12/29/16

DEI RESPONSE TO NITSCH ENGINEERING COMMENTS OF 12/20/16

1. Work is shown within the Town of Weston right-of-way, including new sidewalks, pedestrian ramps, drainage structures and drain lines. The proposed work should be reviewed and approved by the Town of Weston Department of Public Works (DPW). All of the potential work on North Avenue, including limits of repaving as a result of the proposed work, should be shown on the plans.

   The work proposed within the Town of Weston right-of-way is the curb-cut and utility installation.

2. A connection to a Town of Weston drainage system within North Avenue is being proposed. If the DPW allows the connection the Town may wish to consider bonding the work so that the burden of any future repairs or maintenance of the system which only serves the development do not fall on the town.

   The Applicant objects to any bonding requirement as it is unaware that the same requirement has been imposed on a Connection Permit permittee for a market rate project. Moreover, the assumption on which the bond is based – that the connection "only serves the development" – is incorrect.

3. A detailed Operations and Maintenance Plan for the stormwater system, including a budget for operation and maintenance costs and how those will be divided among the units should be provided. The proposed stormwater system includes Stormceptor units at all catchbasins. Stormceptor units, to remain effective, need to be cleaned several times a year using a vacuum truck. In addition to parking lot sweeping, inspections of the infiltration systems by a professional engineer and other tasks typically called for in an Operations and Maintenance Plan could make proper maintenance of the stormwater system prohibitively expensive for some of the homeowners.

   A draft Operation and Maintenance plan has already been submitted for review and comment by the ZBA's peer reviewer who agreed that only after (i) the final design is developed and (ii) the ZBA rendered its decision on the Connection Permit, the final operation and maintenance plan would be developed. This can be a condition of approval. Additionally, it should be noted that since the proposed development is a rental project, management of operations and maintenance will be centralized with one management company.

4. The Grading and Drainage Plan indicates that the roof drains for Structures A and B (as labeled on the Site Layout Plan) are directed to the infiltration systems to the rear of the structures. The grading and location and elevation of the infiltration systems might not allow for roof drainage from the front of those structures to be directed to the infiltration system as desired. Currently two roof drains from the rear of each structure are shown connection to each system. It is unclear from the plans provided if the structures have flat or shed-style roof that would allow for the connections as shown. More information, including the type of roof and detailed inverts on the roof drain system, should be provided to ensure that the stormwater system operates as designed.

The proposed buildings have various roof planes that direct water off all sides of the house. The proposed units will collect stormwater in gutters that lead to down spouts then to underground pipes. The pipes with invert information illustrating that water is directed to the infiltration systems have been added to the plans.

5. The infiltration systems to the rear of Structures A and B are about 8' and 10' from the foundation walls of those structures. The basements of those structures would be about the same elevation of the infiltration systems. Without extensive waterproofing and additional detailing of the infiltration system, water from those systems will follow the path of least resistance, which could be to the basements of those structures. The proximity of those infiltration systems to those structures is such that using standard excavation techniques (laying back the slopes) there will no native soils left between the systems and structures to impede the flow of water. If the structures are not to have basements then the foundation walls, including foundation drains, need to be detailed so ensure that water from the infiltration systems does flow directly into the foundation drains, thus short-circuiting the stormwater management system.

   All of the buildings are proposed to be slab-on-grade with no basement space.

6. Foundation drains for all the structures, including the site walls should be shown and their impact on the stormwater management system should be quantified and accounted for in the mitigation.

   All of the buildings are proposed to be slab-on-grade with no basement space.

7. Catchbasins 202, 211, 210 and 204 all have rim to top of pipe distances of one foot or less. The use of such shallow cover might not be possible with the use of Stormceptors. Manufacturer literature or shop drawings should be provided to ensure that such shallow cover is possible.

   The inverts to the catch basin have been lowered to provide approximately 4-feet of separation between the rim and invert. Given the location of these catch basins and their proximity to the underground infiltration basins, additional depth can be provided if needed in the judgment of the ZBA's peer reviewer who is familiar with the system.

8. The pedestrian ramps, especially those within the town right-of-way, should be detailed to ensure their compliance with Massachusetts Architectural Access Board regulations. In addition, it is unclear where one of the pedestrian ramps (the one adjacent to building D) is directing pedestrian to as there is no matching ramp on the other side of the drive.

   This issue was raised during VHB's most recent review and it has been addressed in the current plan set. A standard detail has been included in the current permit plan set. All ramps will be required to comply with the most recent ADA and MAAB regulations and standards.

9. The Utilities Plan indicates that each structure will have single gas, water, electric and telecom connections. Typically, utility providers require that each unit have individual services with either external meters or shut-offs. If the Applicant is proposing a single, common utility room for each

structure than those rooms should be detailed to show how they can be accessed independently from the outside and that the arrangement of utility services, meters and shut-offs are acceptable to the utility providers.

The current design strategy is that each unit is metered separately for all utilities. Water meters will be located within each unit, gas and electric meters will be affixed to exterior walls per code and the recommendation of the utility companies.