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January 26, 2016

Town of Sherborn
19 Washington Street
Sherborn, Massachusetts 01770

Attn: Mr. Alan Rubenstein, Chairman Mr. Steve Gaskin, Chairman
Board of Appeals Conservation Commission

Re: The Fields at Sherborn - Comprehensive Permit Application
Site and Stormwater Management Review Update

Dear Mr. Rubenstein and Mr. Gaskin:

BETA reviewed the supplemental documents submitted for the Comprehensive Permit Application for The Fields at Sherborn relative to the Stormwater Management and site design changes. These were last review for BETA's Stormwater Peer Review letter dated August 31, 2015 and BETA's Site Plan Review letter dated October 30, 2015. This letter is provided to update BETA's findings, comments and recommendations.

BASIS OF REVIEW

The following documents have been provided and will form the basis of the review.

- Cover Letter, RE: The Fields at Sherborn – Comprehensive Permit Application Stormwater System Update, dated December 28, 2015, prepared by Bruce Saluk & Associates, Inc., Marlborough, MA
- Storm Water Management Report (Addendum #3) for The Fields at Sherborn Washington Street, Sherborn, MA
 - Revised Section 4: Summary and Conclusions
 - Appendix A: DEP Stormwater Management Standards Addendum
 - Appendix B: Long Term Pollution Prevention, Operation and Maintenance Plan
 - Appendix G: Hydrologic Calculations for Proposed Peak Runoff Rates for Proposed Conditions
 - Proposed Conditions Drainage Areas and Stormwater BMP Location Plan
- Plans (9 Sheets) entitled *The Fields at Sherborn Washington Street Sherborn* dated, February 1, 2015 revised through December 23, 2015 by Bruce Saluk & Assoc. Inc., Marlborough, MA

Summary of Project Changes

The Project and associated design plans have been revised to include the following project design changes:

1. Elimination of Building A and one unit in Building B
2. Realignment of the driveway 30± feet to the west
3. Replacement of porous asphalt pavement with permeable concrete pavers on driveways only
4. Relocation of some catchbasins
5. Addition of impervious sidewalk
6. Relocation and combining of two roof infiltration systems into one combined system.
7. Septic system redesign including the elimination of the west soil absorption field & resizing of others
8. Relocation of some wells to provide greater separation for soil absorption system

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Density

The changes reduce the number of proposed buildings for 10 to 9, number of units from 36 to 32 and the number of bedrooms from 84 to 76.

Site Layout and Circulation

Building A was eliminated, the driveway at Washington Street has been relocated, Building J was shifted to the west and a sidewalk has been included on the west side of the driveway from building B to Washington Street. Other than those changes the site layout remains the same.

Parking

Parking has been reduced in proportion to the reduction in number of units – visitor parking was reduced from 18 to 14 spaces.

Site Grading and Earthwork

The proposed changes reduce the amount of retaining walls required to accommodate the design.

Landscaping

A revised landscape plan was not provided for review however with Building A being eliminated the view of the development from Washington Street should be reduced. Updated landscape plan should be provided with final plans.

Wetland Impacts

Building J was shifted to the east slightly moving it further from the wetland. Other than that the proposed changes listed above are predominately outside wetland resource area and do not materially change the impacts to the buffer zones. Nitrogen impacts were not evaluated as part of this review.

Stormwater Management

The changes include reducing the amount of impervious area and porous pavement. Stormwater management design meets the MassDEP Stormwater Management Standards.

1. Update O&M Plan to provide inspection and maintenance of permeable pavers at a minimum of bi annually in conjunction with street sweeping.
2. It should be made clear in O&M Plan that permeable pavers are an integral part of the overall stormwater management for the project. Maintenance of permeable pavers should not be the responsibility of individual owners and shall be required to be functional in perpetuity. Elimination of permeable pavers without approval on ZBA is prohibited.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.



Philip F Paradis, Jr., PE
Senior Project Manager

CC: Jeanne Guthrie, Allary Braitsch, Ben Stevens, Bruce Saluk, Desheng Wang

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