

July 29, 2021

Planning Board
8 West Common Street
Topsfield, MA 01983

Re: 371 Boston Street
Groundwater Protection District & Stormwater Management Permits

Dear Board Members:

Please find enclosed the following additional information for your review:

- Full Site Plan Set (Revised July 29, 2021)
- Landscape Plan (July 23, 2021)
- Buffer Zone Enhancement Plan (July 25, 2021)
- Addendum To Stormwater Management Report (Rev. July 29, 2021)

At a meeting held on Wednesday June 23, 2021 the Conservation Commission agreed that outside peer review of the drainage system for the above referenced project was not required and it was acceptable to have David Bond, Topsfield Stormwater Officer, review the proposed drainage design. Mr. Bond reviewed the drainage design and had three comments:

1. Re-evaluate the proposed drainage system in an attempt to mitigate the rate of runoff to the Design Point for the 25 year storm event.
2. Design the project curb cut on Newburyport Turnpike (Boston Street) to ensure that surface runoff from Boston Street does not enter the site.
3. Rebuild the curb cut to the existing development located at 375 Boston Street (N/F Oak Hill Trust) to ensure that runoff from Boston Street does not enter the site which would then discharge onto the property located downstream at 371 Boston Street.

By re-engineering the outlet control structures for the infiltration basin and the infiltration chamber system we have mitigated the runoff rate to the design point for the 25 year storm event. The outlet control structure details shown on the enclosed revised site plans show the changes and the Addendum To Stormwater Management Report includes the calculations that demonstrate that the 25 year storm event has been mitigated. The project entrance was originally designed to ensure that runoff from Newburyport Turnpike (Boston Street) would not enter the site and runoff from the project would not flow into Boston Street. Mr. Sabino will make all efforts to work with MassDOT to re-build the curb cut for the property located at 375 Boston Street. Currently runoff from Boston Street flows onto the property at

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375 Boston Street through the existing curb cut and eventually flows onto the property located at 371 Boston Street. Fixing this issue will be a benefit for both properties.

By examining the revised site plan, you will see that we made a minor change to the driveway and walkway configurations associated with the proposed building located within the buffer zone. We also modified the proposed parking space configuration located south-east of the front building. The original proposed plan showed 4 spaces in this location with a driveway to the old storage building that is being converted to a residential unit. The driveway was eliminated which eliminated one outside and one interior parking space. Two additional spaces were added to the bank of 4 spaces. This reconfiguration reduced the amount of pavement within the buffer zone by approximately 180 sf. The driveway and walkway changes mentioned above adds approximately 130 sf of impervious surface within the buffer zone. As you can see, we still have a decrease in impervious surface within the buffer zone of approximately 50 sf from what was originally proposed. The changes discussed above do not result in a change in the total number of parking spaces proposed for the project.

Also enclosed is a landscape plan and a buffer zone enhancement plan.

We are meeting with the Conservation Commission on Wednesday August 11, 2021; we believe we have addressed all the Commission's comments/questions and anticipate closing the hearing that night.

We look forward to meeting with the Board on Tuesday, September 7, 2021 to further discuss this project.

If you have any questions prior to the meeting, please do not hesitate to contact me.

Sincerely,

THE MORIN-CAMERON GROUP, INC.



John M. Morin, PE
Principal

JMM/kmm

Enclosures

cc: Maureen & Randy Sabino
Zoning Board of Appeals