



April 12, 2022

Town of Weymouth
Attn: Eric Schneider
Principal Planner –Planning & Community Development Dept.
75 Middle Street
Weymouth, MA 02189

**RE: Site Plan Review Response to Engineering & Water/Sewer Dept Comments
Chapel Addition McDonald-Keohane Funeral Home-809 Main Street**

Dear Mr. Schneider and Members of the Board,

This letter is being submitted in response to the site plan review comments provided by James Donovan, P.E., Senior Engineer for the Town of Weymouth via email on March 15, 2022, regarding the proposed address at 809 Main Street in Weymouth, Massachusetts. Crocker Design Group, LLC (CDG) offers the following responses to each comment below. In addition, the following revised and supporting documents are enclosed:

- The updated Site Plan titled “Site Plans for Chapel Addition McDonald-Keohane Funeral Home” last revised on April 8, 2022
- The updated Stormwater Report last revised on April 8, 2022

Original questions provided by Mr. Donovan indicated below in standard text with CDG’s response in **bold text**. Comments were responded to in the order they appeared in the letter.

COMMENTS

Water & Sewer Division:

Question 1: Payment of water/sewer mitigation fees will be required when the Building Permit Plot Plan is submitted to the Engineering Division for review/approval. Contact the Water Division regarding the mitigation fees.

CDG Response: The Applicant will coordinate with the Weymouth Water Division regarding water and sewer mitigation fees during the Building Permit Plot Plan process.

Question 2: Existing water service(s) to be abandoned shall be cut and capped at the main.

CDG Response: The exiting services within Cypress Street will be cut and capped at the existing 4" main as recommended. Please refer to the revised Utility Plan (Sheet C-5) where callouts have been added in plan view to address this. Also, as discussed, the plans also call for the abandonment of the existing 4" main in place within Cypress Street. The existing water services along Main Street will be cut and capped at the back of sidewalk as discussed with the Water Department.

Question 3: A proposed 4-inch sewer service is shown on the plan. DPW requires 6-inch PVC (min.) for the portion of a sewer service located outside the plumbing inspector's jurisdiction.

CDG Response: The plans have been revised to show all new sewer piping to be 6" PVC. In addition, the existing sewer service connection to Cypress Street is now called out to be cut and capped and a new 6" service to serve the accessory garage has been added in its place. Please refer to the updated Utility Plan (Sheet C-5).

Question 4: Camera inspection of the existing 6" VC sewer stub servicing the existing dwelling located at 19 Cypress Street will be required. Provide the results of the inspection to the Sewer Division for review and approval prior to connecting the service for the proposed garage.

CDG Response: The plans have been revised to replace the existing 6" VC with a new 6" PVC sewer service connection to serve the accessory garage. We anticipate this will eliminate the need to camera the existing service. Please refer to the updated Utility Plan (Sheet C-5).

Question 5: Cut and cap existing 4-inch water main in Cypress Street. Proposed cut/cap location to be reviewed and approved by the Water Division.

CDG Response: The existing 4" water main in Cypress Street will be cut, capped, and abandoned in place. The abandonment will be coordinated and reviewed with the Water Division. Also, notes have been added regarding the connection of the three (3) existing residential properties currently connected to the 4" main to be connected to the new 8-inch CL 52 CLDI Water Main. This work has been clarified on the updated Utility Plan (Sheet C-5).

Question 6: Existing water services (165 Columbian, 20 & 30 Cypress) connected to the existing 4-inch water main in Cypress to be changed over to the new 8-inch CLDI water main.

CDG Response: The three (3) residences identified above (165 Columbian, 20 & 30 Cypress Street) that were formerly connected to the existing 4" water main will be changed over to the proposed 8" main as requested. This work has been incorporated into the updated Utility Plan (Sheet C-5).

Question 7: Prior to submitting the Building Permit Plot Plan to Engineering contact the Water Division to discuss the final design/layout/sizing of proposed water services.

CDG Response: Acknowledged. The Applicant confirms they will contact the Water Division to discuss the final design/layout/sizing of the proposed water services prior to submitting a Building Permit Plot Plan.

Question 8: Proposed hydrant on Cypress shall be located beyond last service tap on main. Exact location of hydrant to be approved by the Water Division.

CDG Response: The proposed hydrant location on Cypress Street has been revised and is now proposed beyond the last service tap for 33 Cypress St. The exact location of the hydrant will be coordinated with the Water Division. Please refer the updated Utility Plan (Sheet C-5).

Engineering Division:

Question 1: Weymouth Town Ordinance 8-408 restricts the opening of a road for a period of 5 years after a road has been reconstructed. Columbian Street was paved by the Town in 2021, therefore the 5-year street opening moratorium will be applicable to this project. Due to the moratorium, approval to open the street must be obtained through the Mayor's office and potentially Town Council.

CDG Response: Acknowledged. The only work proposed within Columbian will be the disconnection of the existing 4" transite pipe water main and its replacement with a new 8-inch Class 52 Cement Line Ductile Iron water main, which will be connected to the existing 10" main within Columbian Street. The Applicant will seek authorization at the appropriate time.

Question 2: The project site is located within the Watershed Protection District and is therefore considered to be located in a critical area as defined by MA DEP Stormwater Management Standards. Per DEP Stormwater Management Standards, 44% minimum TSS removal will be required prior to discharge into the proposed subsurface infiltration system.

CDG Response: **Acknowledged. The plans have been revised to incorporate separate, proprietary water quality units (CDS Units as manufactured by Contech) upstream of the new underground infiltration system. This revised design exceeds the minimum 44% TSS removal as required prior to discharge into the infiltration system.**

Question 3: MassDOT Access Permits will be required for the cut/cap of existing water services located in Main Street. The Weymouth Water & Sewer Division will be required to sign the MassDOT Access Permit Application for water and sewer work located within the state highway layout.

CDG Response: **As discussed with the Water Department, the existing water services along Main Street are proposed to be cut and capped at the back of sidewalk**

Question 4: Proposed construction will disturb more than 1 acre of land; therefore, the applicant will be required to obtain an EPA NPDES General Construction Permit. Provide the DPW Engineering Division with a copy of the permit and associated Stormwater Pollution Prevention Plan (SWPPP) prior to the start of construction.

CDG Response: **Acknowledged. The Applicant will obtain an EPA NPDES General Construction Permit and will provide DPW Engineering Division with a copy of the permit and associated SWPPP prior to the start of construction.**

Question 5: Any excavation in Washington Street and Columbian Street will require CDF backfill.

CDG Response: **Acknowledged. A note (Note # 17) has been added on the updated Utility Plan (Sheet C-5) accordingly.**

Should you have any questions or require any further information, please do not hesitate to contact Gabe Crocker, P.E. at gabecrocker@crockerdesigngroup.com or 781-919-0808. We look forward to presenting to the Board at the upcoming hearing on Wednesday April 27, 2022.

Sincerely,
Crocker Design Group LLC



Gabe Crocker P.E.
President/Agent