



**George J. Saraceno, Senior Civil Engineer**

TO: Lenore Mahoney, Executive Secretary of the Zoning Board of Appeals (ZBA)

**RE: 680 Worcester Street  
Comprehensive Permit – ZBA 2018-64**

DATE: January 14, 2019

The Town of Wellesley Department of Public Works (DPW) – Engineering Division received revised plans electronically via email from William R. Bergeron, P.E. of Hayes Engineering, Inc. of Wakefield, MA. We met with the applicant's design team on January 10, 2019 to discuss the project and review changes shown on the revised Civil plans. Included with the submittal is an Operations and Maintenance Plan (O&M Plan) and response letter. Changes to the plan appear to be modifications to the height of a wall and the removal of one parking space. Additionally, the drafting and labeling of the plans was improved. We continue to be concerned with the density of the proposal as it is causing conflicts at the access driveway as well as concerns about the constructability.

**Access Concerns**

The proposal is for a single access way off the Route 9 eastbound side and is fairly short leaving little opportunity for vehicles to adjust to conflicts, yet the narrowest drive aisle (19.5 feet) is located here. There are a few visitor and visitor handicap spaces located in this area, but they continue to be in conflict with trash storage. Although snow storage areas are shown on the plans, the practical use of them will be difficult and will likely cause periods of access / egress limitations. Delivery trucks, residential traffic and emergency vehicles are likely to also cause access limitations. While these conditions may be infrequent taking in combination with the short distance to the highway, they do represent a significant safety hazard.

The revised plans show that one parking space was removed from the project to create a delivery/drop off area. This results in 30 spaces for the 20 units, however 12 spaces are stacked, which also raised concerns with possible limitations to access ways. We note that the stacker system is restricted to a maximum car length of 15'-9". We also note that the proposed building will cut off access to sewer main at the rear of the property. We believe that the Town should have access to the sewer service for maintenance and operation purposes, whether by agreement or by easement.

**Constructability**

The applicant has not provided construction phasing or other construction management documents to show that the building can be constructed without staging, storage or construction parking areas. Given the close proximity of foundations to property lines, we are concerned that this project has a potential to impact abutting lots, or to create a safety hazard along Route 9. We are also concerned that building foundation will be located within the existing sewer easement. We request that the designer provide a plan that shows the footings and foundation.

Memo to Lenore Mahoney

January 14, 2019

Page 2

Provided below is a list of comments regarding the revised set of plans and documents provided by the design engineer.

### GENERAL

1. The existing 6-inch sewer should be upsized from the site to Francis Road as the property is undergoing a significant change of use.
2. Elevations shown on the Existing Conditions Plan, drawing C2, are referenced to NAVD88. Elevations shown on the plans should be revised to reflect the Town of Wellesley benchmark system.
3. We believe that soil testing should be conducted at the location of the proposed stormwater management area 2, as shown on the Utility Plan, sheet C6. We are interested in knowing depth to groundwater, soil characteristics and soil suitability for infiltration. A copy of the soil testing data should be provided either on the plans or in a separate document.
4. We recommend that the designer provide the Town with the response from MassDOT regarding the encroachment of the stormwater management area 2 within the existing slope easement. We request confirmation from MassDOT that the infiltration system as shown on the plan is acceptable.
5. On the Detail Plan, sheet C9, the elevations for the proposed stormwater management area 1 do not match the elevations shown on the Utility Plan, sheet C6.
6. The applicant should provide a description of the requirements slope easement at the front of the property along Route 9, and the impacts of the proposed features within it.
7. Provide a copy of the state permit to access the Route 9 (Worcester Street) to bring utilities into the site, i.e., water, sewer, gas, electric and CATV.
8. The applicant should provide the Town with a copy of the approval from MassDOT for the turning radius shown on the plan as discussed at a meeting with the applicant's design engineer on October 4, 2018.
9. Provide cut and fill calculations for the site and include a Construction Management Plan for the project, including work hours, trucking, dewatering, staging, parking, etc.
10. The location of the proposed retaining wall is close to the property line and may require a construction easement from the neighboring property construction.

### STORMWATER

1. We recommend adding a test pit for the proposed infiltration system at the northwest portion of the lot.
2. On the Detail Sheet, drawing C-9, the elevations for the proposed grade, top of stone, bottom of stone, top of infiltration system, bottom of infiltration system and depth to mean high ground water.

### WATER & SEWER

1. We recommend that the sanitary sewer easement be free from any permanent structures to provide access to the easement. This includes permanent structures over the easement.

Memo to Lenore Mahoney

January 14, 2019

Page 3

2. We recommend that the existing 6-inch sewer main within the sewer easement be upgraded to an 8-inch sewer line from 680 Worcester Street to Francis Road. This is the common municipal standard for commercial sewer mains.
3. Show the location of the proposed backflow preventor for the building. Add a note to the plans that the Water & Sewer Division is required to inspect the backflow preventor.
4. Three sets of three stacker spaces are proposed in the parking garage area. CityLift 2 Level Vehicle Lifts are proposed and seem to have minimal overhead clearance provided. Are there restrictions on the size of the vehicles that the proposed system can accommodate? Also, which housing units will be assigned to which spaces?
5. Relatively steep slopes are proposed at the southerly side of the property, approximately 2 feet to 1 foot vertically and parts of this areas are proposed for snow storage. What is proposed to reduce potential soil erosion in these areas?
6. The proposed construction fence is shown along the property line. Provide a detail on the proposed construction fence.
7. Proposed retaining walls shall be designed by a Registered Professional Engineer licensed in the State of Massachusetts including design calculations submitted for review.
8. Detail Sheet, drawing C-8, A proposed tire tracking pad detail is shown on the plan. The proposed location of the tire tracking pad should be identified on the project plans.
9. Detail Sheet, drawing C-9, A detail is provided for the proposed E-One Grinder Pump. Information including electrical service conduit locations for power, backup pump and/or alarms to be provided and other pertinent information.

We continue to believe that the project as designed is too dense for the lot. As outlined above, we are concerned with accessibility, onsite vehicle circulation with tight radii and aisle widths, constructability issues, accessing the sewer service from Worcester Street and snow management. We suggest that the applicant's designer provide a response letter addressing DPW comments both from this memo and the previous memo.

Please feel free to email or call if you have any questions or concerns regarding our responses for this project. We would be happy to address your questions or concerns.

Sincerely,



George J. Saraceno  
Senior Civil Engineer

cc: Michael Pakstis, William Shaughnessy  
Michael Quinn, David Hickey  
Douglas Stewart, Michael Zehner  
Victor Panak, Michael Grant  
Lenny Izzo, Julie Meyers