

Horsley Witten Group

Sustainable Environmental Solutions

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March 23, 2020

Margaret R. Hoffman, AICP
Town of Wenham
Planning Coordinator
138 Main Street
Wenham, Massachusetts 01984

RE: Peer Review for Maple Woods
Comprehensive Permit Application

Dear Ms. Hoffman and Board Members:

The Horsley Witten Group, Inc. (HW) is pleased to provide the Wenham Zoning Board of Appeals (ZBA) and Conservation Commission with this follow up peer review of the Maple Woods Comprehensive Site Plan submission located at 62 Maple Street in Wenham, Massachusetts. Supplemental and revised materials for the above-referenced project have been submitted to reflect modifications to the proposed building and a shift of the property line. The Maple Woods development has been reduced from 60 units to 45 units, and the building was reconfigured as a result of a settlement agreement. The proposed building footprint has increased from 18,600 square feet (sf) to 19,950 sf.

The following documents and plans were reviewed by HW:

- Letter to the Wenham Zoning Board of Appeals, prepared by Harborlight Community Partners, dated December 4, 2019;
- Memorandum to Wenham Zoning Board of Appeals, prepared by SV Design architects, dated February 13, 2020;
- Memorandum to Wenham Zoning Board of Appeals, prepared by Meridian Associates, dated February 13, 2020
- Architectural plan set, Maple Woods Housing LLC, 62 Maple Street Wenham, MA, ZBA Resubmission, February 13, 2020 (4 sheets);
- Stormwater Analysis and Calculations for 62 Maple Street, Wenham, Massachusetts, prepared by Meridian Associates, revised March 19, 2020; and
- Maple Woods Preliminary Comprehensive Permit Plans for 62 Maple Street, Wenham, Massachusetts, prepared by Meridian Associates, revised March 19, 2020 including:
 - Cover Sheet
 - Record Conditions Plan, Sheet 2 of 4
 - Permit Grading & Layout Plan, Sheet 3 of 4
 - Permit Utility Plan, Sheet 4 of 4

Based on the materials submitted to date, HW offers the following comments. Items from our last peer review (February 18, 2015) are included below in *italicized font*.

Stormwater Management Review

1. Plan revisions include the reconfiguration of the proposed subsurface infiltration facility #2. The cover letter states that two (2) additional units are proposed but the HydroCAD report appears to list an increase of ten (10) units. HW recommends that the Applicant clarify the number of units proposed and document the total number on the plan set for construction purposes.
2. The revised Post development HydroCAD Report indicates a new Storage Volume and a Broad-Crested Rectangular Weir will be provided for subsurface infiltration facility 2P which captures the building roof runoff. Details have not been provided to HW and therefore we were not able to confirm that the inverts listed in the HydroCAD calculations will be constructed. HW recommends including the entire plan set for review and/or that an as-built be provided post construction to confirm that the system is constructed as designed.
3. The modified subsurface infiltration facility #2 appears to be adequately sized to manage the increased roof runoff from the proposed building.
4. *If an Order of Conditions is issued for this project, the Conservation Commission may choose to add a Special Condition requiring they have final authorization on the acceptable placement and the removal of the siltation devices.*
5. *If an Order of Conditions is issued for this project, the Conservation Commission may choose to add a Special Condition requiring the Applicant to provide the Wenham Conservation Commission with a copy of its SWPPP and Notice of Intent to EPA prior to construction.*

Please contact Janet Carter Bernardo at 857-263-8193 (jbernardo@horsleywitten.com) if you have any questions regarding this review.

Sincerely,

Horsley Witten Group, Inc.



Janet Carter Bernardo, P.E.
Senior Project Manager