



MetroWest Engineering, Inc.

January 24, 2020

Ms. Winifred Li, Chairperson
Weston Zoning Board of Appeals
Town of Weston
Town House Road
Weston, MA 02493

RE: Fifth Review
Modera Weston. 751-761 Boston Post Road, Weston, MA

Dear Ms. Li:

With reference to the Modera Weston 40B project proposed for property located at 751-761 Boston Post Road, I am in receipt of the following materials:

1. Plan set entitled "Permit Set, Modera Weston, 751-761 Boston Post Road, Weston, MA" consisting of 18 sheets with a most recent revision date of January 23, 2020
2. Operation and Maintenance Plan and Long-Term Pollution Prevention Plan, 751-761 Boston Post Road Stormwater Management Systems, dated January 23, 2020
3. Modera Weston Construction Management Plan, presented by MCRT Northeast Construction LLC, labeled as "DRAFT 1/23/20".

My comments are as follows:

Site Engineering Issues

All engineering issues related to drainage, hydrologic impacts, site utilities, grading, emergency access, and wetland protection have been satisfactorily addressed by the applicant and the applicant's engineer.

Construction Management Plan (CMP)

The applicant has submitted a draft Construction Management Plan that can serve as a template and starting point for a more comprehensive plan to be prepared once general and site contractors are engaged. I note that the applicant has committed to prohibiting trailer dump-trucks from exiting the site during the peak morning traffic hour along Boston Post Road, both during school days and non-school days (The peak hour varies depending on whether or not school is session) This is a reasonable response to the concerns raised over the issue of soil export from the site.

The CMP included a preliminary schedule of activities. The schedule anticipates a project duration of approximately 32-months. The bulk of the site work including excavation, utility installation and road construction will be completed in the first 19-months of the project.

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Considerable discussion during the December hearings focused on the truck traffic issue necessitated by the removal of 160,000 cubic yards of soil from the site, equating to roughly 8000 truck trips. The 19-month duration of the site work will yield approximately 490 working days, once holidays and Sundays are accounted for. Assuming an equal distribution of export trucks over that period, this equates to average of 16 trucks leaving the site per day, or 1.6 trucks per hour in a 10-hour working day. While there will certainly be days when truck traffic is above or below this average, the truck traffic should be within a manageable range during the period of intense site work.

Site Elevations

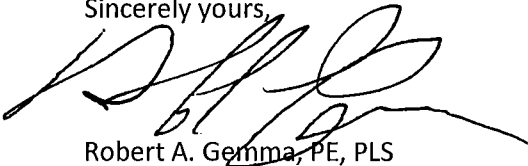
Based upon the applicant's presentation at the December 9 and 10, 2019 hearings, it is my understanding that alternative site elevation concepts will be presented to the ZBA on January 27, 2020. I simply note that any alternative that lowers the site less than the current plans propose will result in an appreciable reduction in earthwork and a corresponding reduction in truck traffic on Boston Post Road during construction. Although the engineering plans would have to be revised to accommodate such a change, I do not anticipate any engineering issues that could not be resolved.

Recommendations

Should your Board move to approve the project, there a number of conditions that I recommend be considered. I will be glad to provide my recommendations at an appropriate time during your deliberations.

Please feel free to contact me should you have any questions or if you require any additional information.

Sincerely yours,



Robert A. Gemma, PE, PLS
President

CC: Michele Grzenda at WCC
Patrick Garner (WCC Peer Review Consultant)
Richard Latini
Lars Unhjem
Mark Romanowicz