

February 20, 2024

Mr. Richard S. Novak
Chairman, Norton Zoning Board of Appeals
Town of Sherborn
19 Washington Street
Sherborn, MA 01770

Re: Clawe – 2nd Comprehensive Permit Plan Changes

Dear Mr. Novak and Board Members.

Upon the request of the board, we provide a summary of the recent plan changes to address peer review comments and other public comments summarized in the following and detailed in the attached table.:

1. The plans are revised to address peer review comments in stormwater management system, water and sewer, wetlands.
2. This revision also includes:
 - a. The updated stormwater checklist and report with new groundwater mounding analysis based on extensive soil and well aquifer research and analysis, which confirmed that the stormwater basins meet all DEP standards providing adequate setbacks to property line, septic, Wells, and wetland, and more than 12" free board for a 100-year storm event, adequate water quality and quantity management to meet 80% TSS removal rate and less peak runoff to abutting property. All basins will be dewatered within 72 hours
 - b. Provided detailed nitrogen loading analysis by the proposed septic system that concluded that the nitrogen concentration at the downgradient property line will be less than 10mg/l, which is the DEP drinking water standards. All abutters drinking water wells are upgradient and/or further away from the most vulnerable downgradient area that was analyzed.
 - c. Construction details sheets are expanded to include more water, sewer, and utilities construction.
 - d. A detailed response to peer review dated October 27, 2023, is provided with soil testing information and nitrogen loading analysis attached to.
3. The soil testing locations and a summary table are updated with the January 3, 2024 soil sampling and testing.
4. Cut and fill analysis that may impact the abutting properties and resources are provided grouped in 1) septic construction area, 2) stormwater basin and road entrance area' 3) well access area, which is summarized in the following table and detailed on Sheet 22.

Summary of Cut and Fill

Area of Analysis	Volume, CY	
	Cut (+), Fill (-)	
Area 1	3725	cut
Area 2 A	7794	cut
Area 2 B1C	-2720	fill
Area 2 B2	453	cut
Area 3	1415	cut
Total	10667	cut

If you have further questions, please contact us.

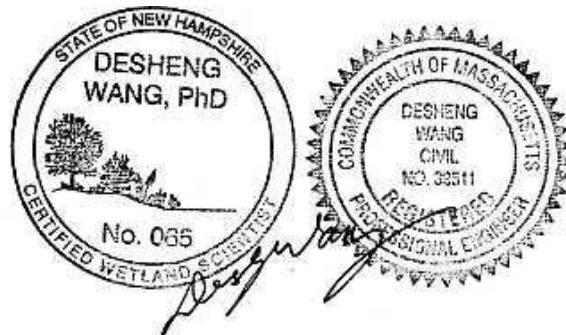
Please feel free to contact us if you have any questions.

Sincerely,

Creative Land & Water Engineering, LLC

By

Desheng Wang, Ph.D., P.E.
Civil/Environmental Engineer and
Certified Wetland Scientist



CC:

Robert Murchison, 177 Lake Street, Sherborn, MA 01770

Paul Haverty, esq.

Plan Changes	
Sheet 1	Cover & Index Sheet - Basin envelopes and sas envelopes are now shown. Existing and proposed wells are now shown. Solar array and access roads are now shown
Sheet 2	Existing Watershed Plan - No Change
Sheet 3	Existing Conditions Index Plan - Additional soil test pit data added
Sheet 4	Existing Conditions (1 of 2) - Additional soil test pit data added
Sheet 5	Existing Conditions (2 of 2) - Additional soil test pit data added. Updated stormwater and roadway soil testing summary table
Sheet 6	Proposed Watershed Plan - No change
Sheet 7	Sediment and Erosion Control Plan - Updated erosion control line. Added limit of clearing line. Updated snow storage areas
Sheet 8	Sediment and Erosion Control Details - No Change
Sheet 9	Proposed Conditions Index Plan - Grading changes for all the stormwater basins and other minor grading modifications throughout the site. Solar array layout and location. Sewer, electric and cable, water lines. Fire cistern location and fire truck parking location. Modified grading at the entrance of the subdivision in order to catch runoff from the proposed road and treat it in our stormwater basins. Modified the retaining walls by stormwater basin A and B.
Sheet 10	Proposed Conditions Plan (1 of 4) - Same as Sheet 9
Sheet 11	Proposed Conditions Plan (2 of 4) - Same as Sheet 9
Sheet 12	Proposed Conditions Plan (3 of 4) - Same as Sheet 9
Sheet 13	Proposed Conditions Plan (4 of 4) - Same as Sheet 9
Sheet 14	Proposed utilities plan - New
Sheet 15	Soil Logs (1 of 2) - New
Sheet 16	Soil Logs (2 of 2) - New
Sheet 17	Road Profile - New
Sheet 18	ILSF Compensatory Design Plan - New
Sheets 19 -22	Construction Details and cut and fill analysis