



TOWN OF WINCHESTER  
ENGINEERING DEPARTMENT  
71 MT. VERNON STREET, WINCHESTER, MA  
PHONE 781-721-7120 / FAX 781-721-7166

**TO:** Winchester Zoning Board of Appeals  
**FROM:** Beth Rudolph, PE, Town Engineer *BER*  
**DATE:** September 9, 2019  
**RE:** River Street 40B – Engineering Department Preliminary Comments

The Winchester Engineering Department has completed a preliminary review of the Comprehensive Permit application for the proposed 40B project at 19 – 35 River Street, which includes the following materials:

- 19 – 35 River Street, Winchester, MA – Application for a Comprehensive Permit, Submitted to the Winchester Zoning Board of Appeals, June 2019;
- Transportation Impact Assessment, Proposed Residential Development, 19 – 35 River Street, Winchester, Massachusetts; prepared by Vanasse & Associates, Inc.; May 2019;
- Comprehensive Permit Application Plans – 19 & 35 River Street – Multi-Family Redevelopment – Winchester, MA; prepared by Allen & Major Associates, Inc.; dated June 11, 2019;
- 19 & 25 River Street, Winchester, Massachusetts – Sewer and Drain CCTV Report; prepared by Allen & Major Associates, Inc.; dated May 16, 2019;
- Memo entitled “19 – 35 River Street; Winchester, MA – Hydraulic Analysis Flood Study – Aberjona River”, prepared by The H.L. Turner Group Inc.; dated March 26, 2019;
- Hydrant Flow Test Summary, prepared by Allen & Major Associates, Inc., dated April 16, 2019; and
- #19 – 35 River Street – Winchester, Massachusetts – Drainage Report; prepared by Allen & Major Associates, Inc., dated June 11, 2019.

These comments were discussed with the applicant and representatives from Allen & Major at a meeting on August 8, 2019. This letter is provided in addition to our August 6<sup>th</sup> memo to the ZBA (attached), which recommended that peer review services be retained, at the applicant’s expense, to review the project elements related to flooding, stormwater management, water, sewer, and traffic. Given the complexity of the project, the Engineering Department will rely on the peer review team for a more detailed review of this Comprehensive Permit application.

#### **General Comments**

- (1) The project will need to comply with the requirements of the EPA’s MS4 stormwater permit, which became effective July 1, 2018, including the increased focus on phosphorus controls, resulting from the Aberjona River’s status as an impaired waterbody.

- (2) Due to the proximity of the site in the 100-year floodplain, the project will require review and approval by the Conservation Commission. The ZBA's review of this Comprehensive Permit should be coordinated with the ConCom review, and the peer review findings related to stormwater management and flooding should be shared. The NOI for this project has not yet been submitted to the Commission.
- (3) The project will need to comply with the Town's I&I policy, which requires the payment of \$2400 per unit at the time the Building Permits are issued. This requirement should be included as a condition in the ZBA approval, if forthcoming.

### **Site Plans**

- (4) On Sheet C-001, the work hours stated in General Note 6 should be in compliance with the Town's construction bylaw.
- (5) A note should be added that the Town of Winchester is not part of Dig Safe; the Town does our own mark-outs of water, sewer, and drain utilities. The applicant/contractor will need to apply for a Street Opening Permit from DPW prior to the start of work in the street. This application triggers the mark-out of Town utilities.
- (6) On Sheet C-103, additional detail should be provided for the grading and drainage design for the area under the parking overhang. Based on our August meeting with the applicant, it is our understanding that any runoff from that area will need to be routed to through an oil/water separator to the sewer system, in compliance with the plumbing code.
- (7) On Sheet C-103, additional information should be provided on the condition of the existing drainage manhole where the proposed stormwater system ties into River Street. The applicant will potentially need to make repairs to that manhole and the downstream system if it is in poor condition.

### **Floodplain Analysis**

- (8) The Engineering Department will rely on the peer review to determine if the floodplain analysis for the site is appropriate; however, based on our initial review, it does not appear that what has been submitted to date complies with FEMA's requirements.
- (9) Once the analysis is updated, the applicant should provide a "No Rise" certification stamped by a professional engineering registered in the Commonwealth of Massachusetts. A sample form has been provided to the applicant.
- (10) The applicant should provide calculations to the ZBA showing that adequate compensatory storage has been provided on the site, in compliance with the Wetlands Protection Act.

### **Drainage Report**

- (11) Section 1.0, page 2 – Additional information should be provided on how the engineer characterized the soil as HSG Type A. The soils map show the area to be characterized as "urban land", which does not have an assigned HSG.
- (12) Section 1.0, page 3 – What is the "Green Flood Plain Index Map"?
- (13) Section 1.0, page 7 – What is the 44% TSS removal standard?

- (14) Section 2.0, page 2 – Silt sacs should be provided in all catchbasins on River Street prior to the start of construction.
- (15) Section 2.0, page 6 – Fertilizer should be phosphorus-free.

**Inspection of Existing Water, Sewer, and Drainage Systems**

- (16) A pipe capacity analysis should be provided to ensure that the existing system can handle the proposed flows.
- (17) Page 2 of the “Sewer and Drain CCTV Report” notes that there is a sag in the sewer pipe affecting the capacity of the pipe. It is likely that this will need to be addressed as a mitigation measure by the applicant.
- (18) The “Sewer and Drain CCTV Report” notes that there is a cracked drain pipe between DMH 1 and 2; this will likely need to be addressed by the applicant as part of any proposed mitigation measures.
- (19) The Engineering Department will rely on the peer review team to determine what repairs, improvements, or other mitigation is required in the Town’s water, sewer, and drain utilities to ensure that the project will create no adverse impacts upstream or downstream of the site, and that the existing utilities can adequately meet the needs of the proposed development.

**Traffic Report**

- (20) The Town recently worked with Toole Design Group to complete a corridor study on Cross Street. This report should be used to guide potential off-site mitigation decisions related to the 40B project.
- (21) The report notes that a safety audit should be completed at the intersection of Main and Cross Streets. This intersection is located in the City of Woburn, so Woburn official should be included in this audit.
- (22) The Engineering Department does not recommend the installation of a traffic signal at Loring Avenue and Cross Street.
- (23) The applicant should be required to commit to the installation of a sidewalk on River Street between the project site and Cross Street. There may be utility pole relocations required as part of this work on River Street.

cc: Art Kreiger, Town Counsel  
Lisa Wong, Town Manager  
Elaine Vreeland, Conservation Agent  
Brian Szekely, Town Planner



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**TO:** Winchester Zoning Board of Appeals  
**FROM:** Beth Rudolph, PE, Town Engineer   
**DATE:** August 6, 2019  
**RE:** River Street 40B – Peer Review Recommendations

The Winchester Engineering Department has begun our preliminary review of the Comprehensive Permit application for the proposed 40B project at 19 – 35 River Street. Given the complexity of the project, the Town recommends that the ZBA engage the services of the following outside engineering firms to complete peer reviews for the project:

- Flooplain analysis and stormwater/drainage review – VHB
- Water and sewer infrastructure – Weston & Sampson
- Traffic – Toole Design

The above referenced firms are recommended based on their knowledge of the Town. VHB is the Town's flood consultant, Weston & Sampson works extensively with the Town on our water and sewer infrastructure, and Toole has recently completed a corridor study on Cross Street that assessed traffic volumes, accidents, and made recommendations regarding pedestrian and bicycle safety improvements.

cc: Brian Szekely, Town Planner  
Art Kreiger, Anderson Kreiger