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March 5, 2021

Mary Ellen Schloss, Conservation Administrator
Town of Weymouth Conservation Commission
75 Middle Street
Weymouth, MA 02189

RE: Response to Memorandum from Mary Ellen Schloss, dated March 1, 2021
Re: 655 Washington Street
Map/Block/Lot 29/329/9
Comments and recommendations to the Planning Dept.

On behalf of the applicant, Trinity Green Development, McKenzie Engineering Group, Inc. (MEG) is pleased to submit these responses to the comments received in a memorandum dated March 1, 2021 from The Town of Weymouth Conservation Commission, Mary Ellen Schloss, Conservation Administrator (Com Comm). The following are the Con Comm comments with MEG responses in ***bold italics***. If no response is required it will be noted with ***NRR***.

1. The southwestern portion of the lot contains Bordering Vegetated Wetlands and buffer zone to Bordering Vegetated Wetlands. The project proposes work within the 100-foot wetland buffer zone. The applicant has filed a Notice of Intent with the Weymouth Conservation Commission. We anticipate that the public hearing will be scheduled for the Commission's March 23rd meeting. Staff has not yet completed its review of the project; additional comments will be provided as part of the NOI review.
BVW was flagged by Brad Holmes of Environmental Consulting and Restoration LLC on October 6, 2020 and field located by McKenzie Engineering Group, Inc. It is noted that the review is preliminary, and a formal review will be done as part of the NOI filing.
2. The site is located within the Watershed Protection District. Stormwater runoff from the site ultimately discharges, under existing and proposed conditions, to the West Cove of Whitman's Pond, an Outstanding Resource Water.
Based on the final receiving water body being classified as an Outstanding Resource Water, TSS Removal Calculations and Water Quality Volumes Calculations were prepared based on a 1" storm to demonstrate compliance with the Mass DEP Stormwater Management Standards, See Appendix D Supplemental BMP Calculations. In addition, the 1" storm is now modeled in HydroCAD analysis to ensure the 1" first flush is captured, treated, and infiltrated on site. See Appendix B Post Development Conditions.

3. The subject wetland is surrounded by developed uses and is degraded by invasive plant species, trash and historic fill. The proposed plans do not clearly show the existing limit of disturbance (e.g., pavement or stone parking areas) but it appears from reviewing the site plans and aerial photographs, that the proposal would develop much of the remaining undeveloped buffer around the wetland. Is it possible to pull the project farther from the wetland edge? Can the undeveloped wetland buffer zone on the site be ecologically restored?

The applicant is amenable to providing ecological restoration to the BVW. The existing limit of disturbance vs. the proposed limit of work is now clearly shown on the Grading & Drainage plan, See Sheet C-4. While the limit of disturbance is expanded, the proposed development has been designed to meet the requirements of both Mass Wetland Protections Act and the Town of Weymouth Wetland Protection By-Law. Moving the building farther from the wetland edge would be unfeasible as the building would have to be moved in a southerly direction and the southern side yard property line directly abuts a residential land use directly which requires a 20' no disturb landscape buffer as well as a maximum building height setback 25' from the no-disturb setback. This would also involve removing a row of parking spaces that would result in non-compliance with the parking requirements of the Weymouth Zoning By Law, ZBL 120-25.20(a) & 120-74(L).

4. The Conservation Commission expects to receive comments from the Weymouth Engineering Division on the proposed stormwater management system and its compliance with the DEP Stormwater Management Standards. As preliminary comments I note the following

- a) DEP Water Quality regulations classify all water bodies that are tributary to Whitman's Pond as Class A, Outstanding Resource Waters. Given this, should the drainage design utilize a 1" rather than a ½" water quality volume for compliance with Standard 4 of the DEP Stormwater Management Standard?

Based on the final receiving water body being classified as an Outstanding Resource Water, TSS Removal Calculations and Water Quality Volumes Calculations based on a 1" storm to demonstrate compliance with the Mass DEP Stormwater Management Standard 4, See Appendix D Supplemental BMP Calculations. In addition, the 1" storm is now modeled in HydroCAD analysis to ensure the 1" first flush is captured, treated, and infiltrated on site. See Appendix B Post Development Conditions.

- b) The proposed infiltration system in the southwestern portion of the site (adjacent to the wetland) is located above and active drainage pipe. Should the pipe be re routed around the infiltration system?

The 18-inch RCP is now proposed to be routed around the perimeter of the parking lot to avoid any conflict with the proposed P-1 infiltration system, See Sheet C-4.

- c) What precipitation data was used to model the flow? The Conservation Commission prefers use of a realistic precipitation data, such as NOAA-14.

NOAA-14 precipitation data was used, specifically Type III 24-hr NRCC_C Atlas 14-Rain (Cornell Numbers) precipitation data was used.

5. On a general note, the Conservation Commission is concerned about the adverse impact of increased water withdrawals on the town's rivers and ponds, particularly with regard to the stress the low flows put on the herring population and other aquatic life. The Commission encourages the town to conduct a review of projected water demand from the many large projects in the construction and permitting "pipeline". We encourage measures, such as more realistic water conservation triggers., to reduce the stress that increased water withdrawals have on fish and wildlife.

The project is proposed at the site of the Boston Motel, a property that was designed to mid-century and has not been adequately maintained. The proposed project will feature industry standards for stormwater best management practices that will meet and exceed requirements set forth in the MassDEP Stormwater Management Handbook.

Please contact the undersigned if you require additional information or have any questions that may facilitate your review.

Very truly yours,

MCKENZIE ENGINEERING GROUP, INC.



Austin Charter, P.E., LEED GA
Project Engineer



Bradley C. McKenzie, P.E.
President

cc: Eric Schneider, Weymouth Principal Planner
Jeffrey Tocchio, Attorney