



July 28, 2025
(Updated August 21, 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.

TT 8/21/25 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A response to comments email submitted by the Applicant on July 30, 2025.
- 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 with revisions through August 20, 2025, prepared by DGT.

The revised Plans and supporting information were reviewed against our previous comment letter (January 8, 2025) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

Recommended Conditions:

Condition 1: The Applicant shall coordinate with the Sherborn Conservation Commission and DPW in regard to proposed sight distance vegetation removal and require the Applicant measure as-built sight distance prior to grant of occupancy.

Condition 2: The Applicant shall adjust the proposed tree removal and erosion control lines on the Plans prior to commencement of construction to account for installation of proposed electric and telecom underground utility installation.

Condition 3: The Applicant shall provide a CMP to the Board and/or building department prior to commencement of construction.

Condition 4: The Applicant shall provide test pit information at each of the proposed stormwater BMP locations and provide this information to the Board and/or building department for review prior to grant of building permits for the units.

Condition 5: The Applicant shall provide proof of coverage under the NPDES CGP and provide a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) to the Board and/or building inspector prior to construction.

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.
 - *Applicant 7/30/25 Response: We are pushing back on this suggestion from TetraTech. The current design provides 30' of less than 2% grade at Washington Street which meets the Sherborn Driveway Design Standard. We do not think it is necessary or appropriate to impose Subdivision Regulations on the development of two duplexes. The requested change would also require the house elevation to move 3' lower which is problematic. Also, note that the driveway was designed in the front of the houses to avoid adding substantial asphalt in the BVW buffer zone.*
 - **TT 8/21/25 Update: The Applicant has flattened the driveway grade at the driveway intersection with Washington Street as discussed in the July 30, 2025 ZBA hearing. In our opinion, this comment is resolved.**

A.2. We recommend guardrail or other acceptable protection along the steeper section of the driveway to protect vehicles from adjacent slopes.

- *Applicant 7/30/25 Response: Agreed. We propose using 3' boulders in areas needing protection.*
- **TT 8/21/25 Update: The Applicant has placed proposed boulders along the driveway in the revised design scope. In our opinion, this comment is resolved.**

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.

- *Applicant 7/30/25 Response: Agreed. We are in communication with SFD Chief Ward and will widen the driveway if he deems it necessary.*
- **TT 8/21/25 Update: The Applicant has widened the driveway to 18 feet at the request of the SFD. In our opinion, this comment is resolved.**

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.

- *Applicant 7/30/25 Response: Agreed. We will provide it on the revised site plan.*
- **TT 8/21/25 Update: Sight distance was shown on the Plan and appears to be generally acceptable considering the generally flat profile and minimal horizontal curvature of Washington Street within the required sight distance area. However, achieving the required sight distance requires vegetation removal within the right of way. It appears vegetation removal is required within conservation commission jurisdiction and will also require coordination with DPW for work within the right of way. We recommend a condition requiring the Applicant coordinate with the Sherborn Conservation Commission and DPW in regard to the proposed vegetation removal and require the Applicant measure as-built sight distance prior to grant of occupancy.**

A.5. We recommend the Applicant show the zoning setbacks on the Plans for reference during the review process.

- *Applicant 7/30/25 Response: The Comprehensive Permit Layout Plan (page 5 of the PDF) has a dotted line depicting the 60' front, 40' side and 30' rear setback lines. We are comfortably in compliance with the setbacks in the zoning by-law and are not seeking a variance for them.*
- **TT 8/21/25 Update: In our opinion, this comment is resolved.**

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.

- *Applicant 7/30/25 Response: Agreed. We will add electric and telecom (no gas) to the revised site plan.*
- **TT 8/21/25 Update: The Applicant has shown proposed electric and telecom utility connections on the Plan. However, it appears the proposed tree removal line and erosion control limits will need to be adjusted to account for burying the utilities from the adjacent utility pole along Washington Street. We recommend a Condition requiring the Applicant adjust the proposed tree removal and erosion control lines on the Plans prior to commencement of construction.**

A.7. The applicant should provide details on proposed trash and mail service for the Project.

- *Applicant 7/30/25 Response: Mail (and packages) will be delivered to the duplex buildings. Trash removal will be private (no town pick-up) at the homes.*
- **TT 8/21/25 Update: In our opinion, this comment is resolved.**

A.8. We recommend the Applicant show a limit of tree clearing line on the Plans.

- *Applicant 7/30/25 Response: Agreed. We will provide the limit of clearing on the revised site plan*
 - **TT 8/21/25 Update: Adjustments to limit of clearing line are required for the proposed electric and telecom utility installation and sight distance vegetation removal. Conditions recommended in Comments A.4 and A.6.**

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.

- *Applicant 7/30/25 Response: Agreed. We will provide it on the revised site plan.*
 - **TT 8/21/25 Update: The Project requires approximately 2,900 cubic yards of fill. We recommend a Condition requiring a CMP be provided to the Board and/or building department prior to commencement of construction. The CMP should include trucking routes, fill source, staging areas, stockpile areas, etc.**

A.10. Project scope is proposed within jurisdiction of the Massachusetts Wetlands Protection Act (WPA). Permitting with the Sherborn Conservation Commission is expected.

- *Applicant 7/30/25 Response: Agreed.*
 - **TT 8/21/25 Update: In our opinion, this comment is resolved.**

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.

- *Applicant 7/30/25 Response: Agreed. Note that the town bylaw does not specifically regulate a vernal pool differently from a BVW.*
 - **TT 8/21/25 Update: We inadvertently referenced the 100-foot buffer as part of the vernal pool. However, we recommend the Board confirm with the Conservation Commission whether the proposed tree clearing and grading work in the vernal pool habitat area is detrimental to the vernal pool and whether the waiver request is acceptable.**

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.

- *Applicant 7/30/25 Response: Well litigated MA case law allows a property owner to move the location of these types of easements. As a practical matter, the slightly modified location of the trail (no clearing required) will make the trail more comfortable and natural to the users.*
 - **TT 8/21/25 Update: In our opinion, this comment is resolved.**

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.

- *Applicant 7/30/25 Response: As TetraTech noted the 100" setback is not applicable to this small project. However, we should be able to move the recharger #1 to the west (maintaining required distance to the septic field). Then moving the well also somewhat to the west, should leave the well about 75' from the rain garden and the recharger. This minor relocation of the well will leave it*

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compliant with the Sherborn BOH 150' setback to the septic field. If this agreeable, we will make the change on the revised site plan.

- **TT 8/21/25 Update: The domestic well is now situated approximately equidistant between the two proposed stormwater recharge best management practices (BMP's). Recharger #1 recharges clean roof runoff and the Applicant is treating surface runoff through a newly proposed sediment forebay for stormwater pre-treatment and the rain garden which improves water quality through nutrient uptake. In our opinion, this comment is resolved.**
- 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.
 - *Applicant 7/30/25 Response: While we have good information on the soil in the area (and test holes nearby), we are open to a condition of testing at the time of construction.*
 - **TT 8/21/25 Update: We recommend a Condition requiring the Applicant provide test pit information at each of the proposed stormwater BMP locations and provide this information to the Board and/or building department for review prior to granting building permits for the units.**
- 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.
 - *Applicant 7/30/25 Response: Agreed. We will make the change on the revised site plan.*
 - **TT 8/21/25 Update: As noted, the Applicant has provided a sediment forebay at the proposed rain garden location for stormwater pre-treatment. In our opinion, this comment is resolved.**
- 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.
 - *Applicant 7/30/25 Response: Agreed.*
 - **TT 8/21/25 Update: Condition recommended in original Comment.**

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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