

## Memo

---



**Stantec**

---

To: Meghan Jop  
Town of Wellesley

From: Frank Holmes  
Stantec

File: 210801043

Date: July 7, 2013

---

**Reference: Redevelopment of 576 Washington Street and 53 Grove Street  
Request for Determination Regarding PSI Approval**

We are in receipt of the memorandum from George Saraceno of the Town's Department of Public Works dated July 2, 2013 regarding the above referenced project, and we offer the following responses. Comments from Mr. Saraceno's memo are noted below, with our responses in bold italics.

### **GENERAL**

- 1.) The Applicant should remove the proposed "neck downs" shown on the plans. The plans may be revised for Site Plan Review.

***Response: As noted, the "neck downs" were a condition of the original PSI Special Permit for the project. It is the recollection of the design team that the neck downs were suggested by the Town and the Town's traffic consultants to improve pedestrian safety and sight lines at the garage entrance. We are not opposed to eliminating the neck downs if that is the desire of the Board, but we recommend that if the neck downs at the garage entrance are to be eliminated then the pavement on either side of the entrance be striped in order to provide improved visibility of the garage entrance.***

### **TRAFFIC**

- 1.) Traffic studies prepared by Conley Associates have provided an updated Traffic Impact Study, which shows a decrease in traffic volumes from 2004 to 2013. New traffic from the project will generate less than 0.4 percent increase over existing traffic volumes as reported from 2013.

***Response: No response required.***

- 2.) Existing parking spaces will be eliminated from Grove Street due to the proposed curb cut for the parking garage, which remains the same from the previous submission.

***Response: No response required.***

One Team. Infinite Solutions.

**Reference: Redevelopment of 576 Washington Street and 53 Grove Street Request for Determination Regarding PSI Approval**

### **STORMWATER**

- 1.) The stormwater drainage system shown on the plans adequately provides for onsite infiltration with pretreatment units, sub-surface infiltration and overflow to the Town's storm water drainage system.

***Response: No response required.***

- 2.) A private drainage connection agreement between the Town and the Applicant will be required for the proposed drain connections on Grove Street.

***Response: The applicant acknowledges this requirement, and commits to engaging the Town to complete the agreement prior to the start of construction.***

- 3.) The Applicant should provide actual soil boring data that shows that the soils are Group C type soils for the proposed onsite underground infiltration system.

***Response: Subsurface investigations were completed by Haley & Aldrich in 2007. H&A's summary of their findings will be provided to the DPW along with a full Stormwater Report, to be filed with a request to the Zoning Board of Appeals for approval of revised Site Plans.***

### **WATER**

- 1.) The water service connections from the water main in the street to the two-family dwelling and retail/condominium building should be a straight connection without any bends, reducing fittings and friction losses in the pipe.

***Response: We will consider this suggestion as the project proceeds towards construction documents.***

- 2.) The flow demands from the proposed use will decrease from the pre-development conditions and not adversely impact the Town's water distribution system

***Response: No response required.***

### **SEWER**

- 1.) The Applicant should show the location of the grease trap on the Utility Plan L-1.4. Revisions to the plans could be made during Site Plan Review.

## Stantec

July 7, 2013  
Meghan Jop  
Page 3 of 3

**Reference: Redevelopment of 576 Washington Street and 53 Grove Street Request for Determination Regarding PSI Approval**

***Response: We acknowledge the comment, and agree that details of the type and location of the grease trap will be finalized during Site Plan Review.***

- 2.) The proposed sewer service connections should be connected to the sewer main on Grove Street with either a pre-manufactured wye connection or a direct tap per Town of Wellesley construction requirements for underground facilities in the public way.

***Response: We acknowledge the comment, and agree that details of the type of tap will be finalized during Site Plan Review.***

- 3.) The proposed sanitary sewer system flows from the project remain the same from the previous submission and will not adversely impact the Town's sanitary sewer collection system on Grove Street.

***Response: No response required.***

### **REFUSE DISPOSAL SYSTEM**

- 1.) The refuse generated from the site will be removed by private haulers and will not impact the Town of Wellesley refuse disposal program.

***Response: No response required.***

After your review of our responses as noted above, please call or email if you have any questions or comments.

**Stantec Planning and Landscape Architecture, P.C.**



Frank Holmes, P.E.  
Senior Associate  
617.226.9306  
frank.holmes@stantec.com

c. Jordan Warshaw  
Scott Booth  
George Saraceno  
David Hickey  
Michael Pakstis  
Bob Corning  
Chris Fee

One Team. Infinite Solutions.