



November 21, 2024

Mr. Zachary McBride, Chair
Sherborn Zoning Board of Appeals
Town Hall
19 Washington Street
Sherborn, MA 01770

**Re: Pine Residence Multi-Family Residential Development – Comprehensive Permit
Engineering Peer Review – Stormwater & Septic
41 North Main Street
Sherborn, Massachusetts**

Dear Mr. McBride:

Tetra Tech (TT) has reviewed specific submittal materials for the above-referenced Project to assist the Sherborn Zoning Board of Appeals (Board) in its Comprehensive Permit review of the proposed Pine Residence development. The following letter provides comments generated during our review of Applicant submittals and generally focus on substantive concerns that speak to issues whose eventual resolution may substantially impact Project design or could otherwise result in potentially unsafe conditions or unanticipated impacts.

The Project includes development of 28 multi-family housing units on approximately 7.24 acres of land. The site is primarily accessed from North Main Street via existing Powerhouse Lane and a access at the signalized intersection of North Main Street and Elliott Street. An access roadway is also proposed from the site to Hunting Lane. The site is bounded by Hunting Lane to the north, North Main Street to the east, existing business to the south and railroad property to the west. The site currently contains a single-family home, a barn and is mostly cleared of vegetation. The Project proposes several at-grade and subsurface stormwater best management practices (BMP's) with what we assume will be a standard curb and gutter system to manage stormwater runoff. All proposed units discharge to a common septic system via a proposed pumped discharge and water is proposed to be supplied from a well on adjacent property west of the railroad property.

Our review is based on materials received from the Board comprising the following pertinent documents:

- A site plan exhibit titled "Proposed Site Plan, Proposed Multi-Family Residential Development, 41 North Main Street, Sherborn, MA 01770" dated September 27, 2024, prepared by Highpoint Engineering, Inc. (HEI)
- A grading exhibit titled "Draft Grading Plan, Proposed Multi-Family Residential Development, 41 North Main Street, Sherborn, MA 01770" dated September 27, 2024, prepared by HEI.
- Proposed cross-sections of the site titled "Proposed Multi-Family Residential Development, 41 North Main Street, Sherborn, MA 01770" dated September 27, 2024, prepared by HEI and CME Architects, Inc.
- A stormwater memorandum titled "41 North Main Street, Stormwater Management" dated September 30, 2024, prepared by HEI.

As requested by the ZBA, the Plans and accompanying materials were reviewed for stormwater and septic as well as good engineering practice associated with those subject matters. Traffic review was also completed and is included under separate cover. Our initial comments are provided below.

A. STORMWATER

The Project scope includes development of 28 units of housing with proposed access roadways and driveways clustered on approximately 7.24 acres of land with a total impervious coverage of approximately 315,778 square feet (sf). The Applicant has not shown proposed stormwater infrastructure on the Plans, but we assume stormwater runoff generated by the Project will be routed through traditional piped infrastructure to several proposed basins, two at-grade basins and one subsurface basin. The Applicant has provided a stormwater memorandum noting that the proposed stormwater design will be finalized at a later date.

- A.1. It is our concern that the information required (test pits and locations, stormwater modeling, discharge locations, etc.) to make reasonable conclusions on the viability of proposed stormwater infrastructure is lacking, and additional information is required to ensure the Project is feasible given the current development program. Furthermore, the density of the Project and site conditions/constraints provide minimal latitude for any deviations in the stormwater scope related to unforeseen site conditions.
- A.2. A bulk of the proposed stormwater BMP's required to mitigate for increase in runoff from the Project are clustered at one location on-site adjacent to the site driveway/Hunting Lane intersection. We anticipate groundwater impacts between the basins at these locations and require additional information to determine suitability of the proposed locations.

B. SEWER/SEPTIC SYSTEM

The Plans indicate the Project will be served by a centralized Septic System with pump station and sanitary sewer infrastructure to collect sewerage generated from the Project. The following comments are offered specific to Project septic design and related analysis or lack thereof.

- B.1 It is our concern that the information required (test pits/percolation tests and their locations, Title V calculations, system layout, etc.) to make reasonable conclusions on the viability of the proposed septic system is lacking and additional information is required to ensure the Project is feasible given the current development program.
- B.2 The Applicant shall provide limits of the existing soil absorption system and well location for the home on the subject property as well as the abutting properties to ensure regulated setbacks between those systems are maintained.

These comments are offered as guides for use during the Town's review and additional comments are likely to be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve him/her of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, PE
Project Manager
(Site/Civil Review)



Peter Dillon, PG
Geoscience Discipline Lead
(Water Supply/Septic Review)

P:\323009\143-323009-24003 (ZBA PINE RESIDENCES)\DOCS\PINE RESIDENCES-ZBAREV(2024-10-04)_SITE.DOCX