



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

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W-3209

September 5, 2019

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

Re: August 6th Meeting Comments – 2 & 3 Burke Lane
Cedar Place Apartments

To Whom It May Concern,

Below is a copy of our response to comments issued at the August 6, 2019 Zoning Board of Appeals meeting. All changes noted in this letter are reflected in the Guerriere & Halnon, Inc. Site Plans revised on August 29, 2019.

1. Please red line and/or cloud all future revisions to the plans.

G&H Response: Please see revised plans which have been clouded for all recent revisions.

2. Please add dates to the revision block.

G&H Response: The revision block on each sheet has been updated to include changes which occurred on each sheet.

3. Please provide more details and information on the retaining wall. Wall drainage should be shown on the plans.

G&H Response: Please refer to the shop drawings dated August 26, 2019 by Eric Merluzzi, P.E. on behalf of Redi-Rock for additional retaining wall detail and information. A working session was held on August 28, 2019 between the design team and the Wellesley Department of Public Works to address any comments pertaining to the walls. An additional meeting will be scheduled between Redi-rock, G&H, and the wall contractor to finalize details on shoring and construction in close proximity to abutting properties. Retaining wall drainage piping as well as notes for the outlet were previously added to Sheet 3 of the Guerriere and Halnon, Inc. Site Plans revised on August 6, 2019.

4. Please provide a site section that shows a view from southern abutting property through the dumpster and building.

G&H Response: A cross section from the southern property line through the northern property line was previously added to Sheet 6 of the Guerriere and Halnon, Inc. Site Plans revised on August 6, 2019. Please see Sheet 6 for three perspective views showing the proposed work from abutting properties.

5. Please provide an updated limit of work for slopes required to install retaining walls around the perimeter of the site. The Wellesley Department of Public Works has expressed concerns regarding trees lost due to work involving cuts into the slope.

G&H Response: The limit of work on Sheet 3 was updated to reflect the extent of any construction activities involving the retaining wall. A landscape plan will address the loss of any trees due to the construction activities and new plantings will be provided upgradient from the back of the retaining wall.

6. Please provide additional information on the benching/terracing of the porous pavement recharge bed.

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. Per Section 3.1.A – Porous Media Beds, subsection 2.d, “All bed bottoms are as level as feasible to promote uniform infiltration. For pavements subbases constructed on grade, soil or fabric barriers should be constructed along equal elevation for every 6-12” of grade change to act as internal check dams. This will prevent erosion within the subbase on slope.” Upon further discussions with porous pavement suppliers and contractors, UNHSC’s design specifications are utilized as a standard in the northeast region and in their experiences, terraced infiltration beds have not resulted in any failures to the design of the system. The terraced bed design is recommended for areas of greater than 5% slopes in the April 2015 Technical Brief released by the U.S. Department of Transportation’s Federal Highway Administration as well as in several stormwater design manuals for states including, but not limited to Minnesota, North Carolina, and Pennsylvania.

7. Please provide a revised site plan based on the changes from the VHB Transportation Peer Review Letter dated July 31, 2019 as well as the Town of Wellesley Department of Public Works peer review letter dated May 9, 2019. Please provide a list of changes which were made.

G&H Response: Please see the Guerriere & Halnon, Inc. Site Plans revised on August 29, 2019 which include all changes from these most recent peer reviews. Please see the attached letter by Guerriere & Halnon, Inc. which lists all of the changes associated with these reviews.

8. Please provide an updated Operation and Maintenance Plan with highlighted changes.

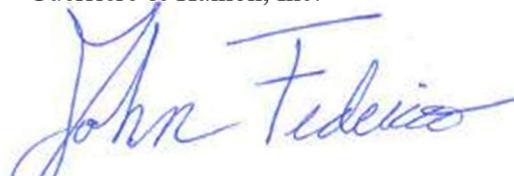
G&H Response: Please see the attached an updated Operation and Maintenance Plan which has been highlighted to show all revisions.

9. Please show outdoor bicycle storage on the site plans.

G&H Response: The developer would like this to be a request and not a requirement. Should the residents ask for a covered outdoor bicycle storage area, the developer will be able to provide one in the amenity area. A future location has been added to the plan and labeled as future bike shed on Sheet 3.

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