

Issued May 17, 2024

Mr. Tobin Shulman, Chair  
Zoning Board of Appeals  
Town of Stoneham  
35 Central Street  
Stoneham, MA 02180

**A&M Project #:** 1145-01T  
**Re:** Comprehensive Engineering Review  
The Residences at Spot Pond  
5 Woodland Road  
Stoneham, MA

**A&M Response to Stormwater Peer  
Review Comments**

Dear Mr. Shulman:

On behalf of Fellsway Development LLC (The Applicant), Allen & Major Associates, Inc. (A&M) respectfully submits this review response letter regarding the additional review comments provided via email on April 29, May 1 and May 8, 2024 from the McKenzie Engineering Group, Inc., for the proposed Residences at Spot Pond project at 5 Woodland Road Stoneham, MA. Each comment is followed by A&M's response in ***bold italics***.

**McKenzie Engineering Group, Inc. Emailed Comments – May 8, 2024**

1. C-103 Layout & Materials Plan
  - a. Garage sizes
  - b. Label the 60' striped area at Building B

***A&M Response:***

***The Layout and Materials plan sheet has been revised as recommended.***

2. C-104 Grading & Spot Grades Plan
  - a. Treatment & detail for the 1.5:1
  - b. Detail for the 1:1 riprap slope

***A&M Response:***

***The Grading & Spot Grades plan sheet and details sheet C-504 has been revised as recommended.***

3. C-105A Drainage Plan
  - a. The infiltration system #1 configuration does not match the HydroCAD configuration.
  - b. Test Pit data for TP-101 does not match the soil logs.

***A&M Response:***

***The Drainage plan sheet and HydroCAD for system #1 have been revised as recommended. Test pit data for TP-101 on the Form 11 sheet and Drainage plan appear to match, with depth at 156" and fine loamy sand denoted for the bottom fill layer.***

4. C-105A Drainage Plan
  - a. There are numerous inconsistencies with the pipe sizing table.

**A&M Response:**

***The pipe sizing table has been rectified with the revised drainage plan.***

5. C-106 Utility Plan
  - a. Electric conduit for EV chargers?

**A&M Response:**

***Electric conduit for the EV chargers will be shown on the final Construction Documents for the project.***

6. C-502 Details
  - a. Where are the double grate catch basins?

**A&M Response:**

***The double catch basin detail has been deleted from the Detail sheet.***

7. C-503 Details
  - a. The fence detail should be 6' high.

**A&M Response:**

***A detail for the 6' high fence at the pool area has been provided on Detail Sheet C-502.***

#### Drainage Report

8. Why flood elevation for Pond 3P in HydroCAD?

**A&M Response:**

***The flood elevation has been provided for both ponds which correlates to the elevation of the lowest outlet invert to confirm the water quality and recharge volumes provided for each pond.***

9. Calculations for Infiltration Pond #3 are not complete.

**A&M Response:**

***The calculations and drainage report have been updated as requested.***

10. Pipe sizing table
  - a. The pipe inlets to the proposed infiltration systems would be below peak elevations in all storms modeled. This will impact the available capacity of the pipes. Please update the pipe

calculations to include the water surface elevation (hydraulic grade line) and freeboard using MassDOT procedures.

- b. AD-3 is missing from the table.
- c. Header to DMH-31 is missing from the table.
- d. The minimum pipe cover should be 1 foot, not 0.69.
- e. Show pipes from infiltration systems to outlet control structures (OCS).
- f. Previous calculations used a 100-yr storm for pipe sizing from OCS, and this submission uses a 25-year storm.
- g. There are numerous inconsistencies with Sheet 105B.

**A&M Response:**

***The drainage report has been updated as requested with hydraulic grade lines MassDOT calculations. Pipe sizing is based on a 25-year storm event consistent with the MassDEP Stormwater Handbook.***

11. TSS removal
  - a. Need TSS removal for runoff to DMH-27.

**A&M Response:**

***Total suspended solids (TSS) removal for all 4 water quality units prepared by the manufacturer have been provided with the revised drainage report indicating 90% TSS removal at a minimum. Additional TSS treatment is achieved via deep sump catch basins and infiltration systems lined with Isolator rows.***

**McKenzie Engineering Group, Inc. Emailed Comments – May 1, 2024**

12. The project is located within a DCR priority watershed; therefore, the project needs to maximize treatment 90% TSS, 60% Phosphorus removal, and a 1" water quality depth.

**A&M Response:**

***The updated drainage report MassDEP standard calculations indicate the project meets a 1" water quality depth and 90% TSS removal or greater. As the project is not subjected to DCR regulations since the project is located entirely outside of DCR owned land, the phosphorus removal calculations were performed in accordance with the Town of Stoneham's stormwater regulations which indicate that 0.8 inches of runoff from the post-construction impervious areas shall be retained on-site. Calculations have been provided in the MassDEP standard calculations in the Appendix of the revised drainage report.***

13. It appears that less than 65% of the total impervious areas are directed to the infiltration BMPs. Therefore, the project does not comply with Standard 3-Recharge. I apologize for not catching this during my first review.

**A&M Response:**

***Per the revised drainage report, 65% of the total impervious areas on-site are now directed to the proposed infiltration BMPs. No infiltration credit is taken for stormwater directed to the existing MWRA drainage basin.***

**McKenzie Engineering Group, Inc. Emailed Comments – April 29, 2024**

14. Clarification on the soil logs and whether all material encountered during test pits was fill?

**A&M Response:**

***All material encountered during test pits was noted as fill material. The test pit Form11 logs have been revised to clarify this.***

Please do not hesitate to reach out directly with any questions or concerns at this time.

Very truly yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



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