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W-3209

August 6, 2019

Wellesley Zoning Board of Appeals
525 Washington Street
Wellesley, MA 02482

Re: Site Plan Review (SPR) – 2 & 3 Burke Lane
Cedar Place Apartments

Dear Zoning Board of Appeal Members,

Below is a copy of our response to the Town of Wellesley Department of Public Works peer review letter from George Saraceno dated May 9, 2019 and provided to the development team on July 29, 2019. All changes noted in this letter are reflected in the Guerriere & Halnon, Inc. Site Plans revised on August 6, 2019. This is a supplement to the letter delivered on July 26, 2019 addressing verbal comments delivered in a department head meeting on July 2, 2019. We have also answered follow up questions noted in an email from George Saraceno dated July 29, 2019.

GENERAL

1. The architectural plans submitted by Dixon Salo Architects of Worcester, Massachusetts shall be stamped and signed by a Registered Architect in Massachusetts.

G&H Response: Once finalized at the end of the ZBA hearings, architectural plans will be stamped and signed.

2. The Existing Conditions Plan, Sheet 2 of 7, should show the utility connections to the existing dwelling. Include pipe size and material type. Add flow direction arrows for the sanitary sewer main in the street.

G&H Response: The existing utility connections have been added per GIS plans and tie cards provided by the Town of Wellesley Water & Sewer Division. Note 5 was added to specify that pipe materials are to be field verified and upgraded as needed to meet minimum Department of Public Work standards. Flow direction arrows have been added.

3. The plan elevations must be shown on the Town's benchmark system. Revise the plans accordingly and note that the plan elevations are on the Town benchmark.

G&H Response: Survey work was conducted in the North American Vertical Datum 88 (NAVD88). Note 4 was added to each sheet in the plan set specifying the conversion factor from NAVD88 to the Wellesley town datum.

4. Three (3) benchmarks were provided for the project on existing catch basins and a sewer manhole.

G&H Response: Correct, the benchmark locations can be found on Sheets 2 & 3.

5. The minimum required front and side setbacks have not been met and require a waiver from the ZBA.

G&H Response: Please see the attached waiver list that the applicant filed with its application to the ZBA which includes front and side yard setbacks.

6. The proposed elevation of 109' is a foot higher than the top of wall at that location, 108'.

G&H Response: Proposed elevations have been revised.

7. Show the limits of the proposed Cape Cod berm proposed for the project. The proposed sidewalk work will require a new curb to be installed.

G&H Response: Limits of proposed Cape Cod berms have been added. Vertical granite curb to be installed against sidewalk in right-of-way.

8. The neighbor's driveway at 15/17 Burke Lane is encroaching onto the property. Has the applicant discussed the driveway encroachment with the neighbors to resolve the issue?

G&H Response: The Applicant will notify the neighbor about the encroachment and post against adverse possession. The Applicant will allow a temporary license for the neighbors to use their driveway.

9. Provide the cut and fill calculations for the project.

G&H Response: Cut & fill analysis summary has been added to Sheet 4.

10. Provide a copy of the Construction Management Plan that shows the development of the site with staging, contractor parking, truck routing to the site, construction dewatering, concrete washing area, construction fencing, tree protection, hours of work and emergency contact information.

G&H Response: Applicant will provide a Construction Management Plan.

11. Provide the location and information on the backflow prevention device and water meter proposed for the new building. The installation of the backflow prevention device must be inspected by the Town's Water and Sewer Division.

G&H Response: This item should be a condition on the Comprehensive Permit prior to issuance of the building permit.

12. The project narrative mentions that the project is located on two lots, 2 & 3 Burke Lane. The applicant's engineer should clarify the location of the two parcels and include the square footages of each.

G&H Response: Lot addresses and total square footages have been added to Sheets 2 & 3.

13. The proposed estimate discharge of sewer from the new development is 3,630 gal./day. Provide a statement/calculation that the existing sanitary sewer system is able to handle the additional flow generated as a result of this project.

G&H Response: A letter stating sufficient capacity has been requested from the Wellesley Water & Sewer Division and will be provided. This item should be a condition of the comprehensive permit.

14. Provide a statement that the water consumption for the new development will not adversely impact the existing water main distribution line.

G&H Response: Per a March 15, 2019 email from Sarah Chisholm, there is sufficient water main pressure in the area. Once water demand has been determined, a revised letter stating the impact on the existing system will be requested from the Wellesley Water & Sewer Division. This item should be a condition of the comprehensive permit.

15. Building elevations should show the proposed elevations at roof ridges. Notes say maximum height is 30 feet. Narrative states 41 feet height for proposed building.

G&H Response: Please see the requested waiver list. The maximum allowed height is 3 stories or 45 feet and the maximum proposed height is 41 feet.

16. Provide calculations related to 5% interior and 10% total landscaping area for the proposed parking lot areas.

G&H Response: Please see waiver list waiver of site plan approval requirements which incorporates these dimensional requirements.

SITE DEVELOPMENT & GRADING PLAN

1. The proposed curb cut should include a painted crosswalk and 12" wide stop bar, 4' from the crosswalk. A detail should be provided for both the stop bar and the crosswalk. The crosswalk must match the Town standard detail for crosswalks.

G&H Response: The developer is required to meet state requirements relative to crosswalks.

2. Provide details for the proposed retaining walls including drainage if necessary and limits for this project. The proposed retaining wall along the southern lot line appears to connect through to the next lot. Who is the owner of this portion of the retaining wall moving forward?

G&H Response: A typical detail of a block retaining wall is shown on Sheet 4 and shop drawings have been requested from Redi-Rock. Retaining wall shop drawings will be provided upon completion. The retaining wall proposed near the 3 & 7 Burke Lane lot line has been revised to remain solely on the 3 Burke Lane project site.

3. The project must meet the current ADA accessibility requirements for the new parking lot including accessible parking spaces and ADA ramps. Detectable warning panels are required for wheelchair ramps and should be shown on the site plan. We recommend cast iron panels either federal yellow or non-painted panels and a note should be added to the detectable warning surface detail.

G&H Response: Detectable warning panels has been added to Sheet 3 with a paint and material note added to the detail on Sheet 4.

4. The proposed retaining walls are over 13' and require a separate review as specified in the retaining wall bylaw for the Town. Provide the type of retaining wall, such as Ready Rock Block or approved equal proposed.

G&H Response: Please see the attached waiver list that the applicant filed with its application to the ZBA which includes retaining walls. However, a typical detail of a block retaining wall is shown on Sheet 4 and

shop drawings have been requested from Redi-Rock. Retaining wall shop drawings will be provided upon completion.

5. A drainage system is typically required behind the retaining wall as shown on the detail provided. Show the location of the piping on the Site Development and Grading Plan, Sheet 3 of 7 and the discharge area or end of pipe in either direction.

G&H Response: On Sheet 3, a wall drainage pipe and callout for the discharge area has been added.

6. The proposed stormwater infiltration system should be a minimum of 5' from the building foundation and 5' from the property line.

G&H Response: Please provide the Town or State regulation regarding this requirement.

7. The proposed stormwater infiltration system must be inspected by the Town Engineer or representative during installation. The applicant shall provide an as-built plan for the infiltration system by providing swing ties of the inspection ports.

G&H Response: This item can be included as a condition of the Comprehensive Permit with the inspections during construction and an as-built plan post certificate of occupancy.

8. Show the location of the proposed concrete sidewalks per the pavement and concrete sidewalk detail provided on the Site Details Plan, Sheet 4 of 7.

G&H Response: On Sheet 3, callouts have been added to denote the pavement and concrete sidewalk detail location.

9. Label a 6"x6" tee connection for the proposed 6" CLDI fire service connection for the new building.

G&H Response: On Sheet 3, the tee connection has been revised.

10. We recommend that a 4" CLDI pipe branch off the 6" CLDI fire service line be located closer to the building.

G&H Response: On Sheet 3, the 4" CLDI water service pipe branch has been moved closer to the building.

11. Show the existing utilities for the Existing Dwelling #3. We recommend TV inspecting the existing sanitary sewer connection to determine the condition of the pipe. The applicant should consider replacing the existing water service depending on the age and condition of the pipe.

G&H Response: On Sheet 2 & 3, the existing utilities for 3 Burke Lane have been added with a note to verify existing materials and upgrade as needed.

12. Label the pipe type for the drainage pipe that conveys stormwater runoff from area drains around the site to the on-site stormwater infiltration system.

G&H Response: On Sheet 3, the pipe type has been added.

13. The design engineer should consider adding an underdrain system to the porous pavement areas as there is no degree of certainty that the soils alone will allow infiltration to groundwater. We would recommend that

a conventional drainage system be provided at the low point of the parking lot at 7 Burke Lane in the event that the porous pavement is no longer viable for infiltration.

G&H Response: 3 deep test holes were conducted on-site to determine the suitability of the soils for porous pavement. Upon exploration, well-draining sands were found throughout the site with no signs of mottles, groundwater, or refusal and historically, the site has not been prone to standing water. The design has been sized to accommodate up to and including the 100-year design storm with enough storage to allow for drawdown within 72 hours in accordance with state stormwater standards. An Operation and Maintenance plan has been included in order to preserve and maximize the design life of the system.

14. Clarify the invert elevations for the proposed yard drains 1-4 as the invert out is lower on the upstream end of the pipe.

G&H Response: On Sheet 3, invert elevations have been revised.

15. Show the location of the proposed electric conduits for the parking lot lights and provide a detail of the type of light proposed for the project. Add a trench sectional detail for the proposed electric conduit. Are the proposed light fixtures required to be Dark Sky compliant?

G&H Response: On Sheet 3, parking lot light locations have been added. The comprehensive permit can provide a condition for the applicant to locate the electric conduits prior to issuance of the building permit. The comprehensive permit can also condition the Applicant to make the parking lot lighting dark sky compliant.

16. New trenching on Burke Lane requires milling and paving. The limits of milling and paving should be determined by the Town's Street Occupancy Permit Inspector. Add a note to the plan that the trenching on Burke Lane shall be milled and paved as specified by the Town Engineer.

G&H Response: Acknowledged. On Sheet 3, Note 6 has been revised to include reference to the Town Engineer & Occupancy Permit Inspector.

SITE PLAN DETAILS

1. Provide a copy of the sanitary sewer service cleanout, which is a wye connection between the proposed sewer manhole and the building foundation.

G&H Response: On Sheet 4, the sanitary sewer service cleanout detail was added.

2. The pavement thickness for the proposed sidewalk shall be 3.5", 2" binder course and 1.5" top course.

G&H Response: On Sheet 4, the pavement thickness for sidewalks on the details has been revised.

3. Provide a detail for the proposed water service pipe connections as specified on the Site Development & Grading Plan, Sheet 3 of 7.

G&H Response: On Sheet 4, a water service connection detail was added.

4. Add a detail for the proposed yard drains shown on the Site Development and Grading Plan, Sheet 3 of 7.

G&H Response: On Sheet 4, a yard drain detail was added.

5. Remove from the Construction Sequencing Plan at the top of the sheet note A and B as there is noted on the plans no wetlands on the site or in close proximity to the site.

G&H Response: On Sheet 5, the Construction Sequencing Plan was revised.

6. The Porous Pavement detail should include a note that the bottom of the excavation should be scarified prior to adding the geotextile and washed stone. We believe an underdrain system should be added to this detail.

G&H Response: Acknowledged. A note was added to the Porous Pavement detail.

LANDSCAPE PLAN

1. We recommend using chain link fence for tree protection around the site. Show the trees and existing plantings to be protected during construction.

G&H Response: This item should be a condition of the comprehensive permit. Revised plans will be provided prior to building permit issuance.

2. Clarify if there are any existing trees that should be removed prior to construction. Include the type and size of the tree.

G&H Response: This item should be a condition of the comprehensive permit. More detail will be provided as the retaining wall design becomes finalized. Revised plans will be provided prior to building permit issuance.

3. We recommend utilizing the Town of Wellesley tree planting details and tree protection detail for this project.

G&H Response: This information will be provided at a later date from the Landscape Architect.

4. The proposed planting schedule should include native plants that are suitable for parking lots.

G&H Response: A preliminary landscape plan has been provided for review and the Town's development guidelines including planting recommendations were incorporated into the landscape plan. We have requested waivers for Project Approval and Tree Protection and Preservation.

STORMWATER

1. The existing drain line at DMH1 is showing a higher invert elevation from the pipe coming from CB1. Clarify that the pipe is sloped correctly. Add flow direction arrows to the existing drain line on Burke Lane.

G&H Response: Information shown for the existing drainage system within the Burke Lane right-of-way was obtained from combination of GIS data provided by the Town of Wellesley and field survey data by Guerriere & Halnon, Inc. on August 23, 2018. Flow directional arrows have been added to the plan on Sheets 2 & 3.

2. The Illicit Discharge Compliance Statement should be signed by the applicant's engineer.

G&H Response: Acknowledged. A signed Illicit Discharge Compliance Statement will be provided.

3. The Operations and Maintenance Plan shall include a statement that annual inspection logs for the on-site drainage system be submitted to the Town Engineer.

G&H Response: Acknowledged. A revised Operations and Maintenance Plan will be provided.

4. Provide a copy of the Operation and Maintenance log form.

G&H Response: Acknowledged. An Operations and Maintenance Log Form will be provided.

5. Provide calculations for pre and post development impervious area as well as calculations for percentage of proposed interior and total landscaping areas required for the parking lot.

G&H Response: Calculations for the pre and post-development impervious areas are included in the drainage report. Calculations for the proposed interior and total landscaping areas are not a requirement of the MassDEP standards and have not been included with the stormwater report.

6. Show that the project meets the Town's Development Standards.

G&H Response: The Applicant has provided a waiver list which includes a waiver of the Town Development Standards. Nevertheless, the project has been designed to meet the Town's Development Standard to the maximum extent economically possible.

EMAIL QUESTIONS

1. Is it possible for the retaining wall to be built without impacting the abutting property, i.e., trees, soil, ledge, etc. What is the excavation cut angle on the slope? Does constructing the wall meeting OSHA benching or standards slopes? What is the depth of groundwater? We recommended borings rather than test pits.

G&H Response: Per an on-site meeting with a Redi-Rock representative, the retaining walls can be built without impacting abutting properties. Big blocks will be utilized in the design to minimum any excavation required behind the walls and all safety standards will be met during construction activities. Retaining wall shop drawings with information pertaining to excavation cuts have been requested from Redi-Rock and will be provided upon completion. Per MassDEP, several factors such as mottles are considered when estimating the ground water elevations. Test pits are utilized over borings as mottling cannot be accurately observed.

2. Show that the porous pavement will work at the proposed grades and not sheet flow directly to Burke Lane?

G&H Response: The porous pavement has been designed based on the latest technical data provided by the University of New Hampshire. To ensure that the porous pavement will work at the proposed grades, reservoir berms have been installed in areas of excess of 5% slope and an Operation and Maintenance Plan has been provided with a recommended cleaning schedule.

3. Are there studies that show if benched porous pavement works? What do the suppliers say about benching porous pavement?

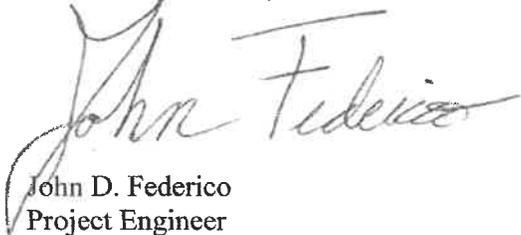
G&H Response: The University of New Hampshire Stormwater Center has conducted several studies when creating and revising the Design Specifications for Porous Asphalt Pavement and Infiltration Beds. In cases of grade changes of 6-12", stone reservoir berms are installed to act as internal check dams. Several porous pavement suppliers have been contacted and further information on benching will be provided at a later time.

4. What measure can be taken to ensure that large volumes of runoff do not enter Burke Lane?

G&H Response: The stormwater management system has been designed to retain and infiltrate up to the 100-year storm event, a state stormwater standard. In order to ensure large volumes of runoff do not enter into Burke Lane, check dams have been installed within the reservoir in areas of excess of 5% slope and an Operation and Maintenance Plan has been provided with a recommended cleaning schedule.

If there are any questions concerning our responses to the comments described above, please contact the undersigned.

Very truly yours,
Guerriere & Halnon, Inc.



John D. Federico
Project Engineer

Preliminary Waiver List for 3 Burke Land, Wellesley, MA - 4.17.2019

Town of Wellesley Zoning By Law Updated October 1, 2018

Note: The property is located in a Single Residence 15,000 Zoning District

Section	By Law	Project	Waiver
Section II	Single Family Residence Districts - Use	16 Rental Units, 15 in a multi-family structure and 1 in an existing SFH.	Waiver of the use requirement of the Single Residence District to allow for the construction of a multi-family structure
Section III.	Single Resident Districts	16 Rental Units, 15 in a multi-family structure and 1 in an existing SFH.	Waiver of the use requirement of the Single Residence District to allow for the construction of a multi-family structure
Section XVIIE	Restriction Affecting All Districts For any construction, other than single- and two-family buildings, except in accordance with the requirements of SECTION XVIIA. PROJECT APPROVAL and SECTION XXV. SPECIAL PERMIT GRANTING AUTHORITY.		Procedural Wavier of the requirement to obtain Project Approval
Section XVIIA	Project Approval		Procedural Wavier of the requirement to obtain Project Approval including design review, site plan review, traffic review and a Project of Significant Impact Special Permit
Section XVIIIC	Drainage Review		Procedural Waiver of the requirement to undergo separate drainage review
Section XVIIE	Tree Protection & Preservation		Procedural Waiver of the requirements of this section of the zoning by law.
Section XVIIIB.1	Pre-Existing Non-Conforming Uses, Structures and Lots		Procedural Waiver of the requirement undergo separate review for changes to non-conforming structures

Preliminary Waiver List for 3 Burke Land, Wellesley, MA - 4.17.2019

Town of Wellesley Zoning By Law Updated October 1, 2018

Note: The property is located in a Single Residence 15,000 Zoning District

Section	By Law	Project	Waiver
Section XVIII B	Area Regulations: Ratio of Building to Lot Area: For Lots Containing at least 40,000 square feet, 15%	Lot coverage of 26.92	Waiver of the area regulation of 15% lot coverage.
Section XVIII B	Area Regulations: Ratio of Building to Lot Area: 15,000 per dwelling unit	240,000 square feet to 16 units	Waiver of the SR-15,000 Zoning District that there shall be provided for each dwelling constructed a lot containing not less than 15,000 square feet to allow for 16 dwelling units.
Section XIX B Table 1	Front Yard Depth	Pre-existing 8.5'	Waiver of the 30' minimum front yard depth to allow for a minimum front yard depth of 8.5' as shown on the plans.
Section XIX B Table 1	Minimum Front Yard Width 60 Ft.	147.65'	No waiver requested
Section XIX B Table 1	Minimum Side Yard Width 20 ft.	Preexisting: 9.8' on North side yard.	Waiver of the 20' minimum side yard depth to allow for a minimum side yard depth of 11' as shown on the plans.
Section XIX B Table 1	Minimum Rear Yard Depth 15 ft.	41.8'	No waiver requested
Section XIX C	General		Waiver of the requirement that no yard shall be considered as appurtenant to more than on building, to the extent necessary to allow for the construction of 16 dwelling units on one lot as shown on the plans.
Section XX	Heights of Buildings or Structures shall be higher than 45 feet or three stories	Max at peak 41 feet	No waiver requested
Section XXI	Off Street Parking	Parking Spaces: 24 exterior and 2 garage for a total of 26 parking spaces. This equals 1.625 per unit.	Waiver of the off-street parking requirements to allow for the construction of resident parking spaces,

Preliminary Waiver List for 3 Burke Land, Wellesley, MA - 4.17.2019

Town of Wellesley Zoning By Law Updated October 1, 2018

Note: The property is located in a Single Residence 15,000 Zoning District

Section	By Law	Project	Waiver
			guest parking space and maneuvering aisles as shown on the plans.
Section XXII	Design Review		Procedural Waiver of the requirements of separate design review
Section XXIIA	Signs		Procedural Waiver of the requirements of this section to allow for the construction of signs to be shown on the plans
Section XXIID	Retaining Walls		Procedural Waiver of the requirements of this section to allow for the construction of retaining walls as shown on the plans
General By Laws			
Article 29	Board of Public Works		Procedural Waiver of Section 29.3 to the extent necessary to allow for trenching and work within the public right-of-way in connection with the construction of the Project as shown on the proposed plans