

May 22, 2020

City of Melrose Planning Board
City of Melrose Conservation Commission
Attn: Ms. Denise M. Gaffey
Director and City Planner
Office of Planning and Community Development
Melrose City Hall
562 Main Street
Melrose, Massachusetts 02176

**RE: 2nd Supplemental Peer Review
Hillside Park, 0 Swains Pond Avenue
Definitive Subdivision Plan and Notice of Intent**

Dear Planning Board and Conservation Commission Members, Ms. Gaffey, and Mr. Devlin:

BSC Group has completed its second supplemental review of the responses prepared by the Applicant's project team, submitted as of May 21, 2020, for the Definitive Subdivision Plan and Notice of Intent (NOI) for the proposed Hillside Park, 0 Swains Pond Avenue definitive subdivision located in Melrose, Massachusetts. This letter report summarizes comments and questions that we have formed after our review of these responses and the most recently submitted plans and technical materials. This review encompasses the Project's compliance with the City of Melrose Wetlands Ordinance, the Rules and Regulations Governing the Subdivision of Land in Melrose, Massachusetts (Subdivision Rules), the Massachusetts Wetlands Protection Act M.G.L. Ch. 131, the Massachusetts River and Stream Crossing Standards, and enacting regulations 310CMR 10.00 (the WPA), the Massachusetts Department of Environmental Protection's (DEP) Massachusetts Stormwater Handbook (Stormwater Handbook), and general engineering design and best development practices.

BASIS OF CURRENT REVIEW - AVAILABLE PERMITTING DOCUMENTS - HILLSIDE PARK, 0 SWAINS POND AVENUE DEFINITIVE SUBDIVISION:

For this second supplemental peer review, in addition to the documents utilized during our first peer review, BSC reviewed the following documents received on or before May 21, 2020. This list is taken from a Table of Contents Document provided by the Applicants Project team:

Engineers
Environmental Scientists
Custom Software Developers
Landscape Architects
Planners
Surveyors



Materials Delivered for 5/18/2020 Planning Board Meetings

- Revised narrative for DEP File Number 217-208 (Notice of Intent)
- Modified Definitive Plan (13 sheets)
- Stormwater Pollution Prevention Plan (Draft)
- Engineering response to Peer Review Response (2020-05-15)
- Answers to Questions from Public and Board at 2020-05-04 Meeting

Documents that address specific questions from 5/4/2020 Meeting

How will the retaining walls be constructed?

- Sample Images of retaining walls: IMG_1472.jpg & IMG_1480.jpg
- Can we get more detail in the Construction Sequence?
 - Construction Sequence Cover Page
 - Construction Sequence (updated 2020-05-08)
 - Work Zone Map (Addendum of Construction Sequence)
- Multiple questions about blasting.
 - Blasting Plan – Patrick’s Place
- What will the open space on lot 1 look like?
 - Open Space Planting Rendering
 - Color site plan shows lot 19 and the area of lot 1 that will be deed restricted
 - Color site plan shows lot 19 and the area of lot 1 that will be deed restricted with hash marks
- Can a speed deterrent be provided for vehicles accessing Maple Terrace from Swains Pond Ave?
 - Intersection Comparison – shows center line turn before and after proposed change
- Can the Planning Board be provided with recorded plan/deed information on Maple Terrace?
 - Deeds and Plans in support of determination of width of Maple Terrace
 - Plan for 65 Swains Pond Ave: PL 145 of 1928.pdf
 - Deed 57 Swains Pond Ave: certificate 264887 (Farooqi 57 Swains Pond Avenue).pdf
 - Deed 1 Maple Terrace: certificate 188344 (Cefalo 1 Maple Terrace).pdf
 - Deed 2 Maple Terrace: bk51593 pg 492 (Campbell 2 Maple Terrace).pdf

In addition to the above, the following plan was received on 05-21-20 for Planning Board and Conservation Commission Meetings:

- Sketch Plan Showing Proposed Replication Area Regrading, prepared by Williams & Sparages, dated May 21, 2020;

PROJECT SUMMARY

The project involves the construction of a 712-foot subdivision road, to be named Patrick's Place ending in a cul-de-sac, off Maple Terrace, that would include 9 single family house lots, and a new 300-foot reconstruction of a portion of Hillside Park. Both proposed roads would have a pavement width of 24 feet. This project has undergone review from various City of Melrose staff, Boards and Commissions, with both the Melrose Planning Board and Conservation Commission having held public meetings on this definitive subdivision under the City's Subdivision Control Regulations and under the MA Wetlands Protection Act (WPA). Various City staff, including the DPW/City Engineer, have issued review comments pertaining to the proposed project.

At the request of the City of Melrose, the BSC Group conducted a peer of the application, and issued our initial peer review letter on March 9, 2020. BSC prepared and submitted a supplemental peer review letter dated May 11, 2020.

Upon reviewing the most submittals in response to previous comments, BSC offers the following supplemental review comments. To provide consistency, the comment numbers from our previous review will be retained. Where a comment has been previously addressed to our satisfaction, it will not be referenced again in the following section. Where BSC has a response to the latest submittal, BSC will provided a copy of our original comment, the Applicant's project team response, and any new comments.

PROJECT SUPPLEMENTAL REVIEW COMMENTS

BSC offers the Melrose Planning Board and Conservation Commission the following supplemental comments based on our review of the project and information provided to us on or before May 21, 2020 as detailed above.

I. General

4. Original BSC Peer Review Comment 03/09/2020: *Blasting*

BSC Response: The most recent submittals for the project have provided more detail on the proposed work to replace this existing culvert. BSC's suggests that, should the project's construction schedule allow, consideration be given to undertaking the culvert replacement work during low flow conditions in the stream, to minimum the accommodations needed to divert or temporarily store water flowing from upstream areas. It may also be helpful to have additional sedimentation and erosion control measures readily available to be installed downstream of the work area should an unexpected heavy rainfall event occur.

Engineers
Environmental
Scientists
Custom Software
Developers
Landscape
Architects
Planners
Surveyors



BSC suggests the Planning Board and/or Conservation Commission consider conditions in their decisions that the detailed construction plan for the culvert replacement construction work at Maple Terrace be submitted and reviewed by the appropriate City staff prior to the commencement of this construction activity, and that this plan include additional sedimentation and erosion control provisions for this work.

- 5. Comment adequately addressed. While a Draft SWPPP report has been submitted, BSC suggests the Planning Board and/or Conservation Commission require that the applicant provides copy of the SWPPP and EPA application to the Board and Commission staff prior to the commencement of any construction activities on the site.***

II. Review of the Definitive Subdivision Plan

- 11. BSC recommends that Boards consider requesting more detailed information from the applicant pertaining to sedimentation and erosion controls to be implemented prior to and during construction. At the very least, it is suggested that the final draft Stormwater Pollution Prevention Plan be provided to the City for review by appropriate City staff and Departments prior to its submittal to the EPA under the NPDES permit program.***

- 13. Original BSC Peer Review Comment 05/11/2020: Blasting and Rock/Earth Removal***

The applicant and his project team have provided additional information as part of their May 15, 2020 submittal and subsequent to the Planning Board hearing on May 18, 2020. This information is referenced at the beginning of this letter.

BSC notes the following:

- a. The letter from Rock Splitters, Inc., dated May 14, 2020, the blasting contractor for the project, is thorough, but in a very general manner. They even note this near the top of page 9. Brian Decot, the owner of Rock Splitters, Inc., provided testimony at the May 18, 2020 Planning Board hearing. A second letter from Rock Splitters, dated May 20, 2020, provides additional information regarding the Pre-Blast surveys that need to be undertaken. Several plans, schedules, and other materials have been submitted regarding not only the blasting, but the overall construction schedule.



Questions raised by BSC's review have been partially answered by the more recent submittal materials. For example, the most current Construction Schedule Diagram, dated May 21, 2020, indicates that portions of the five Construction Phases referenced in earlier documents will be undertaken concurrently. This document provides an overall schedule for the work required for the roadway construction and blasting could be undertaken in an overall time span of seven months.

It is clear from the detailed information submitted and discussion at the May 18 Planning Board hearing, the above information is of preliminary nature and will need to be developed into a detailed work plan subject to that a detailed work plan will be developed as a result of the Pre-blast surveys and preliminary onsite evaluations.

It was noted during the May 18 Meeting an estimate of the total ledge blasting to be undertaken was provided. This estimate, as indicated on page 3 of the Notes from May 4 Planning Board Hearing, indicated 65,000 cubic yards of blasting will be needed for this project. During the May 18 meeting, in response to a question from the Board, the Applicant's team estimated that to remove this ledge from the site would require between 1,100 to 1,200 large trucks.

- b. BSC notes that this effort of blasting and ledge removal will require extensive onsite coordination. During blasting operations, temporary onsite storage areas for blasted ledge will need to be located, the construction vehicle trips to and from the site, estimated at 1,100 to 1,200 truck trips over a six-day per week, seven-month period will require careful scheduling and coordination.

Once prepared, detailed construction and blasting work plan will need to be reviewed and approved the appropriate by City officials. The communications plan for abutting residents and neighbors, as the Applicant noted would be set up, should also be incorporated into the construction and blasting work plan to be developed by the Applicant's project team, including the blasting contractor.

BSC recommends that Board and/or Commission consider conditions within any approvals issued that require more detailed information from the applicant pertaining calculations of the quantity of blasting and rock/earth removal schedule, and details for blasting and rock/earth removal to be implemented prior to and during construction to be provided for review and approval prior to the commencement of construction activities on the site.



14. BSC Peer Review Comment 05/11/2020: Test pits within proposed infiltration areas.

Applicant and his project team have agreed to undertake additional test pits within the footprint of all onsite infiltration systems where these test pits have not already been performed.

BSC has no issues with the above, and suggests the Planning Board and Conservation Commission consider including conditions requiring these additional test pit explorations be undertaken prior to the commencement of Construction of Patricks Place for the proposed infiltrations system and prior to the issuance of a building permit for an individual residence for the proposed roof infiltration systems.

BSC Comment: Breakout of infiltrated stormwater at Infiltration Pond 1P:

BSC notes the applicant has addressed this comment with including the installation of an impermeable barrier along the slope to prevent breakout.

During the May 18 Meeting, it was suggested and the Applicants engineer indicated that they would provide additional information to ensure that the proposed impermeable barrier would be placed to a depth that would preclude breakout on this slope to an elevation below the elevation of the adjacent portion of Maple Terrace.

BSC has no issues with this suggestion.

- vi. Comment adequately addressed. It is suggested that appropriate agencies or staff of the City of Melrose be made aware and notified of the specific legal agreements regarding O& M and long-term pollution prevention to be made for this project should these occur.***



17. Original BSC Peer Review Comment 05/11/2020: Wetlands Replication Area:

BSC response: BSC expressed a concern regarding the proposed grading within the Wetlands Replication Area. The Sketch Plan Showing Proposed Replication Area Regrading, prepared by Williams & Sparages, dated May 21, 2020 has adequately addressed this issue.

BSC has no issues with the revised grading on the above referenced plan.

We look forward to discussing this project with you further at the upcoming public hearings on the project. Please feel free to contact me at (617) 896-4471 or fdipietro@bscgroup.com should you have any questions on the information in this report.

BSC Group welcomes the opportunity to provide our services to the City of Melrose.

Sincerely,

BSC GROUP, INC.

Frank DiPietro, P.E.
Senior Associate, Senior Project Manager