

April 18, 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
Drainage Report Cover Letter

Dear Ms. Stockman:

On behalf of the applicant, 104 Stony Brook, LLC, Allen & Major Associates, Inc. (A&M), respectfully submits this drainage report and plan sets to the Weston Zoning Board of Appeals for review and discussion at the next ZBA Hearing for the Ch. 40B Comprehensive Permit Development known as Stony Brook Weston, located at 104 Boston Post Road, in Weston, Massachusetts.

The proposed site improvements include construction of a single, 150-apartment building consisting of several affordable housing units, two parking garage levels, pervious paver drives, landscaped areas, grading, corrugated metal pipe (CMP) detention and infiltration drainage system, underground utilities, and associated site work. Proposed site improvements also include Best Management Practices (BMP) to effectively handle stormwater runoff from the site. The submitted drainage report shows by means of narrative, calculations, and exhibits that the proposed stormwater management system will meet or exceed the ten (10) Massachusetts Department of Environment Protection (DEP) stormwater standards, as well as the Town of Weston's Stormwater Management Regulations.

In summary, the 10 Massachusetts Department of Environment Protection (DEP) stormwater standards have been fully met by the current design, as there are no new stormwater outfalls, there is a reduction in both the peak flow rates and peak volumes under proposed conditions as compared to existing conditions, and, as demonstrated in the DEP Standard calculations included in the drain report, both the recharge and water quality volumes are met due to the use of an appropriately sized drainage system, and the minimum total suspended solids (TSS) has been met as well, through the use of a water quality unit and catch basins with deep sumps and hoods.

Although the Stony Brook to the south of the project site is a Class "A" Outstanding Resource Water, due to its use as a public water supply, and the site is located within a Zone "A" surface water protection area, the proposed design is in compliance with Stormwater Standard #6, as the outlet has been set back approximately 200'+/- from the Stony Brook to an area located outside the 200' outer riparian zone. Under existing conditions, stormwater runoff flows unmitigated and untreated from the project site and directly discharges to the Stony Brook and Stony Brook Reservoir. The Applicant seeks to improve this unmitigated and untreated flow condition by improving stormwater effluent quality through the use of BMP's, as outlined in the attached drainage report.

The project plan set also includes an Erosion & Sedimentation Control plan (Sheet C-1), which details the use of silt fencing, hay bale lines, and other standard erosion control measures, a long-term operation and maintenance plan and log (included in the drainage report), as well as an illicit-discharge compliance statement. In addition to the MassDEP 10 Stormwater standards, the Town of Weston Stormwater and Erosion Control Regulations have also been met, including, but not limited to: sizing the BMP's for water quality to the 1-inch rule, decreasing the peak flows in the post-development watershed as compared to the pre-development watershed, using the rainfall data specified by the Town of Weston, and providing an Operations and Maintenance plan. Due to careful design and the measures outlined above, the current stormwater management system design fully meets the 10 Massachusetts Department of Environment Protection (DEP) stormwater standards, as well as the Town of Weston Stormwater and Erosion Control Regulations.

If you have any questions or comments, please do not hesitate to contact Allen & Major Associates at (781)-935-6889. We look forward to working with the Town of Weston Zoning Board of Appeals on the project as we work towards an acceptable design which will improve the current site conditions through the use of BMP's such as water quality units, catch basins with deep sumps and hoods and a detention and infiltration system. A&M has also emailed a link to PDF's of the plans and drainage report for the Zoning Board of Appeals' reference.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Timothy J. Williams, PE
Principal

Cc: via email: 104 Stony Brook, LLC

Enclosures:

- 1) Site Plans for Stony Brook Weston; 104 Boston Post Road, Weston, MA. Plans prepared by Allen & Major Associates, and dated March 28, 2017. 18 sheets.
- 2) Drainage report for Stony Brook Weston; 104 Boston Post Road, Weston, MA. Dated April 18, 2017. 247 pages.