

Date June 29, 2021
To Weston Zoning Board of Appeals
From Mark S. Bartlett, PE
Thomas C. Houston, PE, AICP
Project Proposed Residential Development, 518 and 540 South Avenue
Weston, MA, Middlesex County
Subject Response to the Tetra Tech June 2, 2021 Letter on Peer Review of Sewer
and Water Systems, Site Planning, and Compliance with Town Rules

Professional Services Corporation, PC (PSC) submitted a review memorandum on May 15, 2021, that focused on the Applicant's submittals revised through March 19, 2021, for compliance with local regulations and standard engineering practice. Whereas our prior reviews concerned drainage and stormwater management, the May 15th review addressed the proposed sanitary sewer system (not the wastewater treatment facility), the proposed water supply system, site planning elements and compliance with Town regulations.

PSC has since received a letter from Tetra Tech dated June 2, 2021, in response to our May 15, 2021 memorandum. This memorandum is therefore our second submission in reply to Tetra Tech for the issues of sewer, water, site planning and town rule compliance.

Summary of the outstanding issues noted in this memo:

Our May 15, 2021 memorandum had 45 numbered comments, and some of the comments had multiple subparts. In total, including comment subparts, there were 48 individual issues to be addressed. Of these, 12 comments have been fully resolved. For 31 additional comments, Tetra Tech concurs with the comment; however, satisfactory resolution must be confirmed upon receipt of updated plans or documents (hydrant flow tests, Fire Department approvals, etc.). Five (5) issues remain unresolved. The unresolved issues and associated comment numbers are as follows:

Outstanding Issue

- Garage information, details of parking and access
- Site distances, turning movement plans, etc.
- Earth removal trucking schedule
- Photometric plan and details
- Snow storage calculations, identify storage zones

Unresolved Item Number

Comment 23
Comment 24
Comment 30
Comment 31.a
Comment 44



Start of Original Review Memo and Responses

Our evaluation of Tetra Tech responses to comments utilizes the same comment numbers from our May 15, 2021 memorandum. The original PSC comments are provided in standard font, the Applicant's responses are in italic font, and PSC's evaluations of responses are in bold font.

COMMENTS ON PROPOSED SEWER SYSTEM, WATER SYSTEM AND SITE PLANNING ELEMENTS

Sanitary Sewer System

There are no specific requirements stated within the Town of Weston References A, B and C (see footnote)¹ regarding sanitary sewer systems. However, the Massachusetts Department of Environmental Protection (MADEP) has rules and regulations regarding sewers that are stated in 310 CMR 15 (Title 5). MADEP also publishes *Guidelines for the Design, Construction, Operation, and Maintenance of Small Wastewater Treatment Facilities with Land Disposal*, which would be relevant for this Project. In addition, sewer designs should generally comply with guidance provided by the New England Interstate Water Pollution Control Commission's Guides for the Design of Wastewater Treatment Works commonly known as TR-16 (short for Technical Report #16).

The Applicant's proposed sewer system design presented on Utility Plan Sheets C-8 and C-9 and Detail Sheet C-12 is incomplete. More information is required for PSC to provide any meaningful review of the proposed sewer and force main (pumped flow) systems.

1. The Applicant needs to submit revised Utility Plans and Detail Sheets that identify specific sewer system components, including the following:
 - a. Identifiers for gravity sewer lines including pipe material specifications, pipe diameter, pipe slope, and invert elevations at sewer manholes;

¹ Weston Rules and Regulations References per PSC May 15, 2021 memorandum:

- A. Zoning Bylaws, Section XI. Site Plan Approval, subsection F. Standards & Criteria
- B. Rules and Regulations for Site Plan Approval, Nov. 19, 1991, authorized per Section XI of Zoning By-Law: Section 4 – Content of Submission, and Section 5.01 – Site Walk and Public Hearing (RRSPA)
- C. Planning Board Land Subdivision Rules and Regulations, Weston, Massachusetts (PBRR), Article I. General Requirements, and Article IV. Design Standards, as applicable.



Tetra Tech Response: Gravity sewer mains will be 8-inch SDR35 PVC. Minimum pipe slopes will be 0.4%. Inverts will be determined in conjunction with the plumbing plans and the WWTP design.

PSC Comment: This response is satisfactory. However, we advise the Board to request a copy of the final sewer design plan and profile drawings when they are submitted to MassDEP in conjunction with the WWTP design. We recommend that any favorable Decision by the Board include provisions for funding review of these plans by an outside consultant if deemed necessary by the Building Inspector.

- b. Information on the proposed sewer force mains, including depth, pipe material specifications, pipe diameter, and invert elevations at pump chambers and at intended discharge points, including any sewer force main air release valves if appropriate.

Tetra Tech Response: Force mains for untreated wastewater will be 4-inch SDR21 with a bury depth of 5-feet. Force mains for treated effluent will be determined as part of the WWTP design. Inverts for the pump stations and whether air release valves are needed will be determined in conjunction with the plumbing and WWTP design.

PSC Comment: This response is satisfactory. However, we advise the Board to request a copy of the final sewer and force main design plan and profile drawings when submitted to MassDEP in conjunction with the WWTP design and provide for review per Comment 1a.

- c. Pump chamber identifiers for the two chambers noted on the plans, and detailed information on proposed construction of pump chambers, pump system designs and pump specifications.

Tetra Tech Response: Pump chambers will be designed in conjunction with the plumbing and WWTP design.

PSC Comment: This response is satisfactory. However, we advise the Board to request a copy of the final pump chamber design plans when they are submitted to MassDEP in conjunction with the WWTP design and provide for review per Comment 1a.



2. The Applicant should submit sewage flow calculations for the proposed occupancy of each building, and the minimum gravity sewer capacity to be provided on the Site.

Tetra Tech Response: Wastewater flow calculations are as follows:

One bedroom units – 104 units = 104 bedrooms x 110 gpd/bedroom = 11,440 gpd

Two bedroom units – 74 units = 148 bedrooms x 110 gpd/bedroom = 16,280 gpd

Three bedroom units – 22 units = 66 bedrooms x 110 gpd/bedroom = 7,260 gpd

Parking Garage – 343 stalls = 343 spaces x 0.1 gpd/space = 34 gpd

Total Wastewater Flow = 35,014 gpd

As indicated above, the expect wastewater flow is approximately 3,000 gallons per day less than what has been considered in the Hydrogeologic Report.

Regarding minimum gravity sewer capacity, gravity sewer mains shall be 8-inch SDR35 PVC with a minimum slope of 0.4%. Assuming a Manning's "n" of 0.013, the gravity sewer will have a capacity of approximately 245,000 gallons per day under half pipe full conditions and approximately 530,000 gallons per day under full pipe flow conditions.

PSC Comment: This response is satisfactory.

Water Supply System

The Applicant's proposed water system is presented on Utility Plan Sheets C-8 and C-9 and Detail Sheet C-14. A cement lined ductile iron (CLDI) water main of unknow size is proposed to connect to the Town's 10-inch water main in South Avenue opposite the main driveway entrance. The proposed water line enters along the driveway to provide split domestic water and fire protection service connections on the east side of the wastewater treatment plant building and there is a proposed fire hydrant on the entrance drive that is across from the treatment plant. The water line continues south to a three valve tee connection in front of the north side the residential building where water lines head both east and west. The west branch of the line extends along the west side of the residential building leading to two proposed fire hydrants: One on the left side of the parking garage entrance, and another at the south end of the residential building in the southwest corner of the site. The east branch water line provides split domestic water and fire protection service connections to the north side of the residential building, and a proposed fire hydrant in front of the residential building. The east branch line extends past the northeast corner of the building to another proposed



hydrant, and then turns northeast, extending back to South Avenue along the proposed emergency access drive. There is a hydrant proposed at the emergency drive/South Avenue intersection, and a second connection to the 10-inch Town water main in South Avenue, thus providing a looped water line service to the Site. The Applicant needs to provide the following:

3. Each proposed water line connection to the Town's 10-inch water main in South Avenue should have three valves.

Tetra Tech Response: *The Utility Plan will be revised to show three gate valves at each connection.*

PSC Comment: **This response is satisfactory subject to receipt by the Board of revised plans.**

4. Indicate water main size(s) serving the Site.

Tetra Tech Response: *Water mains shall be 8-inch CLDI Class 52.*

PSC Comment: **This response is satisfactory subject to receipt by the Board of revised plans.**

5. Indicate proposed sizes of domestic service and fire protection lines at each building.

Tetra Tech Response: *Domestic and fire protection lines will be sized by the Plumbing Engineer.*

PSC Comment: **This response is satisfactory subject to receipt by the Board of revised plans.**

6. The South Avenue 10-inch water main material, age, and adequacy should be discussed with the Weston DPW, Water Department and Fire Department, and the Applicant should obtain their approval in writing to the ZBA for connecting new service to the Site.

Tetra Tech Response: *The Applicant will coordinate with the Weston Water Department.*



PSC Comment: This response is satisfactory subject to receipt by the Board the requested Departmental approvals.

7. A static pressure and fire flow test should be conducted at the South Avenue water main in front of the Site to check for compliance with *PBRR §4.22 Water Supply*, and to ensure adequate domestic and fire protection flows. Test results should be reported to the Town's DPW, Planning Board, Fire Department and ZBA.

Tetra Tech Response: *Hydrant flow testing is typically conducted within six months of applying for Building Permit. If adequate pressure is not available, booster pumps will be provided.*

PSC Comment: This response is satisfactory subject to receipt by the Board of the requested flow and pressure tests and Fire Departmental approval of such tests.

8. The proposed design and details, and adequacy of the fire protection services to the two buildings should be discussed with the Weston Fire Department, and a summary memorandum concerning Fire Department approval should be provided to the ZBA.

Tetra Tech Response: *Fire protection services are typically reviewed during the Building Permit process.*

PSC Comment: This response is satisfactory subject to receipt by the Board of the requested Fire Department approvals.

Private Utilities

An underground electric line is shown on Utility Plan Sheets C-8 and C-9. It is proposed to start at the northwest side of the entrance drive, from a connection at utility pole #118 on South Avenue. The underground electric service continues to the Site under the west side of the access driveway. An electric service branches off to a transformer on the west side of the proposed wastewater treatment building; and the main service continues up to a proposed primary switch and two (2) transformers at the southeast corner of the proposed garage. A standby generator is shown for the wastewater treatment plant building, but not at the residential building. The Applicant needs to provide the following:

9. Provide a detail of the proposed conduit to be used to carry underground electric services.



Tetra Tech Response: Details of the underground electric conduit requires a design from Eversource. Eversource will not open a work order and begin the service design process until local permitting process is complete.

PSC Comment: This response is satisfactory.

10. The Landscaping Plan should call for plantings of fencing (visual screenings) of the primary switch and all transformer and generator locations.

Tetra Tech Response: Once the electrical service design has been completed, the Landscape Plan will be updated to provide screening in accordance with Eversource's requirement.

PSC Comment: This response is satisfactory subject to receipt by the Board of revised plans that incorporate landscape screening of transformers meeting Eversource requirements.

11. The transformers should be protected by bollards against vehicle impact. Provide a detail that will be required by the utility company.

Tetra Tech Response: Eversource will provide bollard requirements as part of their design.

PSC Comment: This response is satisfactory subject to receipt by the Board of revised plans that incorporate bollard protection of transformers meeting Eversource requirements.

12. Indicate if the residential building will be served by a standby generator separate from the generator at the wastewater treatment plant.

Tetra Tech Response: The residential building will not be served by a standby generator.

PSC Comment: This response is satisfactory subject to ZBA acceptance of the proposal. Also, verify whether standby power is required for elevators.



13. Indicate if the generator(s) be fueled by diesel fuel or by natural gas. If by diesel fuel, what are the planned containment and spill prevention features.

Tetra Tech Response: *The generator(s) for the WWTP and pump stations are intended to be natural gas.*

PSC Comment: **This response is satisfactory.**

14. Indicate if the standby generator(s) will have sound attenuation features, and if so, what is the anticipated sound level during operation. Also, how frequently will the standby generator(s) be exercised as part of ongoing standby power maintenance. Also see Comment 31.b below.

Tetra Tech Response: *The standby generator(s) will be designed to operate in compliance with local and state noise ordinances. The standby generator(s) will be exercised in accordance with the manufacturer's recommendation.*

PSC Comment: **This response is satisfactory.**

A gas service line (unknown size and material) is shown on Utility Plan Sheets C-8 and C-9. It is proposed to connect to an existing 12-inch gas main (material not noted) within South Avenue. The new gas service line enters along the access drive, provides a service line (tee connection) to the wastewater treatment building, and continues to the north side of the residential building where there will be a tee connection to another gas line (unknown size and material) that will loop around the residential and garage buildings. The Applicant needs to provide the following:

15. The size and adequacy (safety) of the existing gas main in South Avenue, the proposed gas service to the Site, and all building meter connection(s), should be confirmed with the gas utility; and meter locations need to be shown on the plans for both the treatment plant building and the residential building.

Tetra Tech Response: *Details of the natural gas service requires a design from National Grid. National Grid will not open a work order and begin the service design process until local permitting process is complete.*



PSC Comment: This response is satisfactory.

16. The Landscape Plan should depict appropriate screening for the gas meters.

Tetra Tech Response: *Once National Grid completes their design, the Landscape Plan will be updated to screen meter locations in accordance with National Grid's requirements.*

PSC Comment: This response is satisfactory subject to receipt by the Board of revised plans that incorporate landscape screening of gas meters meeting National Grid requirements.

An underground telephone/cable line is noted on Utility Plan Sheets C-8 and C-9: It starts at utility pole #118 (northwest side of the entrance drive) on South Avenue. These service lines continue to the Site under the access driveway, pass in front of the north side of the residential building and then down along the east side of the buildings, where the lines enter the southeast corner of the garage building.

17. The Applicant needs to Provide a detail of the proposed conduit to be used to carry the underground cable/data lines.

Tetra Tech Response: *Private telecommunication providers will provide designs of their systems once the local permitting process has been completed.*

PSC Comment: This response is satisfactory subject to receipt by the Board of revised plans that incorporate telecommunication provider approved designs for the Site services.

Site Planning Elements

The Applicant's submittal does not include a summary of conformance with Town of Weston Rules and Regulations for Site Plan Approval (RRSPA) or conformance with applicable requirements of the Weston Planning Board Rules and Regulations (PBRR) which serve as site construction standards. Our review of project submittals indicates general compliance with many of the standards. However, we note the following exceptions and suggestions that require a response:



RRSPA Section 4 – Content of the Submission:

18. RRSPA §4.02 List of All Items Submitted: This section requires the Submission to include a separate titled “*List of Items Submitted which shall number and identify each document, plan, drawing or other item that is submitted by the Applicant*”. The Applicant needs to submit this list and be sure that “*any item that is added to the Submission during the course of the site plan approval process shall be added to the List...*”

Tetra Tech Response: *The Applicant will provide a list of all materials submitted to the Board of Appeals.*

PSC Comment: **This response is satisfactory subject to ZBA receipt of the required list.**

RRSPA §4.07 Site Improvements: This section requires the following: “*A table shall show the dimensional requirements (maximum-minimum) of the zoning district and pre-and post-development site characteristics including square feet and percentage of land; of open space, undisturbed open space, wetlands, floodplain, developable site area, footprint of structures, and paved areas; front yard; side yard; rear yard; any buffers; building height; floor to lot ratio; amount of impervious cover; number of parking spaces (including handicapped and compact car space) with supporting calculations;*”

19. Although Sheet C-2 of the Applicant’s Site Plans contains a limited zoning table that describes required lot size, frontage, setbacks and building height, the Applicant needs to submit a revised table that provides all the information required by the first paragraph of RRSPA §4.07.

Tetra Tech Response: *The Applicant will provide an updated dimensional table to the Board of Appeals.*

PSC Comment: **This response is satisfactory subject to receipt by the Board of revised plans that incorporate an updated dimensional table with the information stated in RRSPA §4.07.**

20. RRSPA §4.07 Site Improvements requires that the submitted existing conditions plan show “*the location of any existing septic systems, cesspools, leaching fields and wells on or within 500 feet of the development parcel.*” The Applicant needs to submit a revised Existing Conditions Site Plan that complies with this requirement. In addition, we



recommend that this same information also be shown on Site Plan Sheets C-1 through C-7 so that setbacks of proposed features from the noted abutting features are clear.

Tetra Tech Response: *The septic systems for the two abutting properties have been added to the site plans. The southern end of the intermittent stream has been field located and added to the site plans.*

PSC Comment: **This response is satisfactory subject to receipt by the Board of revised plans showing the requested septic system and intermittent stream information.**

21. RRSPA §4.07 Site Improvements requires: “All required setbacks for buildings and structures, parking and loading facilities shall be shown with dimensions on the plan to demonstrate compliance with zoning requirements.” The Applicant needs to submit revised Site Plans to comply with this requirement.

Tetra Tech Response: *Building setbacks are indicated on the Site Plan. Please note that the project is seeking a Comprehensive Permit and has requested relief from local setback requirements.*

PSC Comment: **This response is satisfactory subject to receipt by the Board of revised plans showing the requested setback information.**

22. RRSPA §4.07 Site Improvements requires: “Parking spaces must be located and identified as either standard size, or handicapped spaces. The location of any signs intended for identification of handicapped spaces must be shown. Pavement markings must be shown.” The Applicant needs to submit more detailed parking plans that show each proposed parking level and the spaces that will be designated as standard size or handicapped spaces on each parking level (including typical dimensions).

Tetra Tech Response: *External parking spaces have been dimensions and location of handicap spaces indicated on the Site Plans. Structured parking spaces will be detailed on the Architectural Plans submitted for Building Permit.*

PSC Comment: **This response is satisfactory for external parking spaces. However, for the spaces within the multi-level parking structure, the Applicant should submit to the**



Board the revised Architectural Plans showing the requested parking space layouts and details as specified in RRSPA §4.07.

23. RRSPA §4.07 Site Improvements requires: “Proposed parking structures must contain the above information as well as: dimensions of the structures; means of ingress and egress; internal traffic circulation; lighting and access to the principal structure.” The Applicant needs to submit more detailed parking plans that show each proposed parking level including, for each level, the dimensions of the parking structure (including floor to ceiling height), means of ingress and egress to adjacent floors, internal traffic circulation, pedestrian areas, proposed lighting, and proposed access points to the residential structures.

Tetra Tech Response: *Parking Garage details will be provided on the Architectural Plans submitted for Building Permit.*

PSC Comment: **This request still stands. The Applicant should submit to the Board the revised Architectural Plans showing all of the requested parking details as specified in RRSPA §4.07.**

24. RRSPA §4.07 Site Improvements requires: “All driveway entrances shall be shown with dimensions; and sight distances at the driveway intersection shall be provided. The weight, turning radius length and height of the largest truck expected to use the site shall be noted. All the driveways and entrances must be designed to accommodate trucks as well as fire apparatus which must be able to maneuver freely. Service areas, truck loading areas and utility buildings shall be shown.” The Applicant needs to submit more detailed Site Plans to provide (a) sight distances at the access driveway intersections with South Avenue, (b) the weight, turning radius length and height of the largest truck expected to use the site, (c) a turning movement plan to demonstrate that the Weston Fire Department vehicles and their proposed firefighting apparatus (per consultation with the Fire Chief) can maneuver freely to, from and within the Site.

Tetra Tech Response: *(a) The Traffic Engineer will determine required site distances where the primary and emergency access drives intersect with South Avenue. (b) The largest vehicle expected on site would be a standard single unit moving truck. (c) Turning movements tailored to the Weston Fire Department’s apparatus can be provided after consultation with the Fire Chief.*



PSC Comment: This request still stands. The Applicant needs to submit revised Site Plans that demonstrate the information requested in Comment 24 (a), (b) and (c) above.

25. RRSPA §4.07 Site Improvements requires: *“The plans shall show areas intended for outdoor storage (open) with dimensions and screening. Traffic flow patterns within the site and off site must be shown and curb cuts and intersections within 500 feet of the property line.”* It appears that the Applicant has complied with these requirements, but, if there are no areas intended for outdoor storage (e.g., waste containers), then the Applicant should add a statement to that effect to the Site plans.

Tetra Tech Response: *There are no areas intended for outdoor storage. The Trash Room is noted on Sheet C-5 and is located internal to the building.*

PSC Comment: This response is satisfactory.

26. RRSPA §4.08 Site Utilities requires: *“Location of any underground storage tanks for fuel or other chemical storage shall be shown including tank type, capacity, age and condition.”* If any underground storage tanks are required for the residential buildings or for the wastewater treatment plan, then the Applicant should show such element(s) to the Site plans; and, if not, the Applicant should add a statement to that effect on the Site plans.

Tetra Tech Response: *There will be no underground storage tanks for fuels or other chemicals.*

PSC Comment: This response is satisfactory.

27. RRSPA §4.09 Waste Disposal requires: *“Location, type and screening details for all waste disposal containers shall be shown including type and composition of solid waste and any hazardous wastes with estimated amounts; and operational plans and facilities for solid waste disposal.”* If applicable, the Applicant should show such element(s) on the Site plans; and, if not, then the Applicant should add a statement to the Site plans that describes the proposed solid waste management plan for the residential building and the wastewater treatment facility.



Tetra Tech Response: *Sheet C-5 identifies the residential trash room, which is internal to the building. Trash generated in the wastewater treatment building will be collected in garbage cans and carried to the trash room in the residential building for disposal.*

PSC Comment: **This response is satisfactory.**

28. RRSPA §4.09 Waste Disposal requires: *“The location of the area which is capable of supporting on-site sewage disposal from the proposed project shall be shown. Design, operating and maintenance details of the proposed disposal facility shall be explained.”* The Applicant has clearly noted the areas of proposed wastewater treatment and of effluent disposal. However, the Applicant needs to submit design, operating and maintenance details for these facilities, as noted above.

Tetra Tech Response: *MADEP will be the review and approving authority for the Wastewater Treatment Facility.*

PSC Comment: **It is understood that the MassDEP will be the primary review and approving authority for the Wastewater Treatment Facility, however pursuant to RRSPA §4.09, the Board is entitled to receive from the Applicant an explanation of the design, operating and maintenance details for the proposed wastewater treatment facility that will serve the Site.**

29. RRSPA §4.10 Earth Removal/Fill requires: *“Indicate areas where earth removal, blasting, or filling is proposed and the approximate volume in cubic yards, along with the rationale for proposed removal of vegetation, trees, soil and for any grade change.”* The Applicant needs to submit a cut & fill plan to indicate areas of cut and fill along with the proposed volumes of earth (or rock) involved; and provide a narrative to describe their *rationale for proposed removal of vegetation, trees, soil and for any grade change.*

Tetra Tech Response: *The site has been graded to meet the various elevations of the residential building access and egress points, the building’s service areas (move in lobby and trash room) and the vehicular access point for the parking garage while meeting existing elevations of South Avenue and the abutting properties and/or wetland areas. Where needed, retaining walls have been provided to meet grades and property boundaries and to reduce grading within the 25-foot buffer zone to the wetlands. Because*



of these grade changes, existing vegetation within the limit of work will be removed. New landscaping plantings will be provided.

The site grading will result in an export. Preliminary calculations indicate that the exports will be approximately 6,000 cubic yards. Blasting for rock removal is not currently anticipated.

PSC Comment: This response is satisfactory with respect to describing the rationale for proposed removal of vegetation, trees, and soil for grade changes. However, the Applicant should provide a cut & fill plan as required by RRSPA §4.10 to illustrate for the Board’s understanding the proposed areas of cut and fill.

30. RRSPA §4.10 Earth Removal/Fill requires: *“Precise calculations for determining the total amount of earth removal or fill will only be required when the development will require earth materials to be obtained or removed off site. If the amount is over 30 cubic yards, a removal/fill schedule will be required which shows size of trucks, gross vehicle weight, estimated number of trips per day for each vehicle, travel routes to be taken, and hours of operation, and certification that fill is free of hazardous materials.”* As a supplement to their response to Comment 29 above, the Applicant should indicate if they will need to remove to, or obtain earth materials from an off-site location; and, if the amount of cut or fill will be over 30-cubic yards, provide their proposed schedule including all details as requested in RRSPA §4.10.

Tetra Tech Response: *As noted above, preliminary calculations indicate an export of approximately 6,000 cubic yards. The details requested above are specific to construction.*

PSC Comment: This request still stands. Because the estimated cut volume will be over 30-cubic yards, the Applicant needs to submit their proposed earth removal trucking schedule including all details as requested in RRSPA §4.10.

31. RRSPA §4.11 Light, Shadow, Sound, Odors requires: *“The proposed location, height, intensity and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures shall be shown including the direction of illumination and methods to eliminate glare onto adjoining properties; and post development shadow on abutting properties. Calculations and descriptions of construction noise during and after construction shall be provided and a description and explanation of any potential odors during construction and thereafter.*



- a. The Applicant needs to provide a photometric plan to illustrate proposed exterior light locations (including building wall packs) and the proposed resultant light intensities at the Site and at abutting property lines.

Tetra Tech Response: *A photometric plan will be submitted as part of the Building Permit.*

PSC Comment: **This request still stands. The Applicant should submit to the Board a photometric plan and the other information as specified in RRSPA §4.11.**

- b. The Applicant should provide a narrative to discuss any potential noise and odors that may be generated during construction, and after completion of the project (e.g., at the wastewater treatment plant, the residential building, and parking garage). Also see Comment 14 above.

Tetra Tech Response: *Anticipated noise during construction will come from construction equipment (excavators, loaders, lifts, etc.). No unusual odors are anticipated during the construction period. Construction activities will only occur during the hours allowed under the State Building Code without prior approval.*

Post construction, there are no unusual noises or odors expected from the residential building and parking garage. Noises from car alarms, building alarms or emergency vehicles may occur sporadically.

The wastewater treatment plant will house the treatment equipment within the building to mitigate noise and odor.

PSC Comment: **This response is satisfactory.**

32. RRSPA §4.12 Signs: The Applicant needs to provide details on “*The location, height, size, material and design of all proposed signagesincluding demonstration of compliance with Zoning By-Law.*”

Tetra Tech Response: *A stand-alone sign permit application will be submitted for approval.*



PSC Comment: This response is satisfactory subject to receipt by the Board of a sign permit application with details required by RRSPA §4.12 for the proposed sign(s).

33. RRSPA §4.13 Design and Landscape: The Applicant needs to submit architect plans as follows: *“Elevation plans shall be provided at a scale of 1/8 inch= 1 foot for all exterior facades of the proposed structure and/or existing facades, plus additions(s), showing design features and indicating the type of material to be used.”*

Tetra Tech Response: *Architecture Plans are being updated for a future submittal.*

PSC Comment: This response is satisfactory subject to receipt by the Board of the revised Architecture Plans meeting the requirements of RRSPA §4.13.

34. RRSPA §4.13 Design and Landscape requires: *“A landscaping plan shall be provided showing all existing natural features, trees proposed for removal over six inches caliper (measured twelve inches over the soil line), area of forest cover including description of type, height, and density, and all proposed changes to these features including size, and type of plant material.”* The Applicant has provided stamped landscape architect plans “Planting Site Plan” as prepared by GWH Landscape Architects, dated June 21, 2019. However, the Applicant needs to submit supplemental plans that provide the detailed information required by RRSPA §4.13 Design and Landscape, as noted above.

Tetra Tech Response: *A more detailed Landscape Plan will be prepared and presented to the Board at a future date.*

PSC Comment: This response is satisfactory subject to receipt by the Board of revised Landscape Plans meeting the requirements of RRSPA §4.13.

35. RRSPA §4.14 Traffic Study: A traffic study is required encompassing all roads and intersections within 500 ft. of the site as well as all roads and intersections impacted by site generated traffic. The Planning Board (in this instance the Zoning Board of Appeals acting in lieu of the Planning Board) is authorized to define requirements for the traffic study. The Town has engaged MDM Transportation Consultants to conduct a peer review of the Traffic Impact and Access Study (TIAS) prepared by Vanasse & Associates, Inc. (July 2019). In order to avoid duplication, we will not perform a detailed analysis of



the submitted TIAS. However, it should be noted that the submitted TIAS does not comply with the requirement of Section 4.14 to identify and evaluate construction phase traffic impacts. The TIAS should address construction equipment and heavy truck trips, particularly those generated by earthwork, foundation, and building structure tasks. The TIAS should also identify total construction phase trips based upon the overall project schedule. See 30 above. The TIAS should identify truck routes and traffic management measures coordinated with Police Department requirements. A draft Construction Management Plan should be provided to minimize overall construction trips particularly single occupant vehicle trips.

Tetra Tech Response: *A preliminary Construction Management Plan will be prepared.*

PSC Comment: This response is satisfactory subject to receipt by the Board of a Construction Management Plan, and receipt of a revised TIAS that fully complies with the requirements of RRSPA §4.14 including the construction phase traffic impacts noted in our Comment 35.

36. RRSPA §4.15 Impact and Mitigation requires: *“Analysis shall be provided of impacts during construction including days and hours of operation; provisions for employee and equipment parking; traffic, noise, dust vibration; impacts on wildlife habitats; demand for and effects on character of the community. Any proposed mitigation of negative impacts shall be provided and shall be consistent with the Standards and Criteria set forth in Section XI, Subsection H. of the Weston Zoning By-Law.”* The Applicant needs to provide this required analysis including a proposed construction schedule. Also see Comment 30 above.

Tetra Tech Response: *A preliminary Construction Management Plan will be prepared and will address mitigation of negative impacts. A preliminary construction schedule will be included.*

PSC Comment: This response is satisfactory subject to receipt by the Board of a Construction Management Plan that includes an analysis of impacts and proposed mitigation as specified in RRSPA §4.15.



PBRR Article IV – Design Standards

PBRR §4.03 Radii requires: *“Street right-of-way side lines at intersections shall be cut back so as to provide for curved radii of not less, than 35 feet and pavement lines at intersections shall be cut back so as to provide curb radii of not less than 48 feet. The minimum centerline radii of streets shall be 250 feet.”*

37. The Applicant should address plan compliance with these standards.

Tetra Tech Response: *No new public or private ways are proposed. Therefor this section is not applicable.*

PSC Comment: **This response is satisfactory subject to ZBA acceptance.**

PBRR §4.04 Grades requires: *“Grades of streets shall be not less than 1.00% nor, shall grades be greater than 6%. All streets shall be graded so as to provide not less than 250 feet of clear sight distance at 4 1/2 feet above pavement. At an intersection, no grade shall exceed 3% within a distance of 225 feet of the centerline intersections of the two roads. The minimum vertical curve shall be 200 feet.”* The access road for the Site basically complies with these requirements, however the Applicant needs to address the following:

38. The Applicant should address compliance with this standard for areas where the site access drive exceeds 6% slope: There are two areas where the drive slope is 10%: 40-feet of length located off the northeast corner of the building, and 100-feet of length located off the southwest corner of the buildings.

Tetra Tech Response: *No new public or private ways are proposed, only site access drive. Therefor these standards are not applicable.*

PSC Comment: **This response is satisfactory subject to ZBA acceptance.**

39. The Applicant should provide a surveyor’s measurement of site distance where the two driveways will provide access to South Avenue. Also see Comment 24 above.

Tetra Tech Response: *As noted above, sight distances are being determined by the Traffic Engineer.*



PSC Comment: This response is satisfactory subject to receipt by the Board of a revised traffic engineer's report that includes surveyor's measurement of site distance where the two driveways will provide access to South Avenue.

PBRR §4.17 Shade Trees requires the following: *"Shade trees, not less than 12 feet in height and of a species approved by the Planning Board shall be planted on each side of every street in the subdivision wherever, in the opinion of the Planning Board, existing woodlands or suitable individual trees are not adequate. Trees shall be located outside the exterior street lines, and at such distance therefrom, and at such spacing, as the Planning Board shall specify, in accordance with the most recent general practice of the Town relating to planting trees on private property along public ways."*

40. Although not a public way, in regard to the access driveway to the site, the Applicant should present information to the Town on how proposed plantings along the access drive (per the project landscaping plans) will comply, or might be modified to comply with requirements of this PBRR section.

Tetra Tech Response: *The Landscaping Plan will be presented to the Board at a future date.*

PSC Comment: This response is satisfactory subject to Board review and acceptance of revised Landscape Plans.

41. PBRR §4.18 Fire Alarm requires *"A fire alarm system shall be installed underground in accordance with the specifications and requirements of the Weston Fire Department as promulgated and amended from time to time."* The Applicant should obtain a letter from the Weston Fire Department in support of their proposed fire alarm system for the Site.

Tetra Tech Response: *Fire alarm systems will comply with the Weston Fire Department requirements. Details will be provided as part of the Building Permit process.*

PSC Comment: This response is satisfactory.



PBRR Article V – Construction Standards

42. PBRR §5.08 Paving of Sidewalks requires the following: *“Sidewalks shall be brought to subgrade by the necessary excavation and filling and shall receive a coat of selected gravel at least 8 inches in thickness, free of all stone over 1 inch in diameter and free from loam, clay, and other foreign matter. Thereafter, each sidewalk shall receive a two-course bituminous paving at least 2 1/2 inches in total thickness after compaction.”* The Applicant should confirm with the Town’s DPW that the sidewalk detail shown on Details Sheet C-13 will satisfy their requirement and the requirements of PBRR §5.08 Paving of Sidewalks. The Applicant’s Site plans call for a 5-foot wide concrete sidewalk within the Site, and also along the south side of South Avenue heading east from a point about 100-feet west of the Project entrance until reaching Wellesley Street. In addition, the Applicant needs to correct the detail shown on Sheet C-13 to call for a 5-foot sidewalk (not 4-foot as detailed).

Tetra Tech Response: *The sidewalk in the public way can be constructed as asphalt or concrete, subject to the Town’s preference. The width noted on the detail will be adjusted accordingly.*

PSC Comment: **This response is satisfactory subject to receipt by the Board of revised plans with the corrected detail.**

43. PBRR §5.13 Cleaning Up requires the following: *“Upon completion of the work, the Subdivider shall clean up any debris thereon caused by street construction, installation of utilities, and other operations of the subdivider. All areas within a right of way or foot path destroyed, damaged, or altered in construction operations shall be restored to vegetation or other finish satisfactory to the Board. Any areas which are used for the disposition of excess fill, stumps, rock, and similar materials which may have accumulated during the prosecution of the work shall, as soon as practicable (and no later than the time of completion of the work), be excavated and then recovered, graded, and landscaped by the Subdivider. The Subdivider shall leave the subdivision area in a neat and orderly condition.”* The Applicant should add a note to the Site plans that will require the Project construction to comply with the intent of PBRR §5.13 Cleaning Up.

Tetra Tech Response: *Although there is no new public or private way proposed, the project site will be thoroughly cleaned of debris at the completion of construction.*



PSC Comment: This response is satisfactory.

Other Site Planning Comments

44. The Applicant should present calculations of snow storage requirements (specifying snow-storm accumulation criteria) and illustrate on the Site plans the proposed locations that will provide adequate snow storage after plowing.

***Tetra Tech Response:** A snow storage plan has been developed for the Conservation Commission. As part of the snow storage plan, the Applicant has committed to offsite disposal of snow when onsite storage areas reach capacity.*

PSC Comment: The Applicant's Long-Term Pollution Prevention and Stormwater Operation & Maintenance Plan that was submitted to the Conservation Commission contained a section "**2.1.10 Winter Maintenance**" that indicated the following, in part:

"Snow piles shall be located adjacent to or on pervious surfaces in upland areas. In no case shall snow be disposed of or stored in resource areas (i.e., wetlands, floodplains, streams or other water bodies)." Our Comment 44 requests more detail than has been noted in the Applicant's submittal to the Conservation Commission. The Applicant needs to present calculations (based on a stated snowstorm accumulation) to identify the area that will be required for snow storage after plowing, and illustrate the specific area(s) on Site that will be used to meet these storage requirements. Snow amounts that exceed this available storage shall require disposal offsite.

45. The Applicant should provide certification of compliance with applicable provisions of the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Barriers Board.

***Tetra Tech Response:** The Applicant retains a third party to review for compliance with ADA and AAB regulations prior to submitting for building permit.*

PSC Comment: This response is satisfactory subject to receipt by the Board of a copy of the proposed third party review.