FST
100 YEARS

March 17, 2014

Mr. David Ragucci
Town Administrator
Second Floor
35 Central Street
Stoneham, MA 02180

Re: Weiss Farm Redevelopment Peer Review Services

Dear Mr. Ragucci:

Fay, Spofford & Thorndike (FST) has formed an in-house team comprised of staff with in-depth experience in peer reviews to join with the Town of Stoneham for its review of the proposed redevelopment of Weiss Farm. Our goal is to ensure the studies conducted for the proposed residential development depict impacts that would occur following project implementation and that all impacts are appropriately mitigated.

Traffic congestion and reduced pedestrian and driver safety can be by-products of development generated traffic that if allowed to occur unchecked can last as long as the proposed development stands. We see peer review as due diligence, part of the process a community must undertake to fully understand what the cost of growth really is. Our experience in making sure that impact studies are based on industry standards results in full disclosure of impacts. Then, our experience with traffic planning, roadway/highway design, stormwater, hydraulics, zoning and wetlands allows us to test all proposed mitigation measures. The end result for our clients is fully identified impacts and fully functioning improvements that resolve impacts in the public's interest. We also offer services related to compliance with local, state, and federal natural resource regulations. Additionally, we can review proposed developments for their compliance with local zoning requirements.

As you know, FST has a long relationship with Stoneham having prepared the Town's Stormwater Management Program (SWMP) and prepared and submitted a Notice of Intent (NOI) in accordance with the US EPA's NPDES MS4 General Permit permit requirements. Also, on an annual basis, since the time of the initial SWMP preparation, FST worked with the Town to assist them with the implementation of their SWMP and to prepare and submit to the EPA an Annual Report on the SWMP. FST has also completed a parking study along Main Street, are currently involved with the Tri-Community Greenway bike path and have been selected by MassDOT to prepare the Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) and complete 25% design for improvements to the I-93/Route 128 Interchange located partially in Stoneham.

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FAY, SPOFFORD & THORNDIKE
Offices in: Massachusetts, New Hampshire, Maine, Connecticut and New York

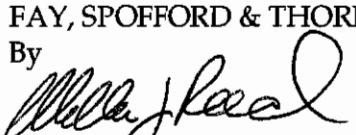
A sampling of the Massachusetts communities we have conducted peer reviews include Arlington, Belmont, Boston, Cambridge, Edgartown, Groton, Groveland, Lenox, Lunenburg, Lynnfield, Marblehead, Swampscott, Somerville, Westford, Westwood, and Woburn.

Our proposed in-house Team members have worked together on these relevant projects, and have collaborated to develop and implement comprehensive and effective solutions to complex problems. We bring a strong background with community outreach and in presenting technical data to diverse stakeholders in an understandable manner that fosters consensus. This project will engender keen interest on the part of residents and businesses.

Ed Hollingshead, AICP, a Vice President at FST, will lead the team's efforts in his role as **Project Manager**. Ed's relevant work includes his role as Project Manager for our peer review of the proposed Westwood Station, transit-oriented development in Westwood. Ed also served as Project Manager on our peer review of the Assembly Square transit-oriented development in Somerville. Supporting other aspects of the review are Heather Ostertog, PE, for traffic related issues, Dave Glenn, PE, for stormwater and Deb Duhamel for hydraulics. Further, Beth Debski will review zoning issues while Marshall Dennis will review wetland related issues.

We look forward to working with the Town of Stoneham.

Very truly yours,
FAY, SPOFFORD & THORNDIKE, LLC
By



William J. Reed, P.E.
Senior Vice President

ZB-14TXX

Location:

Canton, Dedham, Westwood, Massachusetts

Client:

Massachusetts DOT

PEER REVIEW SERVICES, WESTWOOD STATION

- **Review impacts of the development tieing into interchange system upgrades**
- **Coordinate traffic analysis with MassDOT on local/regional connections**
- **Evaluate short and long term implementation strategies**

The overall project is situated in an extremely sensitive context with the goal to enhance both the transportation and natural environments. The work involves not only answering the needs of regulators and abutters, it also means working with several new procedures within MassDOT itself. Unlike a typical transportation project that solves operational and safety problems while minimizing environmental impacts, this project is expected to solve transportation problems and create substantial environmental benefits and recreational facilities while working in an *Area of Critical Environmental Concern*. This area was adversely affected by highway construction in the 1960s.

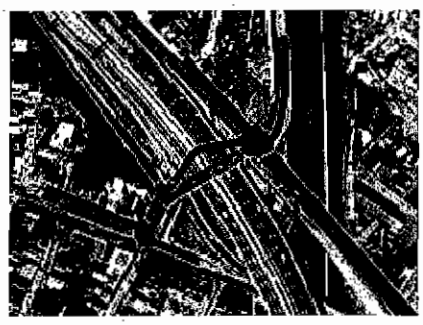
In addition, there was the ongoing development of an abutting project –Westwood Station – is now open. This redevelopment includes approximately 4.5 million sf of mixed use office, retail, and residential facilities as well as the existing Route 128 Station serving Amtrak and MassDOT- Transit Division commuter services. In an effort to blend the projects so that travelers and users of the mixed use facility and the interchange project achieve maximum benefit, FST was asked to perform traffic peer reviews of the development as it progressed through planning and design. Based on FST comments, traffic enhancements were incorporated into the multi-modal project. FST assisted in the preparation of transportation/ circulation approval conditions for the site development plan. The resulting development and the interchange improvements will be knit together as seamlessly as possible.

Location:
Somerville, Massachusetts

PEER REVIEW SERVICES, ASSEMBLY ROW

Client:
City of Somerville

- **Peer review for mixed use development**
- **Identify and evaluate supplemental infrastructure needs**
- **Collaborate with City, developer on recommended strategies**



FST provided consulting services to the City of Somerville in connection with the Somerville Planning Board's review of a Planned Unit Development known now as Assembly Row that will be constructed adjacent to a new Orange Line Station. This project involved a phased build-out of 2,100 residential units, 1.75 million square feet of office space, 450,000 square feet of retail and restaurant space, a hotel, cinema, and a 340,000 square foot IKEA store.

Multidiscipline review included zoning analysis, transportation management/traffic circulation, grading/drainage/utilities; fiscal impact analysis; design and environmental review. FST provided recommendations to the City staff and Planning Board regarding recommended circulation features to be incorporated into the new development.

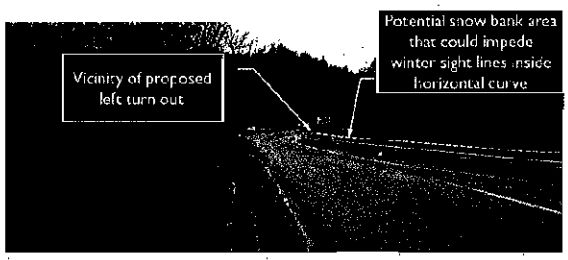
Among other circulation related tasks, reviewed the I-93/Route 28 interchange area operations, pedestrian and bicycle access, and assisted in developing conceptual interchange area improvements and access connections. A peer review of a roundabout at a critical entryway was also undertaken. Based on FST peer review comments, the main entry road was modified to include bike-lanes and traffic calming features to enhance the multi-modal environment. FST assisted in the preparation of transportation/ circulation approval conditions for the site development plan.

Location:
Newton, Massachusetts

RIVERSIDE STATION INTERMODAL FACILITY PEER REVIEW

Client:
City of Newton

- **Traffic peer review**
- **Attended meetings**
- **Field reviews**



Riverside Station is a critical regional intermodal facility in the City of Newton. It provides end-of -the-line Green Line light rail service for the MBTA including a large surface parking lot in the vicinity of the interchange between I-90 and I-95. Working cooperatively with the MBTA, a developer is proposing to re-develop the Riverside intermodal facility area with approximately 600,000 sf of new land uses including offices, residential, retail, and a community center plus a new 1,005 space MBTA parking garage. Located on the boundary of two residential neighborhoods, the City of Newton is very concerned about mitigation of potential traffic impacts this development will have on surrounding neighborhoods. Three alternate access strategies, each including interchange modifications, is proposed. In aggregate, the site plan calls for a total of 2,014 parking spaces –1,005 dedicated to the MBTA commuters and 1,009 dedicated to new site land uses, most of which is structured parking.

The City retained FST to peer review the developments traffic impact and access study including coordination with local neighborhood groups. Traffic peer review findings were based on typical traffic engineering practices and analysis procedures. FST relied on a myriad of standard transportation industry resources including VISSIM and SIDRA, as proposed mitigation involved roundabouts and interchange modifications..

FST staff conducted field reviews of the City's list of 34 intersections and 3 weave sections cited in its RFP within the traffic impact study area during the AM and PM peak periods. Because Red Sox game days were cited by the City and neighborhood residents as representing typical high traffic conditions on Grove Street traffic demands, PM peak period site-related traffic and neighborhood parking conditions were reviewed during a Red Sox game day while schools were in session.

To gain a better understanding of the site-related transportation and parking issues, FST participated in discussions of site-related traffic and parking issues at a half dozen coordination meetings. The peer review required balancing neighborhood concerns with how redevelopment of an intermodal facility parking lot would be affected under three different access strategies. The review found that safety features of future pedestrian and bicycle accommodations could be improved by incorporating relatively minor changes during the design phase.

Location:

Medford, Massachusetts

Client:

City of Medford

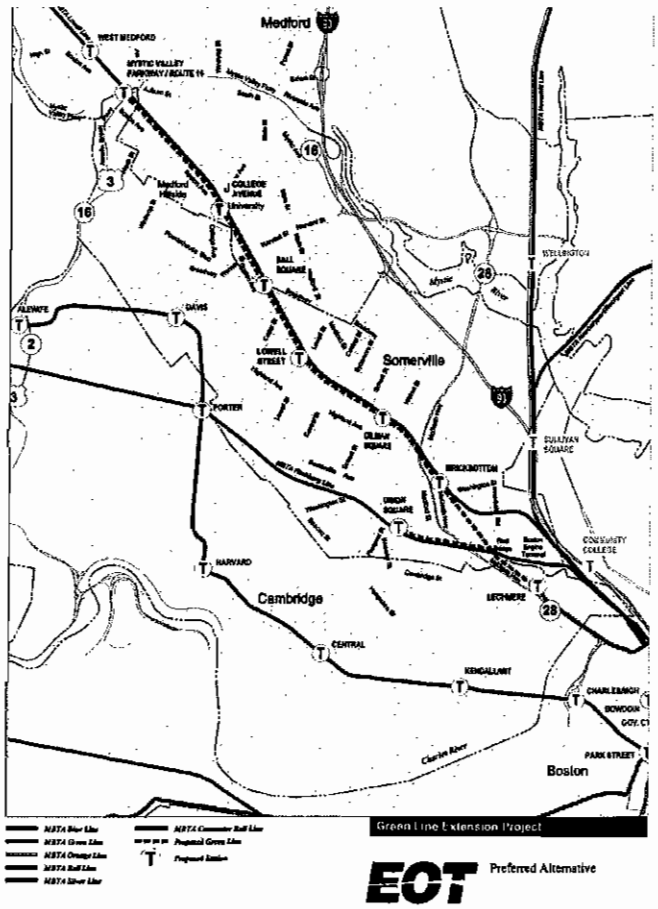
GREEN LINE EXTENSION DEIR/FEIR REVIEW

- **Review impacts of the Green Line Extension on adjacent neighborhoods**
- **Assist City in responding to the Green Line Extension DEIR/FEIR**

The City of Medford called on FST to assist in its review of the MBTA's proposed Green Line Extension that proposes three new Stations in Medford – Ball Square, College Avenue, and Mystic Valley Parkway (Route 16), the outer stations of the Green Line Extension.

FST reviewed analysis assumptions, the impacts on neighborhood parking and potential infrastructure requirements associated with the Green Line Extension into Medford. Analysis of DEIR/FEIR focused on stated concerns expressed by the City of Medford and residential neighborhoods in the vicinity of the prospective Green Line Stations

The City incorporated FST's comments in its correspondence with MEPA.



Location:
Stoneham, MA

MUNICIPAL SERVICES

Client:
Various Town Agencies

- **Water system improvements**
- **Drainage studies and design**
- **Traffic studies and design**
- **Permitting and environmental compliance**
- **Culvert design**
- **Sewerage**
- **Bikepath studies**

FST has completed many types of projects in Stoneham. FST studied the water distribution system, evaluated historical water quality and distribution system hydraulics, conducted hydrant flow tests, developed a calibrated hydraulic model, simulated chloride decay, evaluated coliform sample locations, and made recommendations to maintain water quality.

FST analyzed downtown parking patterns to identify whether there was sufficient public parking to accommodate new residential developments. Weekday and Saturday parking surveys were conducted. Recommendations addressed Stoneham Square parking demands.

A traffic and parking issues study was done for Pine, Gould, and Pleasant Streets neighborhoods, and traffic was reviewed for BJ's Wholesale Club, a development on Main St., Stoneham Co-op Bank on Montvale Ave., and Walgreen's. FST also prepared a townwide study of emergency preemption capabilities at signalized intersections, and traffic design for signal improvements at the intersections of Main Street and Montvale Avenue and Main Street at Williams Street.

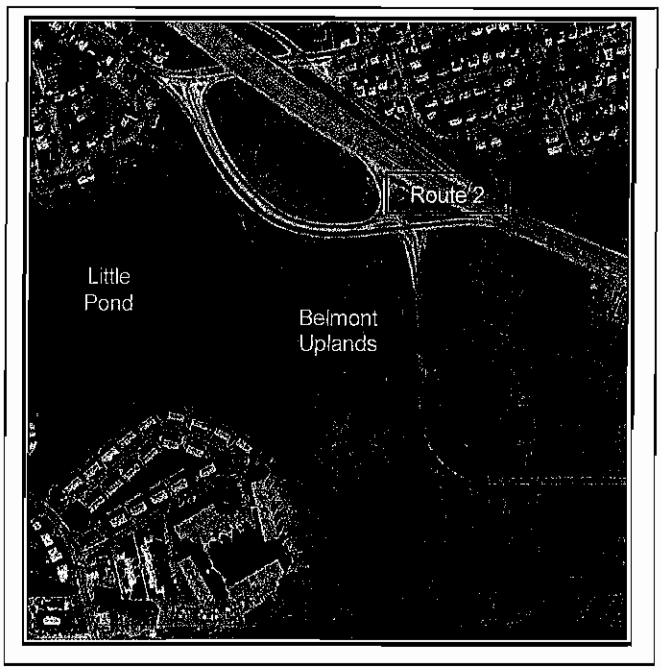
As designers for the Tri-Community Bikepath, FST was asked to assess the proposed route through Town and its potential for connection with other facilities. This project involves converting an abandoned railroad right of way which links Stoneham, Winchester and Woburn through 10 kilometers (6.6 miles) of continuous railbed into a pedestrian/bikeway and linear park.

Considerable work was conducted for Sweetwater Brook including a watershed study, including Storm Water Management Modeling, for 2.3 miles of open and closed stormwater facilities to assess capacities and identify deficiencies. FST recommendations included installation of relief conduits up to 60 inches in diameter and replacement of several box culvert sections. FST completed study, design, and construction services for reconstruction of the Maple St. culvert over the brook.

FST designed new drainage facilities in Oak Street for ½-mile of new storm drain and sewerage.

Environmental documentation and design were prepared for irrigation/drainage improvements at Bear Hill Golf Course. Other permitting was completed associated with various stormwater programs and implementation of the Town's 2005 Stormwater Management Program.

PEER REVIEW/WETLAND RESOURCE EVALUATION COMPREHENSIVE PERMIT (40B) APPLICATION BELMONT, MA



Over at least the past 25 years, the 'Belmont Uplands' has been championed as both a prime development site and an urban oasis for a diverse assemblage of vegetation and wildlife. Although privately owned, people often strolled along the silver maple-dominated woodland trails, culminating in views of Little Pond and the Little River.

Most recently, however, a *Comprehensive Permit (40B) Application for the Belmont Uplands* was filed with the Belmont Zoning Board of Appeals. This *Application* proposed a residential development on the 12.9 acre 'Uplands' parcel. Within this area, five multi-story buildings containing 299 rental units were proposed to be constructed, along with vehicular parking beneath each building and surface lots interspersed between the buildings. With respect to wetland resources, the development was proposed to alter 36,809 cubic feet of Bordering Land Subject to Flooding (BLSF) and 2,448 square feet of Riverfront Area (RFA).

Wetlands & Wildlife, Inc. (W/W) was part of the consultant team retained by the Town to review the *Application* and provide recommendations relative to project improvements and the avoidance/minimization of resource impacts. To this end, W/W prepared a *Wetland Resource Evaluation Report* focusing on the compliance of the proposed project with the requirements and performance standards set forth in the State wetland regulations. This *Report* primarily pertained to issues and recommendations regarding BLSF (e.g. compensatory flood storage) and RFA (e.g. development alternatives and RFA avoidance measures), and the presence of potential vernal pools and wetland wildlife habitat.

Based in part on W/W recommendations, as well as continued flood studies conducted by the Applicant, flood-related impacts associated with project implementation were reduced and RFA impacts were eliminated altogether.

Years of Experience: 34
Years with FST: 29

EDWARD D. HOLLINGSHEAD, AICP

PROJECT ROLE: Project Manager

Vice President & Associate

Ed Hollingshead manages planning and permitting assignments for both public and private sector clients. He is particularly skilled in traffic analyses, projections, and development of alternative problem-solving measures. He is also thoroughly conversant with Federal, State, and local environmental regulatory requirements and has led many diverse projects through environmental regulatory compliance.

EDUCATION

M.S., 1979, Urban and Regional Planning, Boston State College
B.S., 1975, Natural Resources, University of Massachusetts

REGISTRATIONS

AICP (Planner), 1997, 12930

PROFESSIONAL AFFILIATIONS

Member:
American Planning Association

City of Somerville, Town of Billerica, City of Nashua Peer Review Services, Somerville and Billerica, MA and Nashua, NH.
Project Manager who led peer reviews for the City of Somerville, MA for the Assembly Square Redevelopment and the Innerbelt/Brickbottom projects; for MassDOT, the Westwood Station Development; for the Town of Billerica, MA for the proposed Bridge Street Office Building; and the City of Nashua, NH for Packard Development.

TeleCom City Environmental Impact Report, Malden, Medford, Everett, MA, Mystic Valley Development Commission.
Project Manager, traffic section of EIR for reclamation of 200-acre Brownfields site and construction of several million sf of office space. Ed directed all traffic analysis and produced transportation section of EIR.

I-495 Corridor Improvements, Westford – Salisbury, MA, MassDOT.
Project Manager, identify traffic and safety conditions of 40-mile segment; includes major interchanges with I-93, I-95, Route 3, 25 interchanges in all. Ed was, day-to-day manager for all traffic projections, development of report, and main presenter at all public meetings. Working with MassDOT, Ed focused the project on illustrating relationship between land use choices their related trip generation and operations on I-495. Study produced multi-year corridor improvement plan beginning with TSM level improvements and advancing to future year construction and signalization of junctions of some ramp systems with local streets.

Upper Neponset Valley Relief Sewer EIR, Boston, West Roxbury, Dedham, Brookline, Newton, MA, MWRA.
Project Manager, permits, and documentation. New relief facilities constructed in scenic and heavily traveled parkways, active commercial properties, wetland, and buffer zones. Prepared Environmental Impact Report to select final route of pipeline and address mitigation measures.

Regional Access Improvements, Worcester, MA, MassDOT.
Project Manager, prepare Preliminary Draft EIS/EIR for development of Greater Worcester Access Improvement; project linking I-290 to Worcester Airport and improving access between Southwest section of City and interstate highway system. Directed alternatives analysis for alternative alignments. Project highlighted alternative impacts to public parks and Environmental Justice areas. Actively involved with development of Purpose and Need Statement.

I-295 Connector Road Environmental Assessment, Portland, ME.
Project Manager. Directed development of Environmental Assessment for 2-mile connector road between Portland's waterfront and I-295, including the reconfiguration of Veteran's Circle Interchange. Managed public involvement process.

Route 2 EA/DEIR Fitchburg and Leominster, MA, MassDOT.
Completed detailed analysis of previously proposed new Route 2 interchange examining alternatives to proposed design, identifying new interchange design with significantly less wetland impact. Managed development of NEPA/MEPA documents. Project located directly adjacent to major surface public drinking water source.

EIR/EA for I-95/I-93/ University Avenue/Dedham Street Interchange/I95 Widening, Westwood, Canton, Dedham MA, MassDOT.
Project Manager. Directed development of EIR/EA to attain NEPA and MEPA compliance for redesign of I-95/I-93 interchange inclusive of elimination of some existing access to/from interstate and replacing it with new location and widening of three-mile section of I-95. Entire project is located within an Area of Critical Environmental Concern and abuts proposed 4.5-million sf mixed-use development and rail station. Manages public involvement process. Primary coordinator with state and federal environmental agencies related to stormwater and natural resource impacts/mitigation.

I-93 Interchange, Woburn-Reading-Stoneham, MassDOT.
Project Manager for major improvements to I-93/I-95 Interchange, the state's highest volume interchange. Scope of work includes completing Environmental Impact Statement/ Environmental Impact Report and preliminary and final design for interchange upgrades, as well as widening I-95 northbound for approximately three miles.

Lewiston-Auburn Downtown Connector/Turnpike Interchange Study, Maine DOT.
Project Manager for study to determine need for and feasible location for new interchanges of Maine Turnpike with local street system. Ed managed all aspects of traffic, transportation needs, multimodal opportunities, and economic and natural resources impacts. He was main presenter at advisory committee meetings, and directed completion of study report.

Route 3 Corridor Study, City of Concord, NH.
Project Manager for study and development of short- and long-time improvements for 5.5-mile corridor to accommodate anticipated growth.

Corridor Study - U.S. Route 44 Planning for Growth, Raynham to Carver, MassDOT.
Project Manager. Study evaluated implications of traffic demands associated with several possible future-year levels of land use on 12-mile-long portion of U.S. Route 44. Study focused on ability of concept improvement proposed in a never released EA to meet future demands. As Project Manager Ed coordinated with economic sub consultant and local communities and Regional Planning Agency to define potential land use changes. He directed transportation analysis and document production.

Years of Experience: 13
Years with FST: 7

HEATHER N. OSTERTOG, P.E

PROJECT ROLE: Traffic/Transportation

Principal Engineer

Heather Ostertog specializes in traffic engineering and transportation planning as well as GIS and graphic design. She has performed peer reviews, traffic volume and crash analyses, intersection improvement studies and traffic impact studies.

EDUCATION

M.S., 2001, Transportation, University of Tennessee
B.S., 2000, Civil Engineering, Northeastern University

REGISTRATIONS

MA, Civil, 2007, #47073

PROFESSIONAL AFFILIATIONS

Women in Transportation Seminar (WTS) – Newsletter Committee Co-Chair and Special Project's Committee Volunteer

Belmont Circle Feasibility Analysis, Bourne, MassDOT.
Traffic analysis. Ongoing study involves completion of Bluetooth origin-destination study, extensive on and off-season traffic count program. Traffic analysis using VISSIM software for Belmont Circle and intersection-level analysis for adjacent locations. Road safety audit has also been completed.

Peer Review Services, MBTA Riverside Station, City of Newton, MA.
Traffic engineer for peer review of access plans in connection with redevelopment of Riverside end-of-the-line station on MBTA's Green line.

South Lexington Transportation Study, Town of Lexington, MA.
Traffic engineer on project involving determination of mitigation requirements associated with 12 redevelopment sites and associated parking facilities.

Inner Belt/Brickbottom Master Plan, City of Somerville, MA.
Traffic engineer on project involving traffic/parking analysis in connection with City's master planning of planned transit-oriented development area.

43D Downtown Parking and Access Studies and Parking Ordinance, Town of Groton, MA.
Traffic engineer on various traffic circulation and parking studies in connection with Town's redevelopment plans.

Fenway-Longwood-Kenmore Transportation and Pedestrian Action Plan, Boston, MA.
Traffic engineer on project involving traffic modeling and identification of transportation "hot spots" requiring immediate and long-term resolution in urban area positioned for economic development.

Peer Review Services, Somerville and Billerica, MA and Nashua, NH.
Assisted with Peer Reviews for the City of Somerville, MA for the Assembly Square Redevelopment project; for MassDOT, the Westwood Station Development; for the Town of Billerica, MA for the proposed Bridge Street Office Building; and the City of Nashua, NH for Packard Development.

Middleborough Rotary.
Performed traffic for existing, no-build, and build conditions. Calculated future traffic volumes based on known developments and background growth. Assisted with design alternatives analysis.

Portsmouth Naval Shipyard Traffic Study.
Coordinated and conducted reconnaissance and data collection on base. Performed traffic analysis on existing, no-build, and build conditions. Calculated future build volumes based on alternatives analysis.

Mt Elam Road, MassDOT.
Assisted with graphics presentation and document preparation.

Woods Memorial Bridge FDR.
Coordinated and calculated data needed for the noise environmental permitting. Calculated future build and no-build volumes based on background growth and known developments. Performed traffic analysis for existing and future cases. Contributed to the Functional Design Report. Coordinated with and calculated traffic volumes for the Noise Analysis.

I-95/I-93/University Avenue/Dedham Street Interchanges/I-95 Widening, Canton, MA.
Performed traffic and crash analysis for existing, no-build, and build conditions. Also was responsible for the graphics presentation as well as document preparation for the Draft Environmental Impact Report. Wrote the Functional Design Report for the interchanges and I-95 widening portion of the project. Coordinated with and calculated traffic volumes for the Noise and Air Quality Analysis.

I-495 Corridor 5tudy, Westford - Salisbury, MA.
Heather performed traffic volume and crash analysis for this study as well as the graphic presentation and document preparation for the final report. Project examines a 12-community corridor, 40-mile section of the interstate through several communities. Focus of study is to move high volumes of traffic through and within Merrimack Valley efficiently and safely, and will be based on sequential approach to programming improvements.

Citywide Bike Circulation Master Plan, City of Salem, MA.
Contributed services in areas of GIS, graphics, and cost estimating (conceptual level) for Citywide Bike Circulation Master Plan completed under as-needed services contract with the City.

Lewiston-Auburn Downtown Connector/Turnpike Interchange Study Phase II, ME.
Project Engineer for study to determine the most practicable alternative interchange. Performed intersection, freeway, and crash analysis for existing, no-build, and build cases. Heather was also responsible for the graphic presentation as well as document preparation for this study.

Groton Comprehensive Plan , Groton, MA.
Assisted with GIS for existing, short-range, and long-range transportation infrastructure.

Station Avenue Area Rezoning Study, Groton, MA.
Assisted with traffic impact and access study.

Route 101A and Charron Avenue Traffic Improvements, Nashua, NH.
Performed analysis traffic operations and developed alternative improvements for busy corridor.

Years of Experience: 37
Years with FST: 35

STEPHEN A. CHAPMAN, P.E.

PROJECT ROLE: Peer Reviewer

Vice President

Steve Chapman has extensive experience in site development, site improvements, and municipal infrastructure. He has assisted many Planning Boards and Conservation Commissions with review of various elements of proposed developments. He has also worked for a variety of private clients on site development. He handles site evaluations; sitework engineering including grading, utilities, and stormwater control facilities; and environmental permit applications.

EDUCATION

B.S., 1977, Civil Engineering, University of Lowell
A.A.S., 1974, Building Construction Technology, Wentworth Institute

PROFESSIONAL AFFILIATIONS

Member:
American Public Works Association
New England Water Environment Association
American Council of Engineering Companies of Massachusetts

PE REGISTRATIONS

MA, Civil, 1990, 35220
NH, Civil, 1990, 7970
ME, Civil, 1984, 4911
CT, Civil, 1992, 17490

Drainage Study For MacArthur Road and Spring Street/East Street, Stoneham, MA.
Project Manager for evaluation of existing storm drain facilities within two specific areas of Town. Efforts included data collection, site survey, hydrologic and hydraulic models of existing facilities, development of recommended system improvements, opinions of probable costs, and preparation of a summary report.

Spring Street Drainage Improvements, Stoneham, MA.
Project Manager for design and construction phase services associated with drainage system improvements inclusive of approximately 1,230 LF of new storm drain ranging in size from 12-inch diameter to predominantly 30-inch diameter pipe.

Spring Street/East Street Drainage Improvements, Stoneham, MA.
Project Manager for design and construction phase services associated with drainage system improvements inclusive of approximately 1,565 LF of new storm drain ranging in size from 12-inch diameter to predominantly 30-inch diameter pipe.

Cardinal Road Drainage Improvements, Stoneham, MA.
Project Manager for design and environmental permitting associated with drainage system improvements inclusive of approximately 640 LF of new storm drain ranging in size from 12-inch diameter to predominantly 36-inch diameter pipe, and a proposed reinforced concrete headwall structure. Two alternative designs were prepared and hydrologic and hydraulic modeling was presented to depict existing and proposed conditions.

Maple Street Culvert Replacement, Stoneham, MA.
Project Manager for design, environmental permitting and construction phase services associated with replacement of an existing, undersized, partially failing 3' x 10' culvert with a new 6' x 14' precast concrete box culvert.

Elm Street/Washington Street Traffic Signal, Stoneham, MA.
Project Manager for oversight and client coordination during traffic analyses and preparation of construction drawings for a proposed signalized intersection.

Years of Experience: 35
Years with FST: 22

DAVID P. GLENN, P.E.

PROJECT ROLE: Peer Reviewer

Senior Principal Engineer

David Glenn has over 35 years of experience in planning, design, and management of civil and site development activities. He has provided expertise in hydrology, hydraulics, and environmental permitting for a broad array of projects. He has completed design of roadway drainage systems, stormwater best management practices (BMPs) such as detention/flood control basins, water quality swales, infiltration channel designs and low impact development techniques LID) for numerous projects encompassing residential, commercial, and industrial developments.

EDUCATION

B.S., 1980, Civil Engineering, Wentworth Institute of Technology

PROFESSIONAL AFFILIATIONS

Member:
Boston Society of Civil Engineers/ASCE
Massachusetts Association of Conservation Commissions
Massachusetts Environmental Health Association

PE REGISTRATIONS

Civil, MA, 2006, 46664

LICENSES

Certified Soil Evaluator, MA, 888
Registered Sanitarian, MA, 1087
Construction Supervisor, MA, 34729
Designer Sewage Disposal Systems, NH, 01225

Municipal Board of Appeals and Conservation Commission Services.
Provided peer review services for compliance with local and State regulations and standard engineering practices for residential and commercial developments as part of comprehensive permit reviews (40B), special permit applications, and/or Wetland Protection Act filings in such communities as Hopkinton, Lynnfield, Woburn, Arlington, Hamilton, Somerset, Upton and Milford. Has provided expert testimony on comprehensive permit and wetland protection act filings.

Town of Hopkinton Planning Board, Hopkinton, MA.
Provided general engineering services including the review of preliminary and definitive subdivision plans, traffic studies and mitigation measures, stormwater management for surface and subsurface drainage systems, and construction cost estimates.

Peer Review, Whittier Bridge/I-95 Improvements, MassDOT.
Completed peer review services associated with Whittier Bridge/I-95 improvements permitting for local Conservations Commissions of Newburyport, Amesbury and Salisbury. Duties included review of stormwater management facilities as illustrated on Notice of Intent Plan set for conformance with the Wetland Protection Act, specifically, the Mass. DEP Stormwater Management Standards; and attendance at public hearing for each Conservation Commission.

Engineering Services As Needed, Malden, MA.
Project Engineer for consulting services to City on an as-needed basis. Projects included design of a new connector street and drainage system in the Central Business District in addition to preparing site plans and specifications for park and playground improvement programs. Provided contract administration which included the tabulation and analysis of bid results, recommendations on the awarding of contracts, preparation of project schedules, review and approval of shop drawings, and consultation during various construction phases of individual projects.

Peer Review Services, Planing Board, Town of Farmington, NH.
For Huckins NiAsh Bre Estates subdivision roadway and drainage peer reviewed, reviewed plans for stormwater management, erosion and sediment control for compliance with Town road and subdivision guidelines.

Years of Experience: 20
Years with FST: 6

DEBORAH L. DUHAMEL, P.E., CPSWQ

PROJECT ROLE: Peer Review

Senior Principal Engineer

Deborah Duhamel has 19 years of environmental engineering experience focused on planning and design of wastewater projects. She also brings strong credentials in computer modeling including analyses of hydrology and hydraulics of drainage, collection, and distribution systems, as well as analyses of surface and groundwater quality.

EDUCATION

M.S., Environmental Engineering, Worcester Polytechnic Inst.
B.S., Civil Engineering, Worcester Polytechnic Inst.

PROFESSIONAL AFFILIATIONS

Member:
Water Environment Federation

REGISTRATIONS

MA, Civil, 41420
CPSWQ (Certified Professional in Storm Water Quality)

Peer Review of Development Project, MA.
Reviewed drainage/stormwater management aspects of development projects in Belmont and Hopkinton for consistency with federal state and local regulations. Provided written review comments and attended meetings with designer and community planning departments. Reviewed design documents related to I-95 improvements through Newburyport, Amesbury and Salisbury for MassDOT.

Marsh Street Drainage Study, Belmont, MA.
Provided direction for developing and evaluating alternatives to mitigate localized flooding in public roadway. Provided oversight of stormwater runoff calculations, coordinated review of existing downstream stormwater collection systems, and assisted in writing report.

NPDES PII Small MS4 General Permit Annual Reports, MA.
Coordinated with Town officials, wrote and submitted annual reports for Town of Stoneham, Town of Nahant and Town of Arlington.

Expedited Permitting Guidebook, Town of Lancaster, MA.
Prepared guidebook to streamline the Town's permitting process associated with land based development projects in support of the Town's Chapter 43D Priority Development Sites.

Sustainability Element of Master Plan for Groton, MA.
Performed data collection including telephone interviews with community volunteers. Wrote sections of report related to energy sustainability initiatives for the Town's Master Plan.

Kendall Reservoir Risk Mitigation, Worcester, DPW.
Prepared hydrologic/hydraulic analysis to capture/contain spills from accidents on the roadway tributary to the reservoir.

Woods Memorial Bridge Hydraulic Study.
Prepared hydraulic study in support of replacement of the Woods Memorial Bridge over the Malden River in Everett and Medford, MA.

System Capacity Analysis in Westborough MA.
Prepared capacity analysis of existing sewer system including pipes and pump stations to evaluate impacts of proposed wastewater flows associated with a new development.

Years of Experience: 16
Years with FST: 5

ALAN T. CLOUTIER, P.E., PTOE

PROJECT ROLE: Peer Reviewer

Principal Engineer

Alan Cloutier has 15 years of experience on traffic engineering projects specializing in the design and analysis of intersection improvements, and preparation and peer review of traffic impact studies.

EDUCATION

M.S., 2003, Civil Engineering, Northeastern University
B.S., 1998, Civil Engineering, University of Massachusetts, Dartmouth

PROFESSIONAL AFFILIATIONS

Member:
Institute of Transportation Engineers
2012 - New England Section Director
Continuing Education Committee (Vice Chair, 2009; Chair, 2010-2012)

YEARS EXPERIENCE

With this firm: 3
With other firms: 10

PE REGISTRATION

MA, Civil, 2004, 46053
Certified Professional Traffic Operations Engineer

Technical Assistance/Peer Review, Various Communities.
Prepared a number of peer reviews in various communities around the Commonwealth including, Hopkinton, Reading, Tewksbury, Natick, Danvers, Berlin, Fitchburg, Norfolk, Auburn, Woburn and Wellesley. For the Town of Hopkinton, reviewed Traffic Impact Study and follow-up submissions for the Golden Pond expansion project, Legacy Farms mixed use development and the updated Hopkinton Square Traffic Impact and Access Study. For the Town of Reading, reviewed Traffic Impact Study and design plans for the 440-unit Reading Woods residential development at the site of the former Addison Wesley Publishing Company. Provided testimony at Selectmen and Community Planning and Development Commission hearings.

Elm Street Sewer Improvements, Hopkinton, MA .
Developed the Temporary Traffic Control Plans for the Elm Street Sewer Improvement Project. The plans were developed to provide safe work-zones, while maintaining access to abutters. The plans also consisted of identifying and signing detour routes.

Pedestrian and Traffic Study - Portsmouth Naval Shipyard, Kittery, ME.
This project consisted of a substantial Pedestrian and Traffic Study both on-site and off-site aimed at reducing the congestion and extensive delays that are currently experienced by shipyard employees. Analysis and simulations were prepared for both existing conditions and with improvements. The simulations were 3 dimensional video files created using Vissim software and included vehicles, bicycles and pedestrians.

Value Engineering Study, Spaulding Turnpike / Little Bay Bridge Improvements, City of Dover and Town of Newington, NH.
For the NHDOT, assisted on a Value Engineering Study for the Spaulding Turnpike / Little Bay Bridge Improvements. Project involved replacing the Little Bay Bridge, widening the Spaulding Turnpike, consolidating and reconfiguring five separate interchanges. Traffic Engineer responsible for reviewing and verifying previous analysis results. Also developed and analyzed various alternates.

Salem Pilot Bike Route, City of Salem, MA .
Developed design plans for an on-road bike route linking public parks within the City of Salem. The route consisted of a combination of marked bike lanes, shared lanes and a limited amount of existing off-road portions.

Years of Experience: 27
Years with FST: 5

ELIZABETH A. DEBSKI, AICP

PROJECT ROLE: Consultant

Consultant

Elizabeth Debski has over 27 years of municipal planning and land use experience. She has a strong background developing successful public/private partnerships. Throughout her career, she has managed many transportation improvement projects, as well as public works projects and capital improvement projects from design through construction. She has excellent grant writing skills and extensive experience in the development of land use policies and zoning regulations in order to provide municipalities with greater review and control over development.

EDUCATION

B.A., 1985, Economics, University of Maryland at Baltimore County

PROFESSIONAL CERTIFICATIONS

American Institute of Certified Planners (AICP), Member Certificate # 017400

River's Edge Project Director, Malden Redevelopment Authority, Malden, MA

- Assist the Mystic Valley Development Commission on a part-time basis in the administration and implementation of the River's Edge Project, a tri-city economic development initiative along the Malden River.
- Prepare grant applications and provide grant oversight of various programs including HUD Section 108, U.S. EPA Brownfields Grants, Massachusetts Environmental Trust, and PARC grants.
- Supervision and coordination of various consultant teams conducting planning and engineering studies and preparing reports for the Mystic Valley Development Commission and the cities of Everett, Malden and Medford.
- Work closely with federal agencies, state agencies and the various municipal departments of the three cities involved in the planning and execution of the River's Edge project.

General Consulting Services, Malden Redevelopment Authority, MA. Project Manager. Administrative and technical services as needed for planning, design, operation, maintenance, rehabilitation of municipal infrastructure including streets, sidewalks, utility systems, parks, recreational facilities, streetscape and buildings. Assistance in applications for grants, loans, permits; studies, cost estimates; preparation of land plans; contract documents; assistance in public bidding process; coordination with private utilities; and services during construction.

Pine Banks Park, Malden Redevelopment Authority. Project Manager. Multi-use synthetic athletic field. Responsible for construction management and grant administration services. Improvements include new sports field lighting; parking lot construction; fencing, utility services and other site amenities; funded in part by Urban Self-Help Grant from Commonwealth of Massachusetts Executive Office of Environmental Affairs.

On-Call Engineering Services, City of Salem, MA.
Project Manager for all services provided by FST in connection with various projects throughout the City. Projects involve site civil design, utilities, and construction services as well as technical peer review services for Planning Board.

Peer Review Services, City of Somerville, MA.
Assistant Project Manager for consulting services to City of Somerville in connection with Somerville Planning Board's review of a Planned Unit Development located in Assembly Square. Project involves a phased build-out of 2,100 residential units, 1.75 million square feet of office space, 450,000 square feet of retail and restaurant space, a hotel, cinema, and a 340,000 square foot IKEA store.

FST's review included a zoning analysis, transportation management/traffic circulation, grading/drainage/utilities; fiscal impact analysis; design and environmental review. FST provided recommendations to the City staff and Planning Board and assisted in the development of the Planning Boards decision.

River's Edge, Malden, Medford, Everett, MA.
City's Project Manager overseeing planning and design development for miscellaneous infrastructure improvements in support of 200-acre mixed-use economic development project. Coordinated with FST on master planning for Everett Campus Master Plan and for Project 525, housing initiative on Tremont Street in Everett, adjacent to River's Edge project area.

Reconstruction of Norman Street, Everett, MA.
City's Project Manager, design reconstruction of Norman Street and construction of Internet Drive, new access road into large, mixed-use economic development project. Prepared and received $750,000 grant for project from Federal Economic Development Agency (EDA). Coordinated with FST, private landowners, attorneys, as well as city and federal officials to develop an acceptable plan that included land acquisition.

New Everett High School, Everett, MA.
City's Project Manager for 6-year permitting process to obtain all local, state and federal approvals, as well as negotiations with private property owners to acquire land to allow for the construction of a new $60 Million High School.

Zoning Ordinances, Everett, MA.
Created and implemented new zoning ordinances for Everett including the creation of a Site Plan Review Ordinance, Riverfront Overlay District Ordinance, and a Comprehensive Sign Ordinance.

Community Development Block Grant Program, Everett, MA.
Developed and administered City of Everett's Community Development Block Grant program, providing oversight of eligible projects from design through construction. Major projects completed using CDBG funds included Hale Park, Herman Day Park, three community-build tot lots, housing rehabilitation, public social service agencies, and numerous street reconstruction projects.

Wetlands & Wildlife, Inc.

Marshall W. Dennis
Wetland Scientist/Environmental Permitting Specialist

EDUCATION

B.A. Biology, 1973, Clark University
M.S. Wildlife Ecology, 1975, University of Rhode Island
Certified Professional Wetland Scientist (Number 000321), Society of Wetland Scientists
Certified Wetland Scientist (Number 054), State of New Hampshire
Certified Wildlife Biologist, The Wildlife Society

EXPERIENCE SUMMARY

Mr. Dennis is a wetland scientist and natural resource ecologist with a broad spectrum of professional experience in environmental planning and consulting for both public and private sector clients. In addition to the identification and delineation of wetland resources, his expertise extends to wetland functions/values assessments (including wildlife habitat evaluations), impact analyses, mitigation planning and design, and environmental permitting at all governmental levels. Projects have ranged from feasibility and planning studies, to Federal and State environmental impact documents and permit applications for regional and local transportation facilities; and commercial, institutional, residential and recreational site developments. Mr. Dennis has prepared or provided input to numerous Federal Environmental Assessments and Impact Statements prepared under the National Environmental Policy Act (NEPA), Environmental Impact Reports prepared pursuant to the MA Environmental Policy Act (MEPA), environmental permit applications, and other environmental documents for projects throughout the Northeast and Mid-Atlantic States.

In early 1998, Mr. Dennis founded Wetlands & Wildlife, Inc., an environmental consulting firm specializing in environmental planning and permitting. The following projects provide a representative cross section of Mr. Dennis's accumulated relevant experience.

DETAILED EXPERIENCE

Peer review: Wetland Resource Evaluation for Comprehensive Permit (40B) Application – Belmont, MA. Environmental Consultant retained by the Town of Belmont to conduct a peer review of the *Comprehensive Permit (40B) Application for the Belmont Uplands* filed with the Belmont Zoning Board of Appeals for a proposed a residential development on the 12.9 acre 'Uplands' parcel. Specifically, five multi-story buildings containing 299 rental units were proposed to be constructed, along with vehicular parking beneath each building and surface lots interspersed between the buildings.

Prepared a *Wetland Resource Evaluation Report* that focused on project compliance with the requirements and performance standards set forth in the State wetland regulations. *Report* issues and recommendations primarily pertained to bordering land subject to flooding (e.g. compensatory flood storage), riverfront area associated with the Little River (e.g. development alternatives and RFA avoidance measures), and the presence of potential vernal pools and wetland wildlife habitat. Based in part on W/W recommendations, as well as continued flood studies conducted by the Applicant, flood-related impacts associated with project implementation were reduced and RFA impacts were eliminated altogether.

South Weymouth Naval Air Station Master Plan/EIR & Southfield Entranceway Permits – Weymouth, Rockland and Abington, MA. Environmental Consultant responsible for wetland resource input to the Master Plan and Environmental Impact Report (EIR) prepared under the MA Environmental Policy Act (MEPA) for the redevelopment of the 1,400 acre former Navy Base that was closed in 1997 under the 1988 Base Realignment and Closure Act (BRAC). The proposed Master Plan, now known as Southfield, incorporated a mix of uses, including commercial, industrial and retail space; a substantial residential component; new utility and transportation infrastructure; an 18-hole golf course and other recreational facilities; a multi-modal transportation center, and a central Parkway connecting Route 18 on the west with Hingham Street and Route 3 on the east. Documented Federal- and State-regulated resources onsite, as well as project-related impacts to individual wetland resources, i.e. land under water, banks, bordering vegetated wetlands, bordering land subject to flooding and riverfront area. Also identified wetland compensation sites and prepared conceptual grading plans for each selected location. Throughout the planning and design phases, advised the development team with respect to Plan compliance with Federal/State environmental statutes and regulations, and associated performance standards, and provided key input leading to the selection of the Least Environmentally Damaging Alternative (LEDPA) for the east/west Parkway. Also prepared the Notices of Intent filed with the South Shore Tri-Town Development Corporation (the public instrumentality responsible for securing the redevelopment of NAS South Weymouth) and the Town of Weymouth for improvements to Shea Memorial Drive off Route 18. These improvements were designed to accommodate the anticipated traffic volumes and movements associated with Southfield's Phase 1A development.

Peer Review: Olde Sibley Farm – Spencer, MA. Environmental Consultant retained by the Town of Spencer to review and provide recommendations relative to the wetland resource aspects of a Notice of Intent (NOI) filed with the Spencer Conservation Commission (SCC). The NOI pertained to a proposed commercial development on 35 acres along the south side of Main Street (Route 9), as well as a 304-unit Planned Residential Community on approximately 314 acres of adjacent land. Throughout the NOI public hearing, provided comments and recommendations directed at the avoidance/minimization of impacts to sensitive wetland resources associated with several development features, including alternative roadway/wetland crossings. With respect to stormwater management and the absence of construction-related plan details, recommended that detention basin information be provided to the SCC relative to its water holding capacity, and the manner in which basin overflows and associated sedimentation would be controlled. Additional recommendations pertained to the project's compliance with the Massachusetts River and Stream Crossing Standards – Technical Guidelines, as well as wetland restoration and compensation procedures. In this latter instance, advised the SCC to require site-specific details regarding replication site construction sequencing and procedures, as well as grading and planting plans for each replication area. In 2012, the Sibley Farm property was purchased by the MA Audubon Society.

PROFESSIONAL AFFILIATIONS

Society of Wetland Scientists
The Wildlife Society
The Wildlife Society, Northeast Section
Association of State Wetland Managers
Association of Massachusetts Wetland Scientists
New Hampshire Association of Natural Resource Scientists
Connecticut Association of Wetland Scientists