

09/30/2024

Via Email

Zoning Board of Appeals
c/o Mr. Zachary McBride, Chair
19 Washington Street
Sherborn, MA 01770

Re: 41 North Main Street, Stormwater Management

Dear Members of the Zoning Board of Appeals,

On behalf of 41 North Main Street, LLC, we are submitting this stormwater memorandum as the current record Civil Engineer. This letter provides an update to the site plan modifications associated with the comprehensive permit application for the multi-family residential development at 41 North Main Street. Specifically, we are addressing changes in impervious and pervious areas related to stormwater management.

The previous site design proposed 60 units of rental housing in two buildings, prepared by Allen and Major, dated 4/9/2021, included 2.6 acres of impervious area and 4.6 acres of pervious area, totaling 7.2 acres. The Allen and Major plans for the 7.2 acres have been modified to show 28 units of rental housing in 11 buildings. This new layout and site design is shown in the site plans submitted to the ZBA and dated 9/28/2024, prepared by our office. The revised site design represents a de minimus increase in impervious area by 0.2 acres (8,519 square feet), representing a 2.7% increase in impervious areas relative to the total site area. The final stormwater details will be submitted as part of the final plans.

Respectfully,

HIGHPOINT ENGINEERING



Danell Baptiste
Project Manager

Cc. Gary Lybarsky
Paul Haverty, Esquire
Lynne Sweet

