



Professional Civil Engineering • Professional Land Surveying • Land Planning

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June 4, 2024

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

Via: E-Mail to tobin.shulman@gmail.com
msagarino@stoneham-ma.gov

Re: **Conditions of Approval**
The Residences at Spot Pond
5 Woodland Road
Stoneham, MA

Dear Mr. Shulman:

McKenzie Engineering Group, Inc. (MEG) has reviewed the proposed Residences at Spot Pond Comprehensive Permit Application and suggests that the following conditions be included in the Board's decision:

1. The following construction details shall be updated as part of the final construction set and provided to the Board of Appeals for review by the Town's peer review consultant.

Typical Outlet Control Structure Detail

- a. Provide separate details for each outlet control structure showing elevations of proposed orifices, weirs, rims, and pipe inverts.

ADS MC-4500 Infiltration System Chamber System

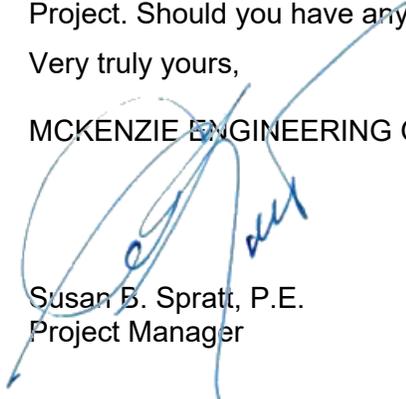
- a. Provide separate details for each chamber system in the plan view, showing the number and size of the inspection ports, isolator row, headers, and inverts.
 - b. Provide separate details for each chamber system showing the elevation of the estimated seasonal high groundwater and the proposed top and bottom of the stone and chambers.
2. Three months prior to construction, a draft copy of the SWPPP with an updated O&M Report including a map showing location of all stormwater facilities including but not limited to catch basins, manholes, drainage piping, and stormwater devices shall be provided to the Board and the Town's peer review consultant for review.
 3. The Applicant's registered professional engineer shall inspect and document the following.

- a. The bottom of the excavation of all infiltration systems shall be inspected prior to the placement of any fill or drainage structures.
 - b. Document the condition of the excavation by photographs and provide a certification letter that there is at least a 2-foot separation between the bottom of the infiltration system and seasonal high groundwater.
 - c. Confirm that the sub-soils on which the infiltration system will be placed are consistent with the plan requirements and the assumptions of the hydrologic analysis.
 - d. Any stone used beneath or along the sides of an infiltration system must be in conformance with the specification for Base Aggregate as stipulated in 310 CMR 15.247(1). The engineer must provide a written certification as to the quality of the stone.
 - e. The components of the infiltration basin shall not be backfilled until the Town's engineer has confirmed the proper elevation of the bottom of the chamber and all associated inverts have been achieved.
 - f. An interim as-built plan for the infiltration systems must be prepared, and the size and type of all piping components and drainage structures, the beginning and end inverts of all pipes, and the location of all covers, access, and inspection ports must be specified. The as-built must include the location of all roof drain connections and a certification by the Applicant's registered professional engineer/land surveyor that all roof drainage connections shown on the plan have been made and substantially conform to the plans approved by the Board of Appeals as reviewed by the Town and the Town's peer review consultant.
4. The stormwater management system design shall function consistent with the Approved Plans, and the stormwater management report entitled "Drainage Report – The Residences at Spot Pond, 5 Woodland Road, Map 27, Lots 3, 3CM & 6, Stoneham, MA," prepared by Allen and Major Associates, Inc., dated September 8, 2023, revised May 29, 2024, and shall be maintained by the Applicant or association in accordance with O&M Report dated April 5, 2024, and as revised.
 5. Prior to the issuance of any occupancy permit, the Applicant's registered professional engineer, registered landscape architect, and such other professionals that prepared the approved plans shall certify to the Board or its agents that the location and elevation of all underground utilities, including drainage, water and sewer, and landscaping plan substantially conform to the plans approved by the Board of Appeals as reviewed by the Town and the Town's peer review consultant.
 6. The Project shall be checked against the filed as-built plans and reviewed by the Town and the Town's peer review consultant at the sole expense of the Applicant for compliance with the Project as approved by the Board of Appeals and detailed in this decision or any modifications thereto, prior to the issuance of any Certificate of Occupancy.

We thank you for the opportunity to assist the Stoneham Zoning Board of Appeals with this Project. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

MCKENZIE ENGINEERING GROUP, INC.



Susan B. Spratt, P.E.
Project Manager

Bradley C. McKenzie, P.E.
President

Cc: Robert W. Galvin, Esq.
Emily Wortman, Director of Planning & Community Development
Brett Gonsalves, Director of Public Works