

August 21, 2020

Wayland Board of Health
Town of Wayland
c/o Ms. Julia, Junghanns, R.S. C.H.O.
Director of Public Health
41 Cochituate Road
Wayland, Massachusetts 01778

RE: Five Paths Definitive Subdivision
Wayland, MA
Stormwater Management Design Supplemental Peer Review

Dear Board of Health Members and Ms. Junghanns:

BSC Group, Inc. (BSC) has completed a supplemental peer review of the Stormwater Management Design for the Five Paths Definitive Subdivision submission. This work is being undertaken under BSC's contract dated September 10, 2019, as approved by the Town of Wayland on September 13, 2019.

Please note that there has been a considerable amount of recent activity associated with this project. BSC provided a supplemental peer review letter to the Board date August 14, 2020, which was based upon revised Subdivision Plans and supporting materials dated July 14, 2020. This letter from BSC was similar to the one we provided to the Planning Board dated July 30, 2020.

On August 15, 2020, BSC was provided with information prepared by the Applicant's project team dated August 12, 2020, that provided a response to questions raised by the Planning Board, other Town staff, and BSC's July 30, 2020 supplemental peer review comments. I believe the Board has been provided with these materials.

In addition, the August 12, 2020 response was discussed at the August 18, 2020 Planning Board public hearing on this project. I attended and participated in this meeting.

While I will not speak for the Planning Board, as a result of my reviewing, early this past week, the new submittal material, dated August 12, 2020, and the discussion at the most recent Planning Board hearing, I can say, in general, the comments noted in my peer review letter of August 14, 2020 have been addressed.

It appears that several of my peer review comments may be addressed in the conditions of approval that the Planning Board is preparing to act on at an upcoming meeting. I understand these items would include the installation of additional sedimentation and erosion controls in areas where runoff from the site could flow to offsite areas downhill of the project, the extension of the proposed guard rail along the edge of the driveway,

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and providing some direction as to requiring the design of any future residences on the subdivision lots to direct stormwater runoff from their roof into the proposed onsite stormwater management systems.

For the latter comment, let me provide clarification of my concerns:

As you are aware, the proposed residences shown on the Subdivision Plan are graphic representations of the anticipated type of residential structure that could be built on these lots. Any specific buyer will likely construct a home to their own standards.

The Applicant's engineer, GPR, has indicated that the building locations shown on the Subdivision Plans are the best locations to locate these buildings. GPR has noted that they have designed the proposed onsite stormwater infiltration systems to be large enough accept and recharge the runoff from the residential roofs and driveways.

Upon reviewing the proposed residence locations, my concern is that portions of the proposed building roofs on Lots 2 and 3 could drain to the rear or side of the lot, away from the driveway stormwater management system, where the topography could direct this runoff onto offsite properties.

To avoid this, it is suggested that conditions be included in any approval that would require any stormwater design developed to handle the runoff from new residences within this subdivision direct the roof and driveway runoff either directly, via a piped connection, indirectly, by grading these lots to allow overland flow of this runoff towards the driveway stormwater system, or utilizing onsite leaching structures to infiltrate the runoff within each lot.

I will reiterate one of my comments from the August 14 letter:

BSC suggests the Board of Health coordinate any approval conditions that the Board requires with those being developed by the Planning Board.

Should the Board or you think it appropriate, I am available to discuss this project with you further at the Board of Health's public hearing in late August 2020. Please feel free to contact me at (617) 896-4471 or fdipietro@bscgroup.com should you have any questions on the information in this report.

Sincerely
BSC Group, Inc.

Frank DiPietro, P.E.,

Senior Project Manager / Senior Associate

cc: Sarkis Sarkisian, Town Planner
Linda Hansen, Conservation Administrator