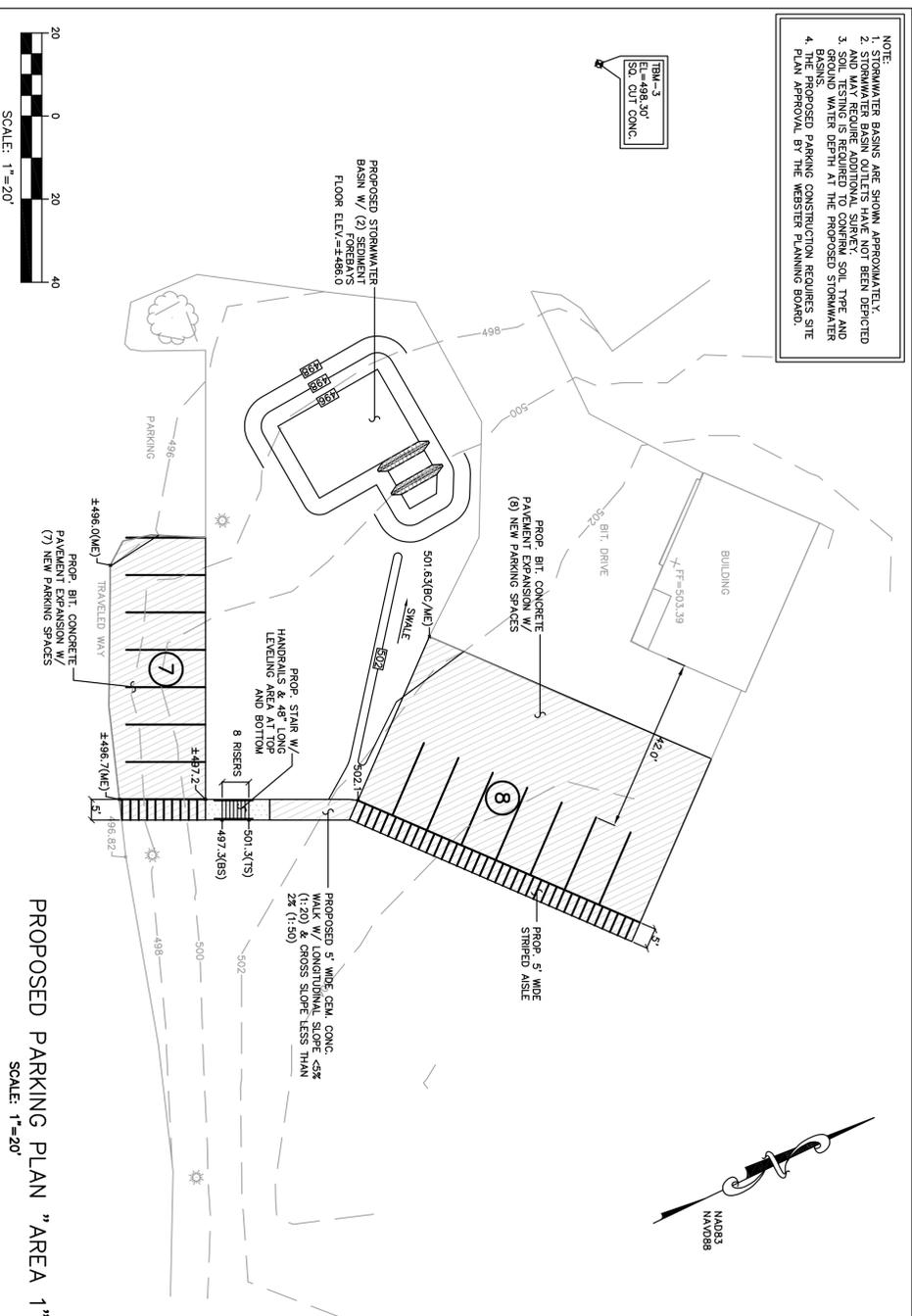
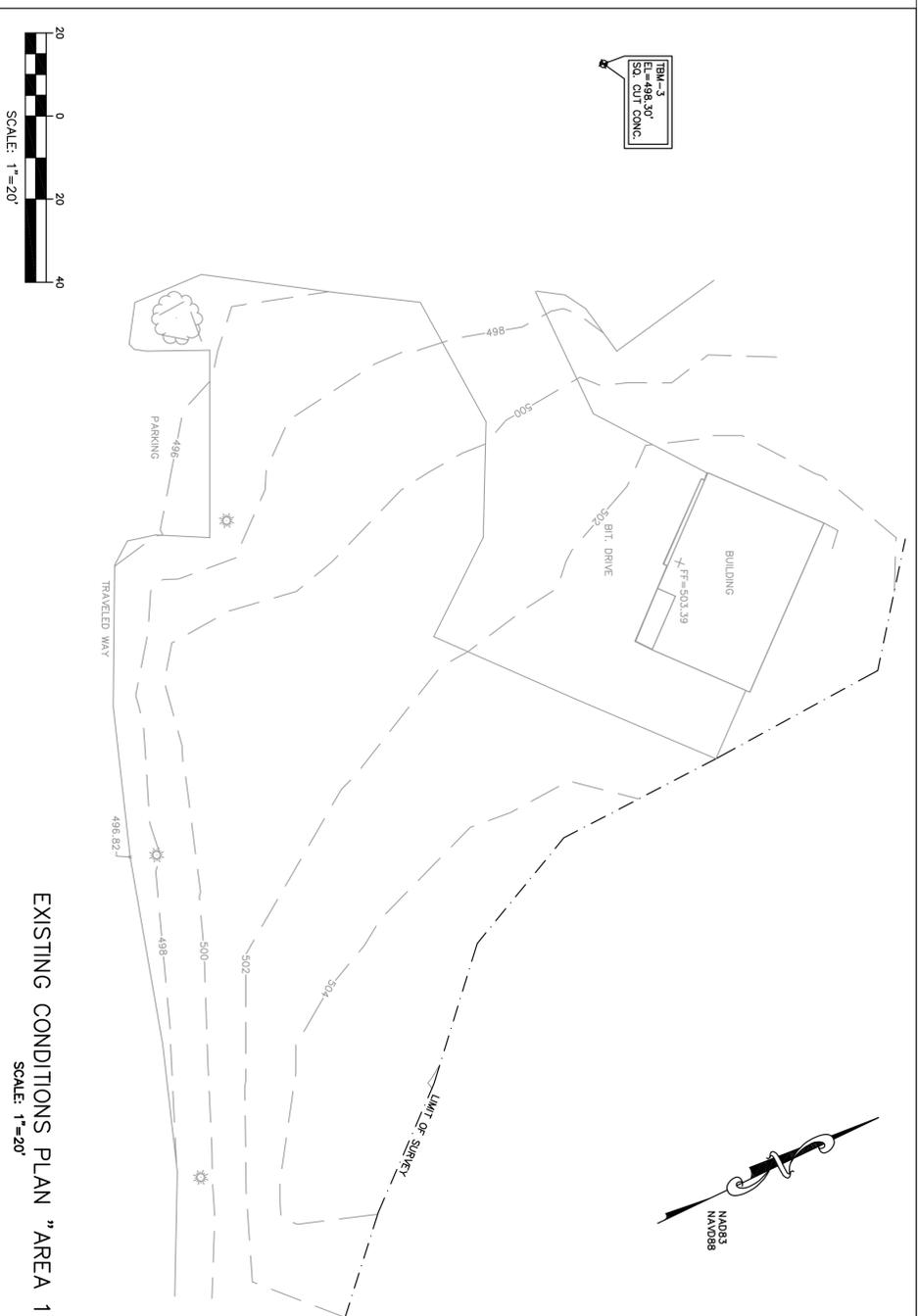
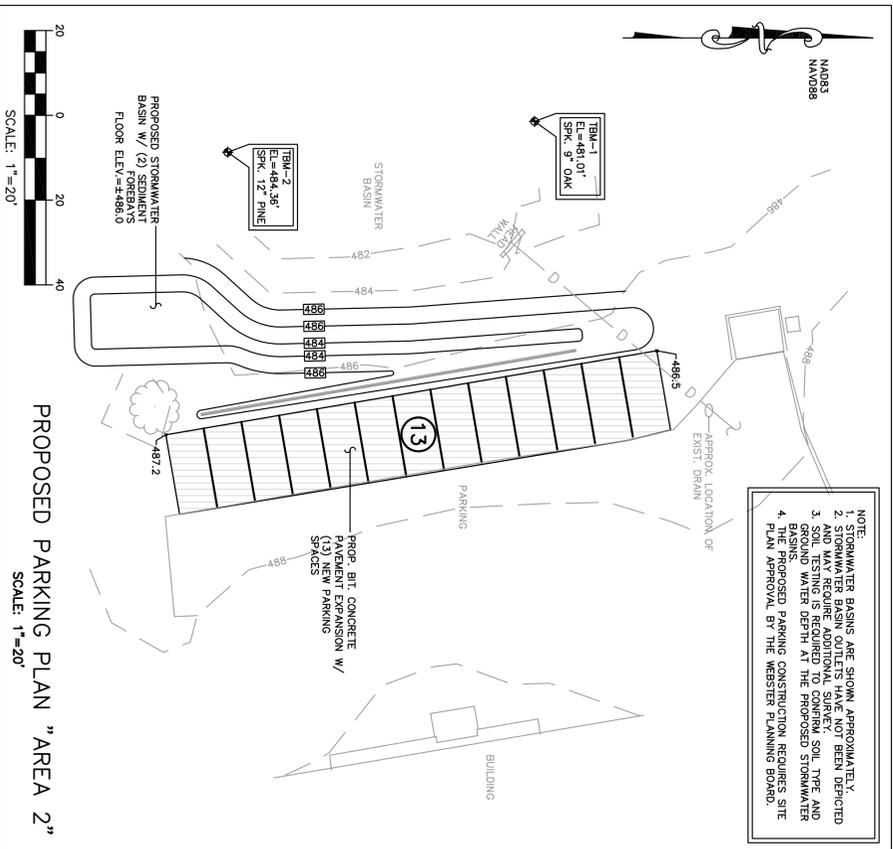
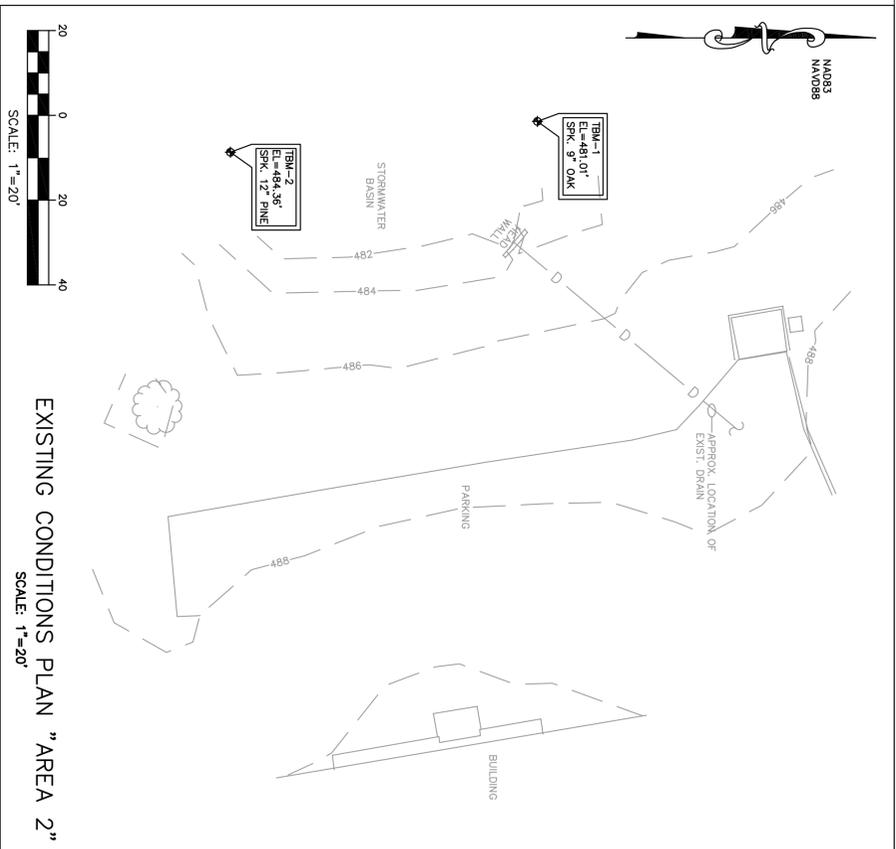
SCALE AS NOTED
 DATE
 APRIL 26, 2019

IBU-3
 E4=498.30'
 SO. CUT CONC.

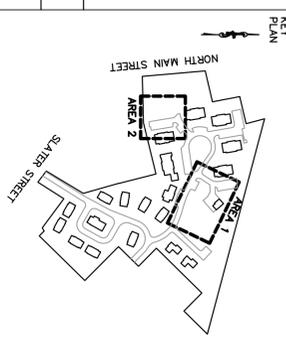


IBU-3
 E4=498.30'
 SO. CUT CONC.





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 4. THE SITE DOES NOT LIE WITHIN A FLOOD ZONE. AS MAPPED ON THE FEMA MAP #4280270999E.
 5. THE SITE IS LESS WITHIN A MAPPED ZONE II WATER SUPPLY HABITAT OF RARE SPECIES OR PRIORITY HABITAT OF RARE MIDDLE.

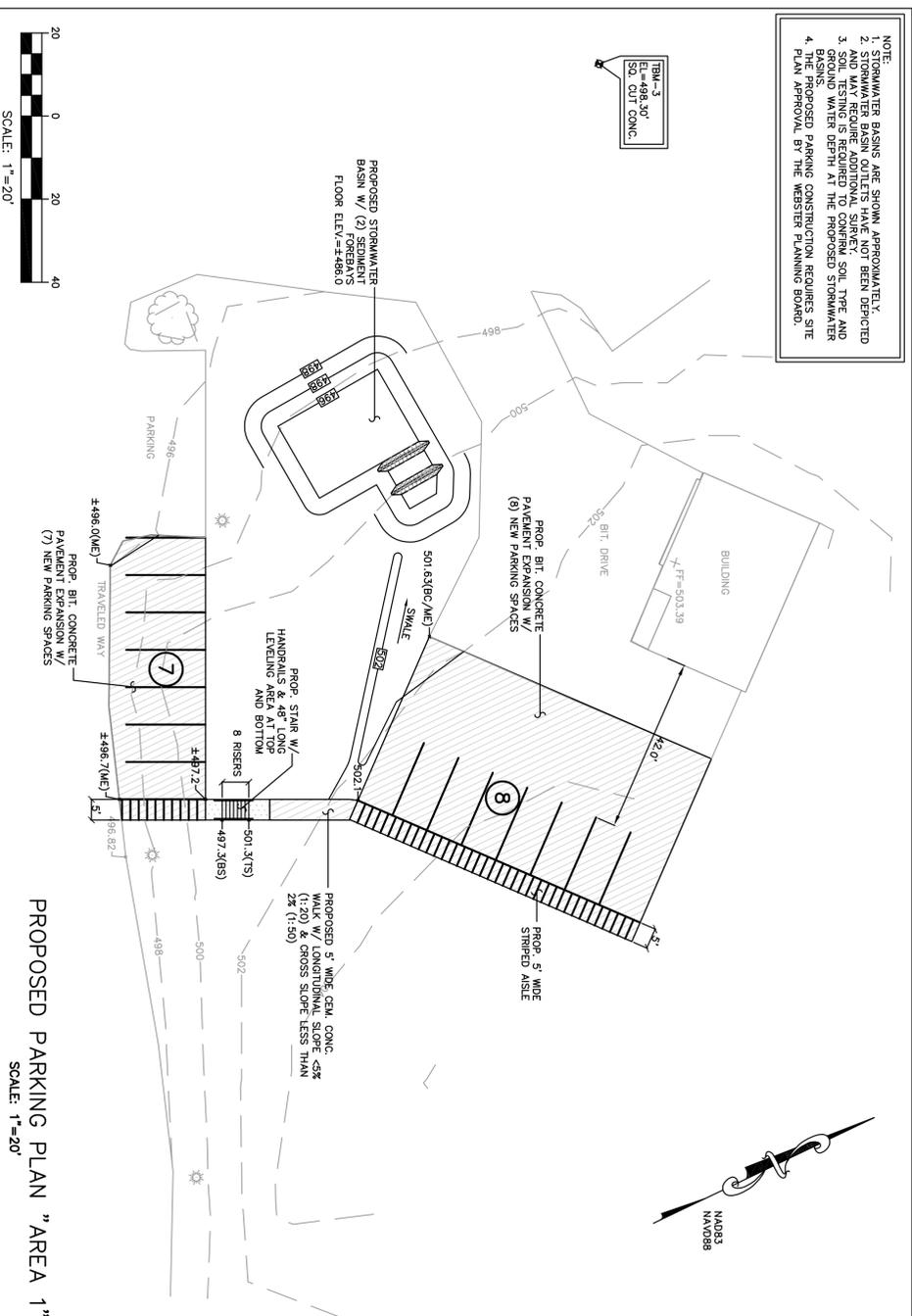
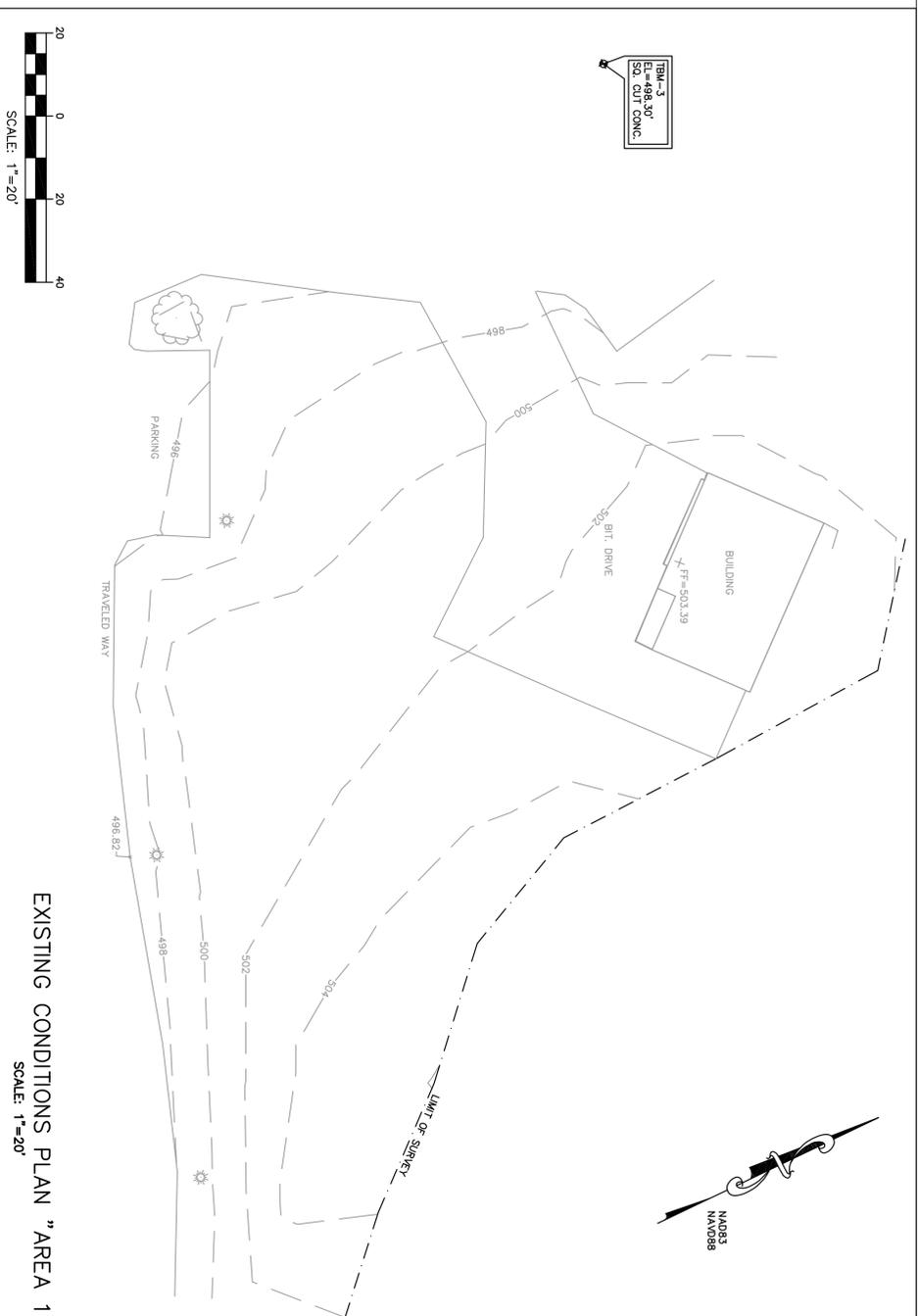
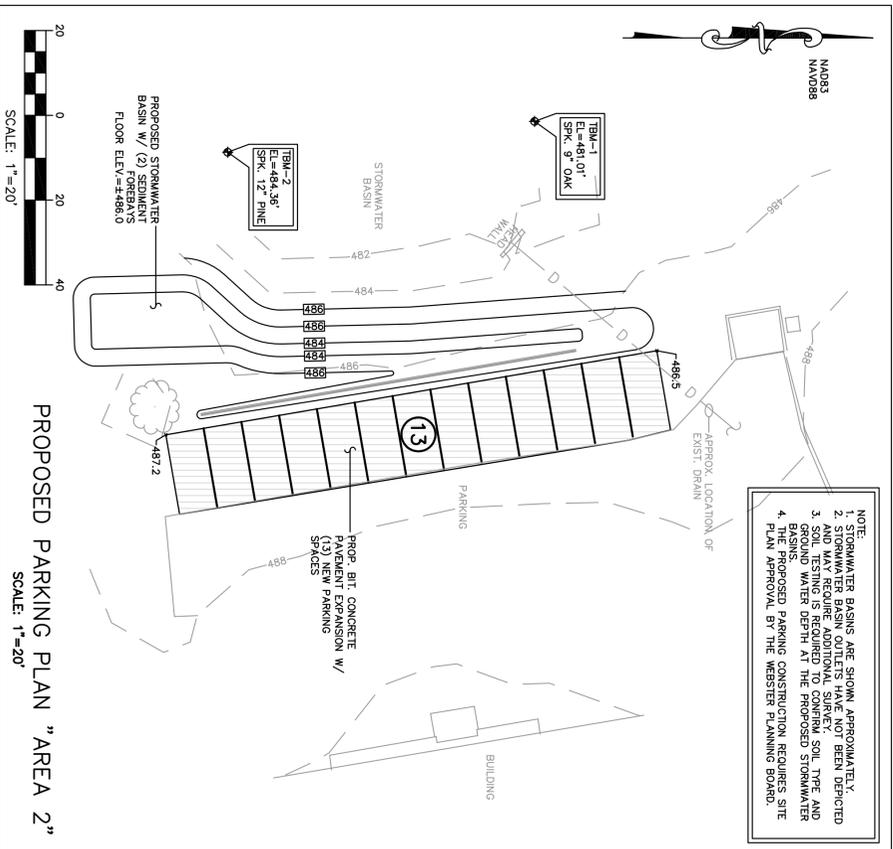
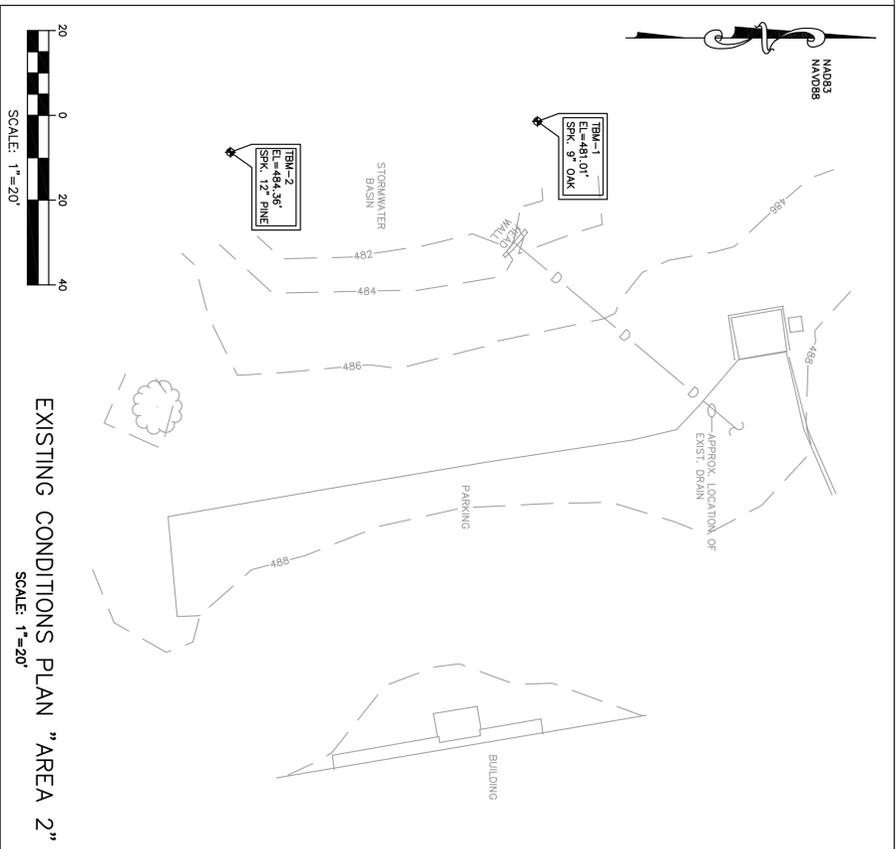


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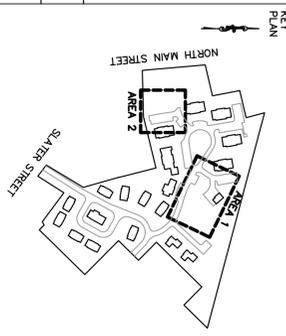
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 JOB TITLE
 WEBSTER HOUSING AUTHORITY
 PROPOSED PARKING EXPANSION

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DRAWING NO.
DRAFT
C1
 SCALE AS NOTED
 DATE MARCH 18, 2019



GENERAL NOTES:
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EXISTING CONDITIONS & PROPOSED PARKING PLANS

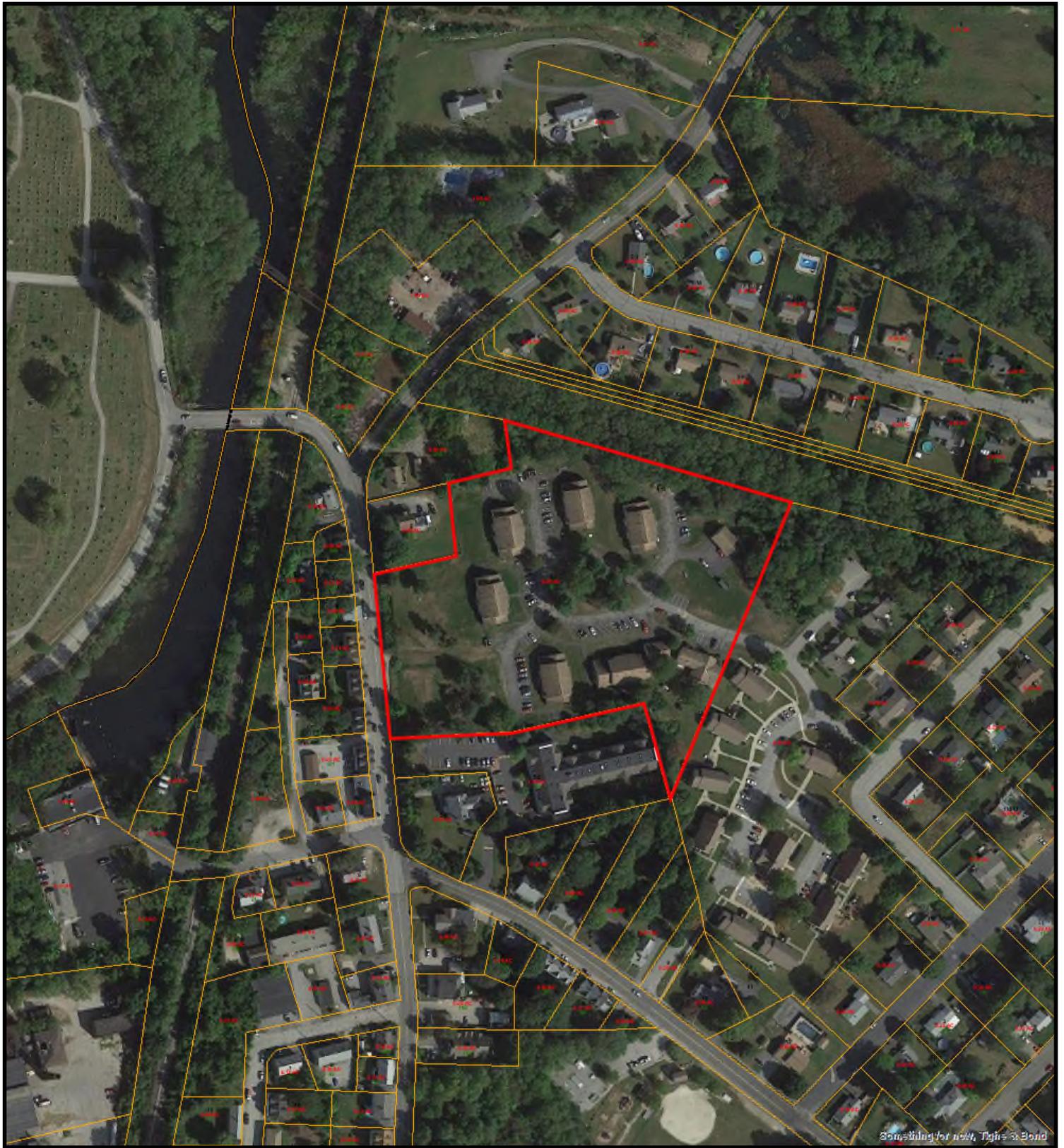
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 (617) 552-2222

DRAFT

C1

SCALE AS NOTED
 DATE MARCH 18, 2019



5/15/2019 2:05:19 PM

Scale: 1"=250'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Untitled Map

Write a description for your map.

Legend



Approximate location of proposed parking expansion (8 spaces).

RE: Golden Heights - Proposed Parking

From: "Chuck Eaton" <ceaton@cmeengineering.com>
To: "Ann Morgan" <amorgan@webster-ma.gov>
Cc: "Kathryn DeCarli" <KDeCarli@cmeengineering.com>

06/17/19 03:20 PM

Hi Ann,

It appears they addressed the HC spaces as long as they are not within the new parking areas as they don't have HC access to the buildings.

The drainage is about as good as it gets assuming it is working properly.
It appears from the plan that stormwater from the No. 1 proposed parking area is retained on site and infiltrated.

Although Karl says the drainage system seems to be installed per plan, I would want to see if the system is working properly.

We also discussed they would need to add E&S controls.

Chuck

From: Ann Morgan <amorgan@webster-ma.gov>
Sent: Monday, June 17, 2019 2:46 PM
To: Chuck Eaton <ceaton@cmeengineering.com>
Subject: Fw: Golden Heights - Proposed Parking

Thoughts based on what we heard at the last meeting?

Ann V. Morgan

Town Planner
Director of Planning & Economic Development
Town of Webster
350 Main Street
Webster, MA 01570
508-949-3800 x1030
www.webster-ma.gov

-----Original Message-----

From: "Carl Hultgren" <chultgren.qe@charter.net>
To: "Ann V. Morgan" <amorgan@webster-ma.gov>
Cc: "Paula Mayville" <paula.wha@onecommail.com>, "Nault Architects" <admin@naultarchitects.com>
Date: 06/07/19 01:35 PM
Subject: Golden Heights - Proposed Parking

Hi Ann,

This is to follow up on the Board's meeting from May 20, 2019.

1. The Golden Heights 1 development contains 46 total spaces of which 10 are designated as accessible spaces. Golden Heights 2, where the proposed parking is located, is proposed to contain 78 spaces (70 existing and 8 new) of which 6 are designated as accessible. Based on 521 CMR 23.2.1, the number of accessible parking spaces is adequate. Parking counts have been provided by WHA.

2. The Site Utility Plan, showing the drain system, from the original construction drawings is attached. Based on my observations, the drain system appears to have been constructed in accordance with that plan. I've highlighted where the new parking is proposed.

Please let me know if you have any questions or comments.
Thank you.

Carl Hultgren, PE
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