



November 24, 2021

Attn: Eric Schneider
Principal Planner
Town of Weymouth
75 Middle Street
Weymouth, Massachusetts 02189

**RE: RESPONSE TO CONSERVATION AGENTS COMMENTS
 Massapoag Street—Definitive Subdivision**

Dear Mr. Schneider;

In accordance with Condition #4 of the Certificate of Approval issued by the planning board on May 6, 2019, this letter is being submitted in response to the comments received from Mary Ellen Schloss, Conservation Agent, regarding the Definitive Subdivision at Massapoag Street in Weymouth, Massachusetts. The original comments, received on 5/27/2020 are shown in *italics*, Crocker Design Group, LLC (CDG) offers the following responses to each comment below, shown in **bold**.

Enclosed are the following documents in support of the project:

- 6 – 24x36 Copies of the Definitive Subdivision Plans last revised on November 19, 2021
- 6—11x17 Copies of the Definitive Subdivision Plans last revised on November 19,2021
- 6—Copies of the Response to Engineering Comments letter dated November 24, 2021
- 6—Copies of the Response to Conservation Agents Comments letter dated November 24, 2021 (This letter)
- 6— Copies of the Stormwater Report Last revised on November 19, 2021

Conservation:

4. *Conservation: The first part of my comment was not addressed at all. This comment was requesting that the applicant design the subdivision, including the layout of lots, with significant natural features and assets in mind. This would include the most significant stands of trees, valuable wildlife habitat, wetlands and other features. It does not appear that any consideration was given to preservation of natural features in the layout of the subdivision. For example, the very significant stand of mature hemlocks is not shown on the plan. It's possible that the "Proposed Drainage Basin Area Reservation" may impact this stand of trees.*

For the second part of my comment, I refer you to the Engineering Division's comments on your response to their comment #4. In addition, I recommend that the applicant consider the use of a vegetative buffer strip rather than the stone trench.

CDG Response: The Applicant is preparing a Notice of Intent Filing for the proposed work in the buffer zone. This application is being filed with the Commission concurrently on November 24, 2021. The NOI will include Site Plans that address the overall design of the seven (7) lots including houses, driveways, yards, limits of clearing and proposed grading, drainage, and utilities. As you will see, the plans respect the required 25-foot wetland buffer throughout. These plans are being submitted simultaneously to the Weymouth Engineering Department for their review.

The design ultimately provides for a significant buffer preservation beyond the minimum 25' required by the Conservation Commission's Wetland Protection Regulations. The weighted average depth of buffer preservation across the three main buffer areas (north, west and south) is 63.5 feet (described in further detail in response 8 below). We note the stand of hemlocks mentioned in the comments are not on the projects property but rather located north of the project's northerly property line.

8. *Conservation: This misses the point of my comment, which was that the design and layout of the subdivision should incorporate preservation of significant trees. The significant trees to be saved are not shown on the plan. The driveways and lots have been laid out, and significant grading proposed, which will make it difficult to have the flexibility to preserve significant trees.*

Also, is it necessary for work to occur in the buffer zone on all lots? For example, is it possible to stay out of the buffer zone entirely on any of the lots (particularly Lots 1 through 4)?

CDG Response: Work is proposed in the 100' wetland buffer zone, however, the design minimizes the extent of the work through the incorporation of the walkout basement designs, landscape boulder walls and rip rap slopes. The project proposes to preserve significant buffer area. The preserved buffers have been computed by site location including a northern buffer (Flag Series A2-A18), a western portion (Flag series A24-A31) and a southern portion (A45-A60). The northern buffer is an average of 63.5 feet, the western is an average of 99.6 feet and the southern is an average of 49 feet. Combining all three of the areas results in a weighted buffer preservation average of 63.5 feet. The project has been designed to minimize the limit of work to serve the seven lots.

9. *Conservation: Reducing the grading requirements is a positive measure. With regard to the trees, this response once again avoids doing the analysis as part of the subdivision planning process and instead pushes the analysis to the individual lot development process at which time the constraints of lot configuration, grading and driveway access will severely limit the ability to save significant trees.*

CDG Response: The project has been designed to address the overall design of the seven lots that includes the houses, driveways, patios and yards. The design incorporates landscape boulder walls and rip rap slope and the use of walk out basements. The design

minimizes the impact to the trees by minimizing the limit of work described in the measures above. The weighted average depth of buffer preservation is 63.5 feet (described above), which is well above the Commission's required 25'.

New Comments:

12. The revised plan identifies a 30-foot wide "Drainage Basin Reservation Area" on Lot 4, within the 100-foot buffer to wetlands (and adjacent to Conservation land). Construction of this basin within the 100-foot buffer zone requires the review and approval of the Conservation Commission, through the filing of a Notice of Intent. At what point will the applicant know whether the additional basin is required? At what point is the applicant intending to request Conservation approval?

Is the applicant intending to proceed with construction of the subdivision, without Conservation approval of the "reserve area"? If so, I find this to be a somewhat awkward and unorthodox process. To ask the Commission to approve the one spot designated as a "reserve" area, after all the other planning and layout has been done, gives very short shrift to Conservation concerns.


CDG Response: As described above the drainage system has been redesigned as recommended by the Engineering Department to eliminate in the cul-de-sac and design a comprehensive system to accommodate the runoff from the entire subdivision.

13. I note that Engineering's comment #10, which recommends a swale to carry flow from FES-3 to a lower elevation, may also require work within the 100-foot buffer zone.

CDG Response: FES-3 has been removed with the redesign of the site.

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.

Sincerely,
Crocker Design Group LLC



Gabe Crocker P.E.
President