

July 28, 2020

Beth Rudolph, P.E.  
Town Engineer  
Engineering Department  
71 Mount Vernon Street  
Winchester, MA 01890

Re: **Proposal for Professional Engineering Services  
Stormwater Peer Review for Proposed Development "The Vale" in Winchester and  
Woburn**

Dear Ms. Rudolph:

Weston & Sampson is pleased to present our proposal to provide peer review services related to the proposed development and stormwater and flooding concerns at The Vale in Winchester and Woburn. We will evaluate the proposed project's impacts on the town's drainage system and stormwater and flooding concerns.

Weston & Sampson will perform the following tasks:

- Conduct a site visit with project proponents and Town officials to review existing conditions and proposed development and future stormwater controls.
- Review the submitted Stormwater Master Plan prepared by the project proponents and their consultants.
- Review the following background documents related to the proposed development and evaluate against the Winchester Rules and Regulations Regarding the Use of Public Sewers and Storm Drains in the Town of Winchester, Massachusetts" and stormwater requirements per the site plan review and special permit regulations.

-  13391.04\_ValeNOI\_FINAL\_20200417\_PRINT
-  210801686 Stormwater Memo
-  Application-Package-Memo-5-6-2020
-  Delaney-Site-Approval-Drawings-5-5-2020
-  Highland at Vale Landscape Plans (2020-04-30)
-  Highland-at-Vale-Architectural-Package-2020-04-30
-  Highland-at-Vale-Plan-Set-2020-04-30
-  Stormwater-Memorandum-Highland-at-Vale-2020-04-30
-  The Vale\_Master Plan Stormwater Report\_Compiled
-  Townhome + Multifamily - Concept Plan
-  Vale\_Master Plan NOI\_Final\_2020-04-16\_Plans
-  Woburn-Pulte-City-Council-Complete-Submission-2020-04-30

- Review the potential for increased flooding or stormwater impacts on the Aberjona River and consequences of increased flows impacting previous flood control projects funded by Winchester.
- Review any potential for increased flooding or stormwater impacts on Winchester’s drainage system or any property in Winchester.
- Review the two special permit applications for the townhouse/multi-family development and the senior living elements.
- Prepare a letter report to summarize our findings.
- Prepare a meeting summary/notes from call/meeting with the developer or the developer’s engineer.

Weston & Sampson will attend one (1) site visit, one (1) project kickoff call, and one (1) virtual meeting to present our report and discuss our recommendations to the client and one (1) meeting with the developer or the developer’s engineer.

Participation in additional meetings and calls as requested by the client will require budget and scope amendment approvals from the client.

Review of additional materials/reports or revised plans in addition to 12 identified documents and plans above will require budget and scope amendment approvals from the client.

\*\*\*\*\*

## Project Background

The former Kraft Foods property in Woburn is in the process of being redeveloped under the City’s Technology and Business Overlay District (TBOD). The property owner, Leggat McCall has proposed redeveloping the 77-acre site (including some land in Winchester) into a mixed-use development known as “The Vale”. The project, which went through the MEPA process last year, is proposed to include office/lab/flex/research space, retail, hotel, institutional, and residential uses comprised of townhouses, multi-family housing, and senior housing. The project will be phased, with different developers taking responsibility for permitting and construction of the various components. The southern portion of the site is located along the Winchester-Woburn town line, and the residential development is directly across the street from Sunset Road in Winchester. However, there are no approvals required from the Town of Winchester.

The applicant has filed a NOI for the overall project, including a stormwater “master plan”, as well as special permit applications for the townhouse/multi-family development and the senior living elements. The Woburn City Council held their first meeting on the two special permit applications, but the Woburn Conservation Commission has not opened the hearing. Winchester is interested in hiring peer reviews to evaluate the stormwater and flooding concerns.

Weston & Sampson will perform these services for a lump sum fee of **\$24,925**. We can begin work immediately following a notice to proceed and complete the peer review in within six (6) weeks.

If you agree with this proposal and wish to retain us to provide the proposed services, please sign and return one copy of this proposal to us as authorization to proceed with performance of the services.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you have any questions or need additional information, please contact me. I may be reached at (978) 532-1900 or [elmerd@wseinc.com](mailto:elmerd@wseinc.com).

Very truly yours,

WESTON & SAMPSON ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read "David Elmer". The signature is fluid and cursive, with a large initial "D" and "E".

David M. Elmer, P.E.  
Discipline Leader/Vice President