

June 10, 2021

Pembroke Planning Board
Town Hall
Pembroke, MA 02359

RE: 715-737 Washington Street – Site Plan
Applicant: Rose Realty Trust c/o David Spurling

Dear Board Members:

On behalf of the applicant, we hereby submit revised plans, Stormwater Report, calculations and responses to Peer Review comments entitled “Site Plan Review 715 Washington Street Pembroke Massachusetts” by Peter Palmieri, PE, Merrill Associates dated June 9, 2021.

Plan revisions and responses to comments are as follows: Grady consulting responses are **Bold Underlined**

Section IV. Site Plan Content

- 4.7 We will review the landscape plan with the Board as the meeting as indicated.
- 4.13 The tree lines and grading have been updated to allow for clear site triangles as requested.

Section V. Requirements

- 5.1 We will review the landscape plan with the Board as the meeting as indicated.
- 5.2 The wall pack symbols on the plan have been increased in size as requested.
- 5.3
- A Tc of 6 minutes was used for the small areas requested. HydroCAD report has been updated to reflect the change.
 - The 4 ft weir is a dummy weir in the analysis as the 100-year storm elevation is 76.71 and does not reach that weir. The weir has been removed and the analysis has been updated.
 - The underdrain elevations have been added to the Basin Detail on sh 8 as requested.
 - The outlet control structure is fitted with a steel grate on the top that is to serve as the emergency overflow device. The outlet control structure on sh 8 is labeled as such. The outlet control structure label on sh 5 has been updated to show a grate and has been labeled to indicate emergency overflow as requested.
 - Pipe slopes have been added to the plan (Sh 5) as requested.

- Peer review comment - The design engineer has stated that “The applicant intends to pick up wood materials continuously in store it for furnace fuel. There is limited opportunity for the stormwater system to become adversely affected by the word process scrap material. Additionally, the stormwater system is protected by pre-treatment devised such as deep sump hooded catch basins and sediment forebays.” We are still concerned about raw materials laden stormwater runoff being directed into the stormwater management system or potentially bypassing the system entirely. We recommend that this be discussed further at the upcoming Public Hearing. We can discuss this further at the Planning Board hearing.
- The discharge pipe from Basin #1 is an 18” pipe. The pipe is labeled as 30 ft long. The label has been revised to include a slope that may help more clearly demonstrate the label relates to length.
- The minimum Tc was setting was to 10 min which flowed through to the report even though the HydroCAD model indicated 6 min. The Tc’s have been revised to 6 min as requested.

A fire hydrant and details have been added to the plans in response to the fire department comments (SH 5 & SH 9).

Enclosed Please find

1. 3 – 24” x 36” Copies of Engineering Drawings;
2. 3 – 11” x 17” Copies of Engineering Drawings
3. 2 Copies of the Stormwater Calculations.

If you have any questions please do not hesitate to call.

Sincerely,



Kevin Grady
Principal Engineer

Cc. Peter Palmieri, PE, Merrill Associates