

EXPEDITED ENGINEERING, LLC

Civil Engineers & Erosion Control Specialists

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November 4, 2024

David Williams, Chair
Southborough Zoning Board of Appeals
9 Cordaville Road
Southborough, Massachusetts 01772

Re: Comprehensive Permit Application for
120 Turnpike Road, Southborough

Dear Mr. Williams:

Enclosed are copies of the following documents:

1. Site Plan of Land at 120 Turnpike Road, Southborough revised 10-30-24
2. Drainage Report at 120 Turnpike Road, Southborough revised 10-30-24
3. Postdevelopment Drainage Area Plan of Land at 120 Turnpike Road, Southborough revised 10-30-24
4. Stormwater Report Checklist for 120 Turnpike Road, Southborough revised 10-30-24

These documents were revised pursuant to Board and Town staff input and the comment letter from the peer reviewer, Land Design Collaborative dated 8 October as well as the review letter from the Conservation Commission dated 4 October 2024.

I'd like to briefly explain how the Plans and documents were revised to address the last of those, the review letter from the Conservation Commission. The form that this letter will take is that I will repeat each of the comments from that letter in italics and then respond in normal text.

1. *The Commission agrees with LDC's review comment regarding the existing pond is a wetland resource area and an area subject to protection pursuant to MGL c.141 section 40 and 310 CMR 10.02(1)(a).*
 - a. *The stormwater management system was designed and permitted in 1983, therefore does not qualify to meet the exemption in 310 CMR 10.02(2)© as the system was not designed, constructed, installed and/or improved upon after November 18, 1996.*

We initially intended to dispute this categorization but upon further consultation with the project's Wetlands Scientist, we agree. We revised the location of the proposed apartment building and garage moving them to the west. This allowed us to eliminate any PICP surface and infiltration within 50 feet of the pond and its associated wetland

2. *As the ponds are jurisdictional wetland resource areas, all Stormwater Standards shall be met prior to discharge to the pond and shall not be utilized as a stormwater management basin to obtain compliance.*

We are not using the ponds for stormwater management. We are leaving existing discharges in place but improving one of them with the installation of a CDS stormwater filtration unit between a catch basin and the pond. We will also install Snout outlet controls in all the site's existing catch basins.

3. *The applicant submitted a Notice of Intent (NOI) to the Conservation Commission on 4/23/2024. Since the submittal of the NOI, plans have drastically changed and no revised information or package has been submitted to the Commission. The Commission has had no open public hearings regarding this application due to the change in layout, therefore the Commission has not had the opportunity to fully review the current project in compliance with state and local regulations.*
 - a. *The applicant states in their waiver list that they are only requesting a waiver from the 20' no touch from the edge of a wetland resource area. Therefore, all other aspects shall comply with Chapter 170, Wetlands Protection and associated Wetlands Regulations.*
 - b. *To conform with the Southborough Wetlands Regulations, the 20' and 100' Buffer Zones should be shown on all resource areas including the pond.*

The Plans now show the 20 foot no disturb and 100 foot buffer zones. We propose work within 20 feet of a resource area in two locations. One is a slight regrading of the existing parking area south of the pond. The other is a compensatory wetland replication area off wetland flag D6.

4. *Standard 7 of the Stormwater Report Checklist should have 'redevelopment portion of mix and new and redevelopment' as the project is not solely a redevelopment project as discussed throughout the narratives.*

This change was made as suggested.

5. *The project is located within an Outstanding Resource Water (ORW). According to the Stormwater Standards, stormwater discharges to ORW's shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. There appear to be discharges from the proposed infiltration structures that would be in close proximity or discharging to the delineated wetland resource area.*

There will be no discharges from the proposed infiltration structure.

6. *The Commission requests that the Illicit Discharge Compliance Statement be submitted prior to the ZBA. The Commission requires that this document be submitted as part of the Notice of Intent application.*

The illicit discharge statement has been included in the revised Stormwater Checklist. As noted, further protection will come from each future lessee's lease containing provisions prohibiting any illicit discharge.

7. *The Post-Construction O&M Plan leaves the last sentence incomplete.*

This error was fixed.

8. *The Post-Construction O&M states the watering of lawn areas, yet the waiver list requests a waiver for a permanent water supply system or watering method. Please advise.*

A well dedicated to supplying irrigation of landscaping around the building will be installed in the location shown on the Plans on the north side of the 10 bay garage. There will be no irrigation system around the septic system area to avoid any accidental saturation of the leaching trenches.

9. *The Construction Period O&M Plan does not discuss review and maintenance of erosion controls.*

This omission has been corrected and instructions for inspection and maintenance of erosion controls are now included.

10. *Per the requirement of an ongoing condition of DEP #290-55, treated sand shall not be stored on the property and no more salt shall be used in winter than is necessary to keep the sand from freezing.*
a. *The Post Construction O&M Plan states that CaCl application shall be limited to the amount necessary to prevent sand from freezing. Sand shall be used sparingly but in sufficient quantity to maintain the parking and loading surface in a safe condition.*

We revised the O&M Plan to say that sand and salt shall be used sparingly and only over the sidewalks and in response to specific conditions on the PICP surface to avoid blocking the interstitial spaces between the blocks.

11. *The proposed construction entrance should be depicted on the site plan at the proposed site access to the undeveloped portion of the site.*

We now show the proposed site exit mat location on the Erosion & Sedimentation Control Plans. It's at the southwest corner of the existing pavement to be removed.

12. It is the understanding of the Conservation Commission that Lot 4C is to be conveyed to the Conservation Commission in compliance with DEP#290-1046 and Planning Board Major Site Plan Approvals.

- a. The lot was to be donated in its natural state as open space due to its adjacency to Breakneck Hill Conservation Land.*
- b. The current proposal calls for vegetation clearing, grading and installation of a new stone drainage swale.*
- c. The drainage swale does not appear to be discussed within the Post Construction O&M Plan and would be on Town property. It is unclear whether the applicant plans to maintain this swale and/or requires an easement or similar for access and maintenance of this feature.*
- d. The Conservation Commission objects to the presence of improvements and/or destruction of the native state of the area referred to as Lot 4C that will be under their ownership.*
- e. The Commission suggests that the ZBA discuss if the presence of improvements and permanent stormwater features on open space to be donated to the Commission is appropriate or if the project can be completed without alteration to Lot 4C.*

Condition #22 of the Major Site Plan Approval granted on August 26, 2019 did not say that none of the land to be donated could have been altered. It said that it had to have clean title and that it must have a phase 1 verification that there were no hazardous wastes on site. These will be provided. 5.6 acres, or 90% of Lot 4C will remain untouched by the Applicant's proposed work.

13. The Pollution Prevention Plan within the submitted Plan set states that a temporary settling basin will be installed downgradient of work to the north of the more easterly garage. This area does not appear to be shown on the plans and would be located adjacent to the pond. If a temporary settling basin is to be utilized, it should be shown on the plan in an appropriate location.

We have added the proposed location of a temporary settling basin to the Erosion & Sedimentation Control Plans.

14. All references to 'hay' shall be removed and replaced with straw. This includes with the Pollution Prevention Plan and Construction Period Stormwater O&M Plan.

This substitution has been made.

15. The Pollution Prevention Plan discusses potential stockpile locations, all stockpile locations shall be shown on the plan.

We like to give the contractor the freedom to use locations that suit the sequence of construction activities but we have added a proposed location to the Plans.

16. The Pollution Prevention Plan discusses potential BMP's that may be employed. The Commission requests that the project be conditioned that, if BMP's are utilized other than those demonstrated on an approved plan set, that the Commission and/or ZBA be notified of the change.

We would have no objection to such a condition being included in an Order.

17. The Pollution Prevention Plan mentions site plans prepared by 'Azimuth Land Design, LLC'.

That's my mistake. Any such reference should have been changed to Expedited Engineering, LLC. This change has now been made on the Plans.

18. The Pollution Prevention Plan mentions a Diversion Swale to be placed 'above abutting properties or Rice Road'. Please advise.

This text, mistakenly held over from a previous plan, has been removed.

19. There appears to be a snow stockpile location adjacent to the pond. The Commission recommends changing the location of snow stockpiling and would be a requirement discussed during the Notice of Intent application review.

We relocated the snow storage area to the southeast of the picp surface area.

20. The Commission recommends that the applicant discuss in further detail how the slope between the building and septic leaching area will be stabilized once soils have been disturbed. There are no erosion controls proposed where the garages are proposed and would allow sedimentation to flow off the slope if not properly contained or stabilized.

- a. Applicant should discuss the work phasing in this area to ensure proper sediment and erosion control. Proposed erosion controls in this area also do not allow a point of access to the slope. Applicant shall further provide information on how the slope will be accessed.*

This is a good point we added sediment control barriers to extend the barriers past the proposed garage to the southwest of the apartment building. We also added a proposed access off the southeast of the parking area with grades not more than 3:1 and with a turfplus pro grid under the grass to allow access to both the septic system area and, after going behind the 12 bay garage, to that slope.

21. The submitted lighting plan shows that no illumination shall be in the area of the dog park and playground – please confirm.

That is correct.

22. The Planting Plan, within the Landscaping Notes, describes several different types of seed mixes. The applicant shall demonstrate where each seed mix shall apply.

There are 4 different types listed in the Landscaping Notes. Lawn seed is to be applied to grassed areas of slope 3:1 or flatter. Slope seed mix is to be applied on slopes steeper than 3:1. Detention basin seed mix is only to be applied if there's any inadvertent alteration of the ponds and wildlife seed mix only to repair any accidental alteration of wooded areas beyond the intended scope of work.

23. 47 of the proposed trees and shrubs are to be planted on Lot 4C, which is to be transferred to the ownership of the Conservation Commission. The applicant should confirm location of the proposed landscaping and how they will be maintained.

- a. The Commission suggests that the ZBA determine if these plantings are required to be maintained in perpetuity and if the location is appropriate if the property will not be owned by the applicant.*
- b. The Commission requests that ZBA determine if the number of plantings is sufficient to provide screening to the abutting Town property and vistas from Breakneck Hill Conservation Land.*

We will provide easements as necessary and work with the ZBA on this matter.

24. The applicant states that the project will be done in one phase. The applicant should further discuss the order in which work will commence. If work within the septic leaching area and recirculating sand filter is not to commence until the end of the project, the Commission recommends that clearing and grubbing of these areas are not done until such time that the work to install these components are ready to commence.

We revised our construction sequence on sheet D4. The septic system construction cannot be done at the very end of the project as much of the site grading work will be done to support that installation. The last thing should be the installation of the PICP surface as it would be best to have surrounding surfaces stabilized before installing the stone base and blocks.

If you have any questions, please contact me. Thank you.

Sincerely,

EXPEDITED ENGINEERING, LLC



James Tetreault, PE, CPESC

Enclosures

Cc: FD 120 Turnpike, LLC