

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

May 19, 2021

Mr. Richard Novak, Chair
Zoning Board of Appeals
19 Washington Street
Sherborn, MA 01770

Dear Mr. Novak and Board members,

As you know, the Planning Board is the permitting authority under Chapter 25, Comprehensive Stormwater Management Bylaw. While the ZBA assumes this authority under the Chapter 40B Comprehensive Permit process, the Planning Board would like to provide some guidance on stormwater issues that we believe are significant and warrant attention by the ZBA.

We have reviewed the peer review reports by Professional Services Corporation, the Nobis Group and Creative Land and Water Engineering. Board members generally support their findings. More specifically, we believe the current plan does not meet State or Federal standards. We offer the following comments:

1. A question has been raised about the possible existence of a vernal pool and/or wetlands on the property that have not already been identified on the plans. Confirmation of their existence or lack thereof must be determined. If they exist, the stormwater management report must be revised to account for their role in managing stormwater currently as well as the impacts of the development on them. In addition, impacts on wetlands located on adjacent properties that are hydrologically connected to those on the subject property must be determined.
2. The estimated discharge of effluent from the proposed leaching field of the wastewater treatment plant is not within the Planning Board jurisdiction. However, its impact on the groundwater level and the corresponding ability of the ground to absorb stormwater must be taken into account. This is especially important given the relatively thin layer of overburden soil above bedrock that exists on this property. The leaching field discharge will reduce this capacity even further, even before accounting for the increase in impervious surface as a result of the development structures and pavement.

3. While permission to connect the proposed stormwater management system to the Town's existing system within Hunting Lane is in the jurisdiction of the DPW Director, the Planning Board believes that it is critical to determine the potential impacts of such a connection in terms of the system's volume capacity, function in settling out sediments and associated contaminants, and effects on water quality at the outfall at Indian Brook.
4. We agree with the peer reviewers, that any runoff from point sources must not run onto abutting property without an easement to accommodate it. Such runoff is likely to reduce the effectiveness of abutters' septic systems.
5. We agree that test pits should be completed prior to construction of any infiltration structures planned at sites that have not already been tested, to confirm that soil conditions conform to the design infiltration rates, and if warranted, the structures should be redesigned accordingly.

Thank for this opportunity to comment.

Sincerely,



Marian Neutra
Chair