

August 3, 2023

Town of Pembroke Planning Board  
Pembroke Town Hall  
100 Center St.  
Pembroke, MA 02359

RE: Response to Comments  
33 Riverside Dr.  
Pembroke, MA 02359

Copy to: KRR Pembroke LLC c/o Rader Properties, Inc.  
Merrill Engineers (1 copy)

Dear Members of the Board:

On behalf of our client, KRR Pembroke LLC c/o Rader Properties, 80 Washington St. Bldg J-40, Norwell, MA 02061, we are pleased to submit the following documents:

1. One (1) copy of Revised Operation and Maintenance Plan by Kelly Engineering Group, Inc., dated August 3, 2023

The purpose of these documents is to provide responses to peer review comments received from Merrill Engineers and Land Surveyors dated July 31, 2023. Each comment has been included in plain text followed by responses in italics.

Merrill Engineers and Land Surveyors Comments – July 31, 2023

1. 4.19 A note has been added to the Grading Plan for the protection of the subsurface infiltration chamber systems during construction. Due to the existing topography sloping towards Water Street, erosion controls should be reviewed carefully. A SWPPP will be required and further detail on construction staging and erosion control measures can be provided within this document.

*SWPPP will be provided to the town prior to construction.*

2. 5.3 Planning Board, confirmatory soil testing in the two rear stormwater chamber systems prior to the start of construction could be a condition of approval.

*We agree to confirmatory soil testing in the two rear stormwater chamber systems prior to the start of construction condition to be placed as a condition of approval.*

3. 5.3 The two centrally located stormwater systems will surcharge at the lowest catch basins which are located within the central parking area. This area would then flood to elevation 47 before relief is provided in the southerly driveway to the rear of the property. The proposed building's first floor elevation is proposed at elevation 48. Proper maintenance for the subsurface infiltration chamber systems

should be followed to ensure that the systems function properly to avoid any flooding conditions. No further comment.

*The subsurface chamber systems will be maintained in accordance with the Operation and Maintenance Plan..*

4. 5.3 An inspection port detail is provided. Please clarify the inspection port labeling. Partially addressed.

*Inspection Ports are labeled as "IP" on the plans and called out on System #1 as typical.*

5. 5.3 A CDS pretreatment unit detail has been provided. It should be noted that the structures will be installed with frame and grates not covers. Partially addressed.

*Acknowledged, all CDS units will be installed with grates, not covers.*

6. Standard 8 - Erosion/Sediment Control

Additional soil stockpiling and construction staging has been provided. Further erosion controls and construction staging should be provided in the SWPPP.

*SWPPP will be provided to the town prior to construction.*

7. Standard 8 - Erosion/Sediment Control

The project will require to file for a Construction General Permit (CGP) with the US EPA and implement a Stormwater Pollution Prevention Plan (SWPPP). We recommend a copy of the CGP and SWPPP be provided to the Town prior to the start of construction. It is recommended that this be a condition of approval.

*SWPPP will be provided to the town prior to construction.*

8. Standard 9 - Operation and Maintenance Plan

Vehicle washing has been removed from the Operation & Maintenance plan although a notation discouraging vehicle washing was not found. Please clarify if this note has been added.

*No vehicle washing has been added to the Operation and Maintenance Plan. See attached revised Operation and Maintenance Plan.*

9. Additional Comments – 1

A modular block retaining wall detail has been provided. With the close proximity of the subsurface infiltration chamber system to the retaining wall, further clarification on the walls construction should be provided. Will the wall require geogrid which could conflict with the chamber systems? Is there potential for breakout through the wall?

*Generally, the geogrids length are shorter than the height of the wall. The recharge systems are greater than 10' from the wall and the wall does not exceed more than 9' in height. The geogrids can accommodate drainage structures. The grids can be cut around the drainage structures. Stone is provided behind the face of the walls and a perforated drain line and drain outlet at the base of the wall will be provided.*

10. Additional Comments – 2

All outlets are now indicated to be flared end sections. It is still not clear how these outlets will be accessed for maintenance. Will there be access from Water Street? If so please indicate how.

*The outlets will be maintained with hand tools and accessed from Water Street with no disturbance to the existing natural buffer.*

11. Additional Comments – 5

Easement deed information has been provided and it seems this easement is for drainage purposes for Route 3 with the “right to enter upon said land at any time to construct thereon and to use and maintain drainage structures, together with the right to discharge surface water upon said land, for the purpose of draining and maintaining said State Highway.” Has there been any discussion with MassHighway regarding the easement and if this development would impact the use of the easement?

*The project will have no impact or restrictions to the use of the easement. No structures are proposed within the easement. Currently Route 3 does not drain onto the property. There is no drainage connection to the existing drain line from Route 3.*

If you have any questions or desire additional information, please feel free to call our office at 781-843-4333.

Sincerely,

KELLY ENGINEERING GROUP, INC.



Brandon G. Li, P.E.  
Senior Engineer