

August 8, 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. Two (2) full size copies, one (1) mylar, and 1 reduced (11x17) copy of the "Site Development Plans", by Kelly Engineering Group, Inc., latest revised dated August 7, 2023.
2. One (1) copy of 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 in an email dated August 7, 2023. Each comment has been included in plain text followed by responses in italics.

Merrill Engineers and Land Surveyors Comments – August 7, 2023

1. Please make sure that the updated O&M will include the manufacturer's guidelines for the CDS units and Cultec chambers. The access to the Flared end sections for maintenance should be noted in the O&M plan as stated in the response letter.

Response: The O&M has been updated to include the manufacturer's guidelines and flared end section maintenance.

2. There looks to be 10-12 ft separation from the modular wall to the subsurface chamber system. It is recommended that a polybarrier be installed at the 5 ft offset along the retaining wall side of the subsurface chamber systems to ensure no breakout through the modular retaining wall or the walls foundation drain. The barrier should extend from the top of the chamber system to the retaining wall foundation drain.

Response: As discussed, in lieu of a polybarrier, the subsurface chamber system has moved to a minimum of 20 feet from the retaining wall.

3. Recommend that the CDS detail be updated to show a grate as noted.

Response: The CDS detail on Sheet 9 has been updated to show a grate.

4. Further discussion is recommended regarding how the site can address any potential stormwater that could be discharged towards the property from Route 3 to the existing drainage easement without impacting the proposed stormwater systems. As proposed the site will collect a small amount of runoff from the Route 3 shoulder. Should Route 3 direct additional stormwater towards the property, it would be collected by the proposed stormwater systems which have not been designed for this condition. Are there alternatives to address possible future stormwater runoff from Route 3?

Response: As discussed, if Route 3 were to direct stormwater to the property, the stormwater will be analyzed and diverted to the proposed catch basin #3A via surface flow or piped to drain manhole #3 and out through the proposed flared end section located to the northeast of the property. Upgrades will be made to the existing stormwater management system if necessary.

5. 5.3 Registry block as I am measuring just shy of 3.5 inches

Response: The registry block has been updated on Sheet 1 to be 3.5 inches.

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