

February 26, 2018

Robert Collins, Chairman
Wellesley Protection Committee
c/o Julie Myer, Wetlands Administrator
525 Washington Street
Wellesley, MA 02482

Re: A&M Project #: 2329-01
Minor Plan Changes
“Wellesley Sports Center”
900 Worcester Street
Assessors Map 192; Lot 10

Dear Mr. Collins and members of the Conservation Committee:

On behalf of Wellesley Sports Center LLC, Allen & Major Associates, Inc. (A&M) is submitting this request for review of the referenced plans in accordance with section 1.6 (11)(c) of the Town of Wellesley Wetland Protection Bylaw.

A&M issued a final set of drawings for the Sports Center dated January 22, 2018 in compliance with the Order of Conditions. Subsequent to that issuance, additional comments were received by the Department of Public Works and are represented in the plan set dated February 1, 2018. A&M is requesting that these plans be incorporated into the final record Order of Conditions. The changes made within the plans are essentially insubstantial changes to the approved plan that will have no additional impacts to Bylaw Resource Areas or the Bylaw interests and Values compared with the approved plan and require no changes to the Order other than a change to the plan references.

The summary of changes made to the plans pursuant to DPW review were as follows as included in a summary memo issued to DPW :

1. Provide a detail of the proposed curbing along the westerly back portion of the parking lot. The detail should show material type and location of concrete if granite curbing is proposed.

Noted. A detail has been added to the plans. The curbing intent is to use a standard 18” precast curb section that will be embedded 6” on the pavement side (4” asphalt/2” concrete) and 8” of concrete backing on the burial side (Dale Street).

2. On the Grading and Drainage Plan, Sheet C-2, the proposed underdrains and piping for flood storage should have cleanouts at every transition of the pipe.

Drainage pipes should include flow direction arrows on the Grading and Drainage Plan, Sheet C-2.

Noted. The directional arrows have been added to the plans as requested. Cleanouts have been noted at the transitions of the pipe.

3. The proposed 6-inch underdrain pipe located in the center of the parking lot should have a minimum of one foot of cover over the pipe.

Noted. The underdrain pipe has been laterally shifted to provide a minimum of 12” of cover over the top of the pipe. The underdrain invert is set at elevation 130.10 with a top of pipe at 130.60+/. The minimum finished grade over the pipe is elevation 132.00.

4. Clarify on the Grading and Drainage Plan, Sheet C-2, that the Vortsentry unit is the WQS shown on the plan.

The two “WQS” designations shall be for a Contech CDS 1515-3 unit as shown on the detail drawings. This is a change from the last plan revision, but provides the equivalent level of treatment as coordinated with the required entry and exit angles of the pipes for each structure.

5. The Grading and Drainage Plan, Sheet C-2, should include grading or spot grades at the low spot near the entrance to the headwall for flood conveyance and overflow.

A spot grade has been added for the elevation of the existing catch basin nearest the headwall. The contours adjacent to the headwall have been labeled for greater clarity.

6. On the Details plan, Sheet D-5, provide the anchoring detail for the trash rack. The height of the trash rack should be greater than 7.5-inches as the proposed pipes are 12-inches in diameter. It should be noted that the trash rack should be sized to fit over all three 12-inch pipes.

As clarification, the trash rack extends 7.5” outward from the face of the structure. The dimensions are 1.5’ (high) by 6.25’ (wide) to cover the triple – 12” header pipe. The detail has been updated to include the 3/8” mounting flanges on all sides of the rack.

7. The designer should adjust the flood conveyance piping to provide minimal slope to allow water to flow into the underground chambers.

A&M laid the pipes flat to ensure that there was no water “trapped” in the system so water could travel evenly in and out of the chambers and pipe. In

an effort to avoid freezing, perforations have been specified at the bottom of the manifold and conveyance lines to keep the pipes free from clogging potential.

8. The Grading and Drainage Plan, Sheet C-2, should show additional grading along Dale Street and the edges of the site along Dale Street.

Contouring information is shown to the edge of the property line where work can occur under the applicant's permits. Existing spot grades have been added within the Dale Street layout as requested but are not anticipated to be altered.

9. On the Details plan, Sheet D-1, revise the sewer trench detail by removing the note about the sewer pipe being located in groundwater, a condition that shouldn't affect this site.

Noted. The detail has been revised as requested.

10. What is the status of the permit request with MassDOT for introducing a signalized intersection at the entrance to this project, utility work and new sidewalk along Route 9.?

The permitting for the signalization continues to be underway with the District as coordinated through MDM transportation. MassDOT has requested additional geometric survey at the Weston Road interchange as part of the permit documentation. This survey is currently underway and the permit process is continuing.

11. On the Grading and Drainage Plan, Sheet C-2, the proposed granite curb along the west side of the parking lot will only have six inches of curbing buried under the parking lot. Provide a detail showing concrete backing for the curb.

The detail has been added to the drawings and is as outlined in Comment 1 above. A&M has coordinated with the site contractor on this approach for buildability and believes the thickened concrete backing along the rear of the curb will be adequate to support the curbing and withstand tipping pressures from cars and snow plows.

12. Is a fence required for the segmental block retaining (6.5-foot high) wall along the south side of the lot?

A&M does not believe a fence is required along the top of this wall. It is not accessible to pedestrians in any way that it could be considered a fall hazard. There is no vehicular access to this area as well.

13. Add directional flow arrows for the proposed storm drainage piping.

Noted. Direction flow arrows have been added to the plans as requested.

14. Provide a summary table of the cross sections A-T totals for lost, existing and proposed flood storage on the last plan cross section sheet 11.

A&M did not provide a tally sheet of the areas developed under the cross sections. This was done to make sure there was not a continuity issue with the published floodwater compensatory values submitted under the conservation filings. These values were derived using modeling software and 3D elevation models. The cross section areas would represent an average and approximation calculation that likely would not correspond to the more exacting calculation method. A&M requests that the values previously submitted through the Conservation Committee process be used to document compliance with the provisions of the Bordering Land Subject to Flooding (BLSF).

Thank you for your time and consideration. A&M requests that you schedule any necessary meetings to consider this letter. Please contact me if you have any questions regarding this submittal at (508) 923-1010.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Philip L. Cordeiro, PE
Branch Manager

Copy: Brian Devellis, Wellesley Sports Center LLC
File



TOWN OF WELLESLEY MASSACHUSETTS
WETLANDS PROTECTION COMMITTEE
525 WASHINGTON STREET, WELLESLEY, MASSACHUSETTS 02482-5992

Richard Howell, Chair
Pete Jones, Vice Chair
John Adams, Secretary
James McLaren
Tobias Stover

Julie Meyer, Wetlands Administrator
jmeyer@wellesleyma.gov
(781) 431-1019 x 2292

Via E-Mail

April 6, 2018

Philip L. Cordeiro, PE
Allen & Major Associates, Inc.

10 Main Street
Lakeville, MA 02347

Re: Minor Plan Change to Order of Conditions for 900 Worcester St MADEP #324-0845

Dear Mr. Cordeiro,

At its meeting on April 5, 2018, the Wellesley Wetlands Protection Committee voted to approve your request for a minor plan change to the Order of Conditions dated February 26, 2018. This change is to approve drawings for the Sports Center dated February 1, 2018 to supersede the previously approved plan set dated January 22, 2018 as the new and final plans of record for the Wetlands Protection Committee.

The WPC has determined that these changes will not have an additional impact to the Bylaw Resource Areas:

Bordering Land Subject to Flooding, Isolated Land Subject to Flooding (Bylaw), Isolated Vegetated Wetland (Bylaw), Riverfront Area, or the Bylaw Interests and Values compared with the approved plan. These changes will require no changes to the Order of Conditions.

Please note that the Minor Plan Change does not need to be recorded at the Registry of Deeds. The expiration date of this Order remains November 3, 2021.

Thank you,

Julie Meyer
Wetlands Administrator