

July 28, 2017

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Weston Zoning Board of Appeals
Weston Town Hall
11 Town House Road
Weston, MA 02493
Attn: Noreen Stockman, ZBA Staff Assistant

RE: A&M Project #2775-01
MGL Ch. 40B Comprehensive
Permit Application
Stony Brook Weston
104 Boston Post Road
Weston, MA 02493
**Revised Resubmission to ZBA
for 40B Comp. Permit Approval**

Dear Ms. Stockman:

On behalf of the applicant, 104 Stony Brook, LLC, Allen & Major Associates, Inc. (A&M), respectfully submits a revised set of site development plans and drainage report for review regarding the Comprehensive Permit Development known as Stony Brook Weston, located at 104 Boston Post Road, in Weston, Massachusetts, per the Weston Zoning Board of Appeals. This submission includes revisions incorporated into the plans and supporting materials to satisfy recommendations from the Weston ZBA, it's peer reviewers and the City of Cambridge Water Department, as well as provide clarity on open scope items.

The proposed stormwater management plan has been revised to eliminate any stormwater infiltration and now currently reflects full stormwater detention, in response to comments generated by the Town of Weston's peer reviewers. This modification is due to the inability to perform on-site soil testing to determine the seasonal high groundwater, infiltration rate and hydraulic conductivity. This is due to the fact the previous location of the infiltration system was situated 15-20 feet below existing grades thus making on-site testing impracticable at this time. Per comments generated by the Weston Zoning Board of Appeals and their peer review consultants, A&M has incorporated a detention system in to the stormwater management system design.

With the elimination of stormwater infiltration the project now project now meets nine of the ten Massachusetts Department of Environment Protection (DEP) Stormwater Standards. At this time only "Standard 3: Recharge" of the ten Massachusetts Department of Environment Protection (DEP) Stormwater Standards is not met.

Furthermore, A&M has included an updated landscape planting plan and applicable planting details. The landscape plans have been revised in response to comments generated by Karen Sebastien, LLC, on July 19, 2017.

If you have any questions or comments, please do not hesitate to contact me at (781)-935-6889.

Very truly yours,

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Timothy J. Williams, PE
Principal

Enclosures: Civil Site Development Plan set, prepared by Allen & Major Associates, Inc. and revised through July 28, 2017

Drainage report for Stony Brook Weston; 104 Boston Post Road, Weston, MA. Revised through July 28, 2017.

A&M Response Letter to Comments Generated by Karen Sebastien, LLC, dated July 28, 2017.