



February 11, 2022

Attn: Mary Ellen Schloss
Planning & Community Development Department
Town of Weymouth
75 Middle Street
Weymouth, MA 02189

RE: Massapoag Street – Definitive Subdivision
Weymouth, Massachusetts

Dear Ms. Schloss and Members of the Commission;

This letter is being submitted in response to the Weymouth Conservation Commission (WCC) staff comments provided by Town of Weymouth via email on January 20, 2022, regarding the proposed Massapoag subdivision Notice of Intent (NOI) submittal 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:

Enclosure 1: Definitive Subdivision Plans with revision date of 2/11/22 (under separate cover)
Enclosure 2: Stormwater Analysis & Report, revised 2/11/22 (Under separate cover)

Original comments provided by WCC indicated below in standard text with CDG's response in **bold text**.

COMMENTS

1. OOC should prevent tree clearing outside of bird nesting season.

CDG Response: The Applicant is prepared to commence site work immediately following the issuance of the Order of Conditions. The Applicant respectfully requests this not be a condition of approval, as raised at the final hearing with the Commission.

2. Native trees and shrubs being proposed to offset the tree cutting? Will/when will planting plan be provided?

CDG Response: The Project design focused on significant tree preservation based on the feedback from staff and the commission. The limits of disturbance have been minimized as a result and only minimal yard space for the homes has been provided as a result. Each house design typically incorporates foundation and yard landscaping with the input of each homeowner. As a courtesy, the Applicant is agreeable to share

the house lot planting programs with staff as they are developed with the individual home buyers.

3. Can the island in the cul-de-sac be planted and utilized to infiltrate any site runoff (e.g., a rain garden with flowers, shrubs and trees)?

CDG Response: The cul-de-sac is no longer ideal for utilizing for infiltration, as the design evolved away from that approach at the direction of the Engineering Department. The island now includes subsurface utilities which further preclude that approach and has been designed to be a landscape island. The Applicant does plan to develop a planting plan for the landscape island. As a courtesy, the Applicant can share the proposed planting program with staff in advance of plant installation.

4. Can drywells be utilized to infiltrate roof runoff to reduce input to the swales?

CDG Response: The swale design and locations have been refined and clarified and are designed to accommodate the flow from the house roofs and yards. However, to minimize flow in the “pinch point” locations behind Units 5 & 6, the revised design replaces the swale with stone infiltration trenches off the four corners of those houses to promote infiltration and recharge of the roof runoff of those units. See the revised Grading and Drainage Plan Sheet C-4 and revised Detail Sheet C-8.1. Each trench is proposed to be 20’L x 3’W x 2’ D which provides the capacity to capture up and infiltrate up through the 25-year storm event.

5. The swales and drainage easements directly behind the houses may be problematic for owners over time.

CDG Response: The swales have been relocated to be at least 10 feet from the rear of the houses. The swales previously designed behind the houses on Lots 4 and 5 have been eliminated and replaced with stone infiltration trenches.

6. Recommend post-and-rail fence with conservation posts rather than boulders at the limit of the lawn. Boulders placed at 25 feet apart will not be sufficient to prevent encroachment into areas intended to be protected.

CDG Response: The boulders have been replaced with post and rail fence as requested. Conservation signs are proposed to be posted on the fence. See the note on the revised Site Plan, Sheet C-3.

7. Is owner amenable to permanent preservation of the buffer areas (e.g., through a deed restriction similar to what was done at Meredith Woods?) Would be a continuing condition.

CDG Response: The Applicant is amenable to this condition being incorporated into the OOC.

8. Swale detail shows reed canary grass. This is an invasive grass species.

CDG Response: Reed canary grass has been removed from the swale detail.

9. Landscaping should utilize low-maintenance grass with low fertilizer and watering needs.

CDG Response: Acknowledged.

10. ConCom should get proof that new owners have received a copy of the OOC and are aware of continuing conditions.

CDG Response: The Applicant is amenable to this condition being incorporated into the OOC.

11. Documentation for future maintenance of the stormwater system will be needed.

CDG Response: A revised O&M manual is included with the revised stormwater report, enclosed. We note the stone infiltration trenches now proposed for the roof drains on houses 4 and 5 have been added into the revised O&M manual.

12. Landscape plans are not provided. Will they be planting any trees on the grassed lawn slopes? Any shrub plantings? Will all plantings be native species? Preferably wildlife habitat value?

CDG Response: The Project design focused on significant tree preservation based on the feedback from staff and the commission. The limits of disturbance have been minimized as a result and only minimal yard space for the homes has been provided as a result. Each house design typically incorporates foundation and yard landscaping with the input of each homeowner. As a courtesy, the Applicant is agreeable to share the house lot planting programs with staff as they are developed with the individual home buyers.

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13. Can we get a commitment to use low-maintenance grass seed for the slopes (e.g. fescues) that reduces fertilizer and watering requirements?

CDG Response: The Applicant is amenable to this condition being incorporated into the OOC.

We greatly appreciate your comments and feedback and trust you'll find the revised plans responsive to your comments. 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 Tuesday February 22, 2022.

Sincerely,
Crocker Design Group LLC

A handwritten signature in blue ink, appearing to read "Gabe Crocker".

Gabe Crocker P.E.
President