



July 28, 2025

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

**Re: Lot 3 – Washington Street Comprehensive Permit  
Engineering Peer Review – Site/Civil  
Lot 3 – Washington 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 Lot 3 – Washington Street 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 2 duplex buildings with 4 condominium units on approximately 4.6 acres of land. All homes are proposed to have one-car garages, three bedrooms and 2.5 bathrooms. Access to Bailey Trail and Sherborn walking path will remain. The site is currently wooded and contains an isolated wetland with a vernal pool on the west side of the site and bordering vegetated wetlands to the south and east. All units are served by a common well and septic system (reviewed by others). Stormwater will be mitigated by a roof drain system directing runoff to a proposed trench drain, rain garden and recharge basin.

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

- A plan set (Plans) titled "Permit Site Plan for Washington Street Sherborn Homes, LLC at Lot 3 – Washington Street in Sherborn, MA", dated June 5, 2025 prepared by DGT Associates Surveying & Engineering (DGT).
- A soil report titled "#0 Washington Street – Soil Testing", dated May 19, 2025, prepared by DGT.
- Septic system design plan titled "Subsurface Sewage Disposal System Design", dated February 27, 2025, prepared by DGT.
- Architectural plans titled "Two-Story Traditional Duplex with Home Office and Loft", not dated.
- Project Narrative titled " Description – Project Eligibility Application, Washington Street Sherborn Homes, Washington Street, Sherborn, MA" not dated.
- Permit Application titled "Comprehensive Permit, Site Approval Application, Homeownership" not dated, prepared by MassHousing.

The Plans and accompanying materials were reviewed for good engineering practice, overall site plan efficiency, public safety and a general review of proposed stormwater mitigation. Our initial comments are provided below.

## **A. SITE DESIGN**

The Site Plans provide a good introduction to the scope of the Project and its various components. The following specific comments are offered to identify areas where additional information is required, or changes are requested to address questions or support further review.

- A.1. The proposed driveway grade at the intersection of the development driveway with Washington Street is approximately 6.5% for the first 150 feet. We recommend the Applicant reduce the slope to meet the 3% required in the Sherborn Planning Board's subdivision regulations. This will provide a "relatively level" area for cars to safely maneuver in inclement weather conditions.
- A.2. We recommend guardrail or other acceptable protection along the steeper section of the driveway to protect vehicles from adjacent slopes.
- A.3. The proposed driveway is 15 feet wide where minimum required by NFPA is 20 feet. The Applicant shall confirm if they have reviewed the plan with the Sherborn Fire Department (SFD) for access and emergency response.
- A.4. The Applicant should provide sight distance at the proposed intersection of the development driveway and Washington Street and include any vegetation management to ensure safe access/egress at the Project driveway.
- A.5. We recommend the Applicant show the zoning setbacks on the Plans for reference during the review process.
- A.6. The Applicant should include electric, telecom and gas utilities on the Plans if proposed. We could not locate this linework on the Plans. We recommend all utilities be located underground.
- A.7. The applicant should provide details on proposed trash and mail service for the Project.
- A.8. We recommend the Applicant show a limit of tree clearing line on the Plans.
- A.9. The Applicant should provide a cut/fill analysis on the Plans to confirm extent of earthwork proposed for the Project. A construction management plan (CMP) is also recommended.
- A.10. Project scope is proposed within jurisdiction of the Massachusetts Wetlands Protection Act (WPA). Permitting with the Sherborn Conservation Commission is expected.
- A.11. Grading work is proposed within 100 feet of a vernal pool. The 100-foot buffer from a vernal pool is considered part of the vernal pool resource area under local regulations. The Applicant has a requested a waiver from the local wetland's bylaw and presumably by extension, the wetland regulations.
- A.12. The Applicant is proposing modifications to an existing trail easement. The Applicant shall confirm if modifications are allowed and if any additional parties are required to approve the modification.

## **B. STORMWATER**

The Project scope includes development of four (4) units of housing clustered on approximately 4.63± acres of land. Stormwater runoff generated by the Project is proposed to discharge to a stone infiltration trench, subsurface roof runoff infiltration chambers and an at-grade rain garden. As noted, the Project includes development of four units of multifamily housing in two duplexes and does not appear to discharge to a critical area. This condition does not require compliance with the Massachusetts Department of Environmental Protection (MA DEP) Stormwater Management Standards (Standards) and Stormwater Handbook (Handbook). We have provided comments below related to good engineering practice as it relates to stormwater scope for the Project.

- B.1 Proposed Recharger #1 and the proposed rain garden are within 100 feet of the proposed private well. Although not required, we recommend the Applicant maintain compliance with MA DEP Handbook related to this item to protect water quality at the proposed private well.
- B.2 We recommend test pits be conducted at each of the proposed infiltration best management practices (BMP's) to confirm soil texture and elevation of estimated seasonal high groundwater (ESHGW) at each BMP location.

Lot 3 – Washington Street Comprehensive Permit  
Engineering Peer Review – Site/Civil  
July 28, 2025 Review Letter

- B.3 We recommend the Applicant include a manhole with a sump and hood downstream of the proposed trench drain to facilitate treatment of paved runoff and access for proper maintenance prior to discharge to the proposed Rain garden.
- B.4 The Project appears to meet the requirements for coverage under the US EPA NPDES General Permit for Discharges from Construction Activities (CGP). We recommend a Condition requiring the Applicant provide proof of coverage under the NPDES CGP and provide a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) prior to construction.

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

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