

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND PLANNERS

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May 2, 2013

Mr. Richard Sampson, Chairman
Town of Winchester
c/o Zoning Board of Appeals
Winchester Town Hall
71 Mt. Vernon Street
Winchester, MA 01890

Regarding: CVS/pharmacy
278 Washington Street
Response to Town Engineer's Comment letter dated January 29, 2013
11071.00

Dear Mr. Sampson:

On behalf of the Project Applicant, G.B. New England 2, LLC, RJ O'Connell & Associates, Inc. (RJOC) is in receipt of a comment letter prepared by the Town Engineer, Ms. Beth Rudolph, PE and Assistant Town Engineer, Matt Shuman, PE dated January 29, 2013 as it pertains to the submission of updated site/civil plans and supporting documentation performed on January 25, 2013 associated with the proposed CVS development planned at 278 Washington ST.

RJOC has outlined below the comments that remain open in the Engineering Departments comment letter followed by the project team's response. Be advised that the comment numbering below correlates to the comments that remain open in the Engineering Department's comment letter.

Site Plan:

Comment No. 1

- A. Several existing water and sewer services lack notes indicating that they are to be capped (16-20 Swanton street water service, 12 Swanton Street sewer service, 278-292 Washington Street).

Response:

The location of the existing utilities as shown on Dwg. Nos. SV-1 and C-1 servicing the multiple buildings on the site are based on record information from the appropriate utility company and where possible measurements taken in the field and as such there is a potential for not all the utilities to be shown. To account for this, RJOC has added a note to Dwg. No. C-1 within each building footprint which requires the Contractor to locate the existing water and sewer services for each building and terminate said service at the respective utility main in accordance with Winchester DPW Standards. Electric, telephone and gas services will be located and decommissioned in accordance with the appropriate utility company requirements. All utilities

servicing each building will be decommissioned prior to the commencement of building demolition.

B. The building water service is shown on Sheet C-8 as being tapped off of the fire service. The Town requires separate feeds for each service.

Response:

RJOC has revised the detail on Dwg. No. C-8 titled "2" Domestic Service Connection Detail" to require the 2" Domestic water service to be tapped from the Municipal watermain in lieu of the 6" fire protection line.

C. The DPW also needs to review the utility connections and particularly the drop manhole for the sewer service. The Town does not typically allow interior drop manholes.

Response:

RJOC has revised the design of the sewer service to eliminate the need for an internal sewer drop within proposed sewer manhole SMH-1. RJOC met with the DPW Director, Mr. James Gill and Operations Manager, Mr. Stephen Swymer on Monday, Feb 25th regarding the decommissioning of existing water and sewer services and the design and layout of new water and sewer services for the CVS building. Mr. Gill and Mr. Swymer advised RJOC that the proposal of decommissioning existing water and sewer services and the design of new water and sewer services for the CVS building meets with their approval.

Comment No. 3

The Town remains concerned about this basin. Was the basin sized in accordance with EPA requirements (2-year, 24-hour storm). A construction detail needs to be provided. A sequence of construction should also be provided describing when the basin will be used. We are concerned that the basin is constructed in fill, how the basin will be dewatered, impacts to downstream homes, and the potential for the basin to discharge into the proposed catch basin and clog the infiltration system.

Response:

The temporary construction sedimentation basin as shown on RJOC Dwg. No. C-1 has been sized in accordance with Section 2.1.3.2 of the EPA NPDES Construction General Permit requirements which requires sediment basins to provide a volume storage greater than or equal to 3,600 cubic feet per acre drained. The project's contributing area to the temporary sediment basin has been calculated to be 41,000 sf (0.94 ac) or a basin volume of 3,400 cubic feet must be provided. The temporary sediment basin has been designed with a storage capacity of 3,600 cubic feet. A test pit was excavated (TP-5) within the vicinity of the temporary sediment basin. The soil profile consists of sand and gravel and groundwater was not encountered within the test pit. A saturated soil hydraulic conductivity test was performed by Ransom Environmental and the soil permeability rate was determined to be 10.7 inches/hour. The results of the saturated soil hydraulic conductivity test indicates the soils are suitable for the placement of a temporary sediment basin. A detail of the temporary sediment basin is provided on RJOC Dwg. No. C-5. A construction sequence associated with the construction and maintenance of the temporary sediment basin has been added to RJOC Dwg. No. C-1.

At the conclusion of the building demolition activities and the installation of the subsurface infiltration basin, the site will be rough graded. Clean fill material will be placed in loose lifts not to exceed twelve (12") inches and graded to the contours shown on the site grading plan. Each lift will be compacted with a 10 ton roller to at least 95% of its maximum dry density as determined by ASTM D-1557. The temporary basin will be constructed during the rough

grading activities. When the basin has achieved the grades shown on RJOC Dwg. No. C-3 the slopes will be seeded with an Erosion Control seed mix and the side slopes will be stabilized with a biodegradable jute mesh. Catch Basin No. 2 (CB-2), area drain AD-1 and particle separator CDS-1 will be installed concurrently with the temporary sediment basin. The rim elevation of CB-2 will be approximately twenty-two inches (22") above the bottom of the sediment basin. A filter bag will be installed underneath the rim of CB-2. When the water level in the basin reaches an elevation of 46.8 +/- it will discharge through CB-2 via the filter bag and outlet into the subsurface infiltration basin by passing through a particle separator unit (CDS-1) for additional pollutant removal. The subsurface basin will be inspected on a monthly basis during the duration of sitework construction and if sediment is encountered within the bottom of the basin it will be removed. The construction, maintenance and erosion control inspections will be monitored by the Engineering team to ensure that the temporary basin is functioning as designed such that there will be no impacts to downstream abutters.

Comment No. 10

The Applicant should confirm that each wheelchair ramp at the intersection meets current ADA Standards. As a condition of the permit, the Applicant should be required to upgrade any wheelchair ramps at the intersection that do not comply with the current code.

Response

The Project Proponent would accept as a condition of site plan approval that they will meet with the Engineering Department to review the wheelchair ramps at the intersection of Washington/Swanton St for code compliancy. Should it be determined that any of the wheelchair ramps at the intersection were found to be non-code compliant, the Project Proponent with assistance from the Engineering Department will develop a mitigation plan to correct the deficient wheelchair ramps.

Comment No. 12

Our preference is that no trees be located within the boundaries of the proposed infiltration system. We are concerned about damage to the infiltration system, as well as the health of the tree due to root confinement.

Response:

It is RJOC's understanding from Section 5.1.9(7) of the Zoning Ordinance that the interior parking lot landscaping shall include trees as well as other plant material and is the reason why we are proposing a tree within the interior landscape island that is located within the footprint of the subsurface infiltration basin.

The Project Proponent would accept as a condition of site plan approval to relocate said tree to the perimeter of the parking lot area and replace said tree with shrubs.

Stormwater Management Report, Geotechnical Report & Traffic Study:

Comment No. 18

This item has not been addressed. The Town needs to review the RAM plan and understand the interaction of the proposed infiltration system with the existing contamination.

Response:

The layout of the subsurface infiltration basin is located down gradient and at a minimum is located ten (10') feet away from the limits of the contaminated soil plume area. The Project Applicant's Environmental Engineer, Ransom Environmental performed a hydraulic mounding analysis on the project's proposed stormwater management system and concluded that the

groundwater mounding to occur underneath the infiltration basin will not impact the portion of the site where the contaminated soil plume is located. A copy of the groundwater mounding analysis report, prepared by Ransom Environmental dated February 12, 2013 is included as submission materials to the Zoning Board of Appeals.

Separate from this site plan review application, a Licensed Site Professional (LSP) associated with Ransom Environmental has been engaged to address the contaminated soil plume in accordance with MADEP requirements, and in particular the notice and public involvement provisions of the Massachusetts Contingency Plan, 310 CMR 40.000 et seq.

Comment No. 25

The Applicant must show that runoff from the 100 year storm event will be contained fully on-site with no overflow to adjacent properties.

Response:

RJOC has performed a hydraulic grade line analysis on each leg of the pipe network which discharges into the subsurface infiltration basin. The hydraulic grade line analysis concludes the pipe network as currently designed will contain a 100 year storm event such that the water level within the pipe network will be lower than the rim elevations of the drainage structures. A copy of the hydraulic grade line analysis is included within the updated Stormwater Management report, which has been submitted to the Zoning Board of Appeals.

I trust the responses provided to the Engineering Department's open comments in their memorandum of January 29, 2013 will meet with the Town's approval. Upon the Town's review of the responses provided, should you have any questions or need additional information, please do not hesitate to contact me at 781-279-0180 x103.

Sincerely,

RJO'CONNELL & ASSOCIATES



Brian P. Dundon, PE
Vice President

cc: Mary Winstanley O'Connor
Ken Ingber
Paul Beck
Kevin Paton
Jeff K