

TOWN OF WELLESLEY
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DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

July 17, 2018

Lenore Mahoney, Executive Secretary
Wellesley Zoning Board of Appeals
525 Washington Street
Wellesley, Ma 02482

**RE: ZBA 2018-25
135 Great Plain Avenue**

Dear Lenore,

The Department of Public Works (DPW) is submitting these comments in response to the additional information provided by the applicant for the 40B residential development at 135 Great Plain Avenue, by Northland Residential. While these comments respond to information provided at the meeting on June 28, 2018 and additional information related to stormwater and construction management, they are, in some areas still preliminary as the development plans required for a 40B submission do not have to be final. Our comments are in three main areas including Sewer, Stormwater, Construction Management and some general areas.

Sewer

We understand the applicant is still reviewing options that might include a gravity or mostly gravity system, an on-site collection and pump station, and, a grinder pump low pressure system such as the E/One system. Of these, either a gravity system or an on-site collection and pump station are acceptable to the DPW. We do not recommend the E/One grinder pump system. We also note that specific details on a pump station have not yet been provided but they should include an appropriately sized wet well and backup power. Further it should be noted that the ownership, including all operation and maintenance responsibilities will be with the applicant or a following homeowner's association.

Stormwater

Staff have reviewed the plans and assessment for the proposed stormwater strategy and found it to be responsibly designed. We have raised some concerns to the applicant's engineers related to the varying soil conditions and groundwater depths, but can confirm that the proposed infiltration systems are in the areas with the best soil condition. Recently we have been able to confirm that the proposed systems will provide an average of over four foot separation from the season high water table, although in the most restrictive area will be slightly less than four feet. Please note that the MassDEP Handbook recommends 4' separation, but stipulates a 2' minimum separation. While we are comfortable with the design and the corresponding assessment, we feel it makes sense to have the current designers complete a test pit, with some soil permeability testing at each of the proposed infiltration fields to confirm the previous efforts. We again note that while the design satisfies the State Standards, the proposal includes a high degree of imperviousness and we continue to recommend that the applicant

consider BMP's such as water quality swales, porous pavement, rain water capture / rain gardens or others, as might be able to fit into the design.

Construction Management

A construction management plan has been submitted, however the information is fairly broad. We note that the plan does not address groundwater management and we believe that will be a concern for much of the foundation and utility work. It is important to note that the proposed on-site stormwater system does not account for any dewatering. We also note that preliminary estimates of the earthwork indicate that the plan will be between 5,000 and 9,000 cubic yards of cut. While designing the project to be a cut, will make sense as some of the in-situ material will be dense till or rock that cannot be utilized on site, our hope is that future iterations of the plan may be able to reduce this earthwork volume.

Other Concerns

While not a DPW function, we remain concerned with a few pinch points where the side setbacks seem too small to provide any meaningful buffer of noise or light to the neighboring properties or in one case the wetland buffer zone. As you heard at the public hearing and saw in our last letter there is a desire to extend sidewalks in the Great Plain Avenue corridor, which we feel will be an issue with a development of this magnitude. We note again that some areas of the development will require active snow management, including post storm removal. Lastly we want to note that this project is considered a private development and that the applicant or the following homeowner's association will be responsible for all infrastructure, including any sewer pump stations or complicated storm water management systems, as well as all management and maintenance, including trash, recycling collection and winter maintenance.

We hope this review is useful and we are available to answer any questions or to follow up on any other issues raised here.

Very truly yours,



David J. Hickey, Jr., P.E.
Town Engineer

cc: Mike Pakstis
Doug Stewart
Michael Zehner
Meghan Jop
Tom Harrington