



Via Electronic Mail

November 15, 2023

Ms. Patricia Lambert, Chair
Scituate Planning Board
Town Hall
600 Chief Justice Cushing Highway
Scituate, MA 02066

Re: 2nd Peer Review Major Site Plan Review
Stearns Meadow Water Treatment Plant
453 Chief Justice Cushing Highway, Scituate, MA
Assessor's Map/Block/Lot 47/02/26J

Dear Ms. Lambert and Board Members:

Woodard & Curran submits this letter and supporting information to update the Scituate Planning Board ("Board") on pending items that were identified in the Horsley Witten Group's peer review letter entitled "2nd Peer Review Major Site Plan Review" dated October 18, 2023, as well as questions and comments from the Board during the October 26, 2023 Planning Board Hearing.

Horsley Witten Group comments that were not closed (i.e. not described as "no further action required") are provided below in **bold**, followed by Woodard & Curran's responses in *italics*. Following the Horsley Witten Group comment responses is information related to the comments and questions posed by the Board during the October 26th hearing.

SECTION 600 DIMENSIONAL REGULATIONS

Section 620.1 BUILDING HEIGHTS

1. The maximum building height is 35 feet. HW recommends that the Applicant adjust the height of the treatment plant or justify the need for the extra height to the Planning Board.

HW (October 18, 2023): The Applicant provided a justification for the proposed height of the water treatment facility. The Applicant is pursuing a Special Permit from the Scituate Zoning Board of Appeals. HW recommends that the Planning Board reference any Special Permit obtained for the project.

The Applicant will update the Board on the progress of the Special Permit approval process as new information becomes available.

SECTION 770 SITE PLAN REVIEW

Section 770.5 APPLICATION REQUIREMENTS (I)

1. Existing natural features such as waterways, drainage course, large boulders or ledge outcroppings, trees of twelve inches caliper or more, and stone walls. Where a portion of the site is to remain undisturbed by the proposed site work, such area shall be so indicated on the plan.

2. The Applicant has located stone walls and isolated vegetated wetlands. The Applicant has also labeled the limit of work on the plan set. The Applicant has not noted if there are trees of twelve inches caliper or more within the limit of disturbance and has not clearly indicated the areas on the site that will remain undisturbed. HW notes that the Applicant has stated that a tree survey is being conducted. HW recommends that the Applicant provide the requested information to the Planning Board.

HW (October 18, 2023): The Applicant states that the areas outside of the limit of work shown on the site plans will remain undisturbed. A tree survey is in progress and will be completed prior to the end of October. HW has no further comment.

Areas outside of the limit of work shown on the site plans will remain undisturbed. A tree survey has been completed by Bartlett Tree Experts. Woodard & Curran is awaiting the final report and will submit to the Planning Board once it has been received from Bartlett Tree Experts.

Section 770.6 STANDARD OF REVIEW (D)

D. Adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted on the site, safety and adequacy of water supply and distribution, and of fire fighting facilities on the site.

5. The Applicant has proposed an onsite wastewater absorption system. HW recommends that the Applicant document that the Board of Health has reviewed and approved the design. The Applicant has included an enclosed dumpster to manage solid waste.

HW (October 18, 2023): The Applicant has stated that it will submit an onsite wastewater disposal system plan to the Board of Health by October 13, 2023, and will submit the plans to the Planning Board as well. HW has not heard if the plans were issued.

Woodard & Curran submitted onsite wastewater disposal system plans to the Board of Health on October 11, 2023. Woodard & Curran then received comments from the Board of Health on October 24, 2023. Woodard & Curran is currently in the process of addressing these comments. All plans and subsequent documentation will be submitted to the Planning Board once approval has been received from the Board of Health.

Review of Stormwater Management Report

Standard 2, Item h. The overflow for Bioretention Basin 2P is modeled at elevation 70.34. The elevation does not appear to be called out on the plan or on the detail. HW recommends that the Applicant label the overflow accordingly.

HW (October 18, 2023): In response to this recommendation, the Applicant stated that 70.34 is the correct elevation and that a callout was added to Sheet C-403. The overflow at Basin 2P, however, calls out 70.06. HW recommends that the Applicant review Sheet C-403 to check for a clerical error.

Woodard & Curran reviewed the plans and HydroCAD model and confirmed this was a clerical error. The emergency overflow elevation was lowered during the last revision so that the pond would have 1 foot of freeboard. The callout shown on the plans of 70.06' is accurate and reflects the elevation modeled in HydroCAD.

Standard 8, Item b. As noted under Section 4.1.8 of the Stormwater Management Report, the Applicant is proposing to disturb more than one acre of land. In accordance with the EPA Construction General Permit, the Applicant is required to file a Notice of Intent with the EPA and prepare a Stormwater Pollution Prevention Plan (SWPPP). HW recommends that the Applicant provide the Town of Scituate with a copy of the SWPPP a minimum of 14 days prior to land disturbance. The Planning Board may choose to require receipt of the final SWPPP signed by the contractor as a condition of approval.

HW (October 18, 2023): The Applicant intends to file a Notice of Intent and Stormwater Pollution Plan prior to any land disturbance. The Planning Board may choose to require receipt of the final SWPPP signed by the contractor as a condition of approval.

The Applicant is agreeable to this potential condition and can submit the final endorsed SWPPP to the Board prior to construction.

Standard 9, Item a. The Applicant has provided an Operation & Maintenance (O&M) Plan in Appendix F of the Stormwater Management Report. HW recommends that the Applicant provide it as a separate standalone document signed by the property owner. The Planning Board may choose to require receipt of the O&M Plan signed by the property owner as a condition of approval.

HW (October 18, 2023): The Applicant states that a standalone O&M Plan will be provided. The Planning Board may choose to require receipt of the O&M Plan signed by the property owner as a condition of approval.

The Applicant is agreeable to this potential condition and can submit the O&M Plan, signed by the Applicant, prior to construction.

Standard 10, Item a. The Applicant has noted in Section 4.1.10 of the Stormwater Management Report that the project will not result in any new illicit discharges. The Applicant has also noted that an Illicit Discharge Statement will be submitted prior to construction. The Planning Board may choose to require receipt of the Illicit Discharge Statement signed by the property owner as a condition of approval.

HW (October 18, 2023): The Applicant is amenable to this condition from the Planning Board.

The Applicant is agreeable to this potential condition and can submit the Illicit Discharge Statement, signed by the Applicant, prior to construction.

October 26, 2023 Hearing Discussion Items

Several topics were discussed during the last Board hearing with comments and questions received from the Board plus several of the abutters in attendance. Items requiring additional information prior to resolution are listed below with current design status or potential options and, if applicable, a description of any related changes to the site plan(s).

1. Landscape Plan

Additional comments related to the proposed landscape plan were received from the Town Planner related to species selection, location, and size at installation. The landscaping plan is being revised to include surveyed trees outside of the limit of work that will remain, additional understory plantings in sight lines from the neighboring residential properties, and more variety in planting sizes. The revised plan is currently under development and will incorporate feedback from the public, Planning Board, and Town staff.

2. Northern Clearing Limits

An abutter to the north of the project questioned the proximity of clearing proposed near their property. In response to this concern the proposed grading around the septic field was adjusted to minimize the extent of tree clearing near the abutter. These changes are reflected on the updated plans with the proposed clearing now further from their property line.

3. Western Clearing Limits

An abutter to the southwest of the proposed project questioned the proposed clearing limits near their property with concerns that it will be less than 50-ft. An evaluation was completed to determine if the clearing limits could be reduced in this area. Due to the extent of the proposed sand drying beds and stormwater management basins it is not possible to reduce the extent of grading (and associated tree clearing) if a 4 to 1 vegetated slope is used along the southwest side of the project.

4. Dewatering Approach

In response to the Board's questions related to the approach for dewatering the foundation excavation additional details and temporary water handling measures have been added to the erosion control plans. A settling basin has been added south of the building that will be used

exclusively for pumping discharges from groundwater dewatering, with outflow directed to the southern portion of the property. As stated during the last hearing daily turbidity monitoring of these discharges, if occurring, will be required by the Construction General Permit. Average daily values (over the course of each week) above 50 NTU will require corrective action to stay in compliance.

We trust that the responses above and supplemental information provided in the referenced documents address your comments. Please feel free to contact us if there are any questions or additional information is required.

Sincerely,

WOODARD & CURRAN, INC.

A handwritten signature in black ink that reads "Kevin A. McCaffery". The signature is written in a cursive, flowing style.

Kevin A. McCaffery, PE
Technical Manager – Civil & Stormwater

Attachments: Revised Site Plans