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September 12, 2022

Quetti Project #176

George Saraceno
Assistant Town Engineer - Wellesley
20 Municipal Way
Wellesley, MA 02481

50 Longfellow Road, Wellesley, MA - Town Response Letter

Dear George,

Quetti Design LLC (Quetti Design) revised the site plan set for the proposed single-family residence located at 50 Longfellow Road in Wellesley. Refer to the attached plan set dated September 12, 2022 prepared by Quetti Design LLC for additional information. Please note that at the time of submission, the cut/fill numbers have yet to be provided, but note #19 on sheet C-2 will be updated when the info is received.

Thank you for your comment letter on the site plan application dated August 30, 2022 . The comments can be found below, with responses in *italics*.

Town Comments and Responses

GENERAL

1. Show proposed piping for the filtering of the swimming pool. Include the operation and maintenance plan for the proposed pool, which shall include information on dechlorinating the pool water prior to discharging for backwashing and draining.
 - *The location of the proposed pool discharge area has been noted on the plan, which is the sewer manhole in Longfellow Road. The pool layout is being permitted as part of the site/stormwater review. Prior to installation/approval of the pool, the Owner understands that an operation and maintenance plan and additional information on the pool design may be required.*
2. Provide the proposed cut and fill calculations for the project. If the project requires a net fill for the site, calculate the number of trucks required to be brought to the site.
 - *A cut/fill calculation has been provided, and a note on the number of trucks has been added to sheet C-2 (see note #19).*
3. A Construction Management Plan (CMP) is shown on the Existing Site Plan, Sheet C-2, which includes onsite parking, stabilized construction entrance, concrete washout area and dumpster area. Any debris cast onto the roadway caused by construction activities from the site shall be swept as necessary.

- *Correct, sheet C-2 shows the Construction Management Plan. Refer to Erosion and Sediment Control Note #10 on sheet C-1 for sediment into the public way.*

WATER & SEWER

4. The proposed sanitary sewer connection cleanout shall be accessible for future maintenance.
 - *A note has been added to the sewer cleanout that the cleanout shall be accessible for maintenance.*
5. The DPW shall be notified prior to installation of the proposed water service connection and sanitary sewer connection for inspection.
 - *Refer to note #17 on sheet C-2.*
6. The final approved plans for the project shall be provided to the DPW Engineering and Water and Sewer Division.
 - *Refer to note #18 on sheet C-2.*

STORMWATER

7. The proposed grading on the southeastern portion of the site should provide a grass swale to prevent stormwater runoff from migrating off site to the neighboring property.
 - *The grading has been revised to provide a grass swale on the southeast side of the proposed house.*
8. On the existing Site Plan, Sheet C-2, clarify the existing drain manhole that notes a "26" D".
 - *The noted item is a red maple tree. The survey has been updated to reflect the updated measurements, which is actually 29-inch diameter at breast height.*
9. The Site Plan, Sheet C-2, shows a table with the existing and proposed impervious area. The existing site has a total impervious area of 4,756 square feet. The proposed site has a total impervious area of 6,880 square feet. The increase of impervious area is 2,124 square feet. The stormwater report in Table 1: Land Use Summary, shows a proposed impervious area of 6,961 square feet. Clarify the proposed impervious area for the project site.
 - *The chart on sheet C-2 has been updated, the numbers in the stormwater report are correct.*
10. The Stormwater Report on page 2 under Table 2: Pre vs Post Stormwater Flows shows a peak rate and volume reduction of stormwater runoff from the site for the 2-yr, 10-yr,

50-yr and 100-yr storm events. The HydroCAD analysis for the 2-yr, 10-yr, 50-yr and 100-yr storm events shows peak elevations below the proposed elevation of 192.50 feet, which is directly over the proposed infiltration system. Therefore, the proposed infiltration system is designed to infiltrate the 100-yr storm event.

- *Correct, the infiltration system is designed to infiltrate and store the 100-year storm event, while meeting the pre/post requirements.*

11. Provide calculations for the Total Suspended Solids or TSS and Total Phosphorus in #/yr. load reduction for the site. Use the EPA MS4 Permit Appendix F to calculate the TP load and load reduction for the project.

- *The stormwater narrative has been updated to provide calculations on the Total Suspended Solids (TSS) and Total Phosphorous.*

CONCLUSION

12. We believe the Applicant's designer has provided a stormwater design to mitigate the increased impervious area with onsite infiltration, which is also a requirement of work within the Water Supply Protection District. However, we recommend that the proposed infiltration system piping should not cross the sewer easement. We believe there is room along the front portion of the lot to evenly distribute the infiltration systems without the need to cross the sewer easement.

- *The infiltration system has been relocated so the piping does not cross the sewer easement.*

13. Given the slight change in topography for the proposed grading of the lot, we wonder if a grass swale is feasibility on the right side of the house between 50 Longfellow Road and 54 Longfellow Road.

- *A grass swale has been provided on the right side of the house.*

14. There is a possible encroachment of the vinyl fence onto the neighboring property at 54 Longfellow Road that should be addressed. Please clarify ownership of the fence and relocate if necessary. See attached Enclosure #1 a GIS map of the aerial view that shows the existing fence in relation to the property line.

- *The fence on the neighboring property at 54 Longfellow Road belongs to and was installed by the owners of 54 Longfellow Road. The Owner at 50 Longfellow Road installed 3.25 panels of fence in 2017 on their property, to match the style of the neighbor's fence and to provide privacy for their yard. Therefore, the fence does not encroach on the neighbor's property.*

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Thank you again for reviewing this site plan application. If you have any questions or comments, please give me a call.

Best,

Quetti Design LLC



Kevin Quetti, PE
Principal Engineer

Enclosures:

- 1) Site Plan Set
- 2) Stormwater Report
- 3) Certified Plot Plan