

October 31, 2022

Andover Planning Board
C/o Jacki Byerley, Planner
36 Bartlet Street
Andover, MA 01810

**RE: Stormwater Peer Review 3 Response
William Wood Way Subdivision
22 William Street
Map 52 Lot 106**

**Applicant: Steven Leed
22 William Street
Andover, MA 01810**

Dear Ms. Byerley and Board Members:

We are in receipt of a third review letter for the above referenced project dated October 13, 2022 prepared by Horsley Witten Group (HW) to the Board c/o of Jacki Byerley. We have omitted the comments that were previously addressed and reproduced the remaining comments in *italics*, with our latest response noted below in **bold**.

2.c. *October 13, 2022: The Applicant has noted that the Town Engineer has not raised any concerns about the minimal discharge onto William Street. The Planning Board may choose to confirm that the Town Engineer has no objections.*

Response: Please refer to Town Engineer Art Martineau's letter dated October 19, 2022 to Jacki Byerley regarding the de minimus discharge to William Street.

2.e. *October 13, 2022: The Applicant has noted that the proposed pollinator area will resemble a non-mowed meadow. HW concurs with the proposed surface. However, HW reminds the Applicant that per Section IX.E.4. of the Town of Andover Stormwater Regulations, post-construction runoff curve numbers should be modeled as "poor" and therefore a value of 68 should be utilized for this open space/grassland. The Applicant may choose to request a waiver from the Stormwater Regulations from the Planning Board or adjust the HydroCAD model as stated previously.*

Response: The Andover Stormwater Management and Erosion Regulations, require that a CN value of 68 should be used in post construction for HSG A "open space such as lawns, parks, and cemeteries" which "assumes.....a poor condition for post construction grass cover since the post-construction amount of grass cover cannot be predicted or guaranteed". The area in question can not be described as a lawn, park, or cemetery, and can more accurately be described as a meadow. Further, we would argue that the condition of the grass can be predicted and guaranteed as it will be a requirement in the HOA to do so and/or it will be required by a condition from the Planning Board and/or Conservation Commission. Based on the fact that the existing HydroCAD model utilized a CN value of 32 for the existing lawn area (opposed to a more reasonable value of 68), the HydroCAD outputs still conservatively model the pre-and post-condition runoffs.

2.g. *October 13, 2022: The Applicant has included a note on Sheet 7 of 8 for the Contractor to notify the design engineer for an inspection. The Planning Board may choose to require an inspection by a representative from the Town or require a signed certification from a Professional Engineering stating that the subsurface was inspected and found to be acceptable.*

Response: The applicant is agreeable to a condition to require either of the above suggestions.

2.i. *October 13, 2022: The Applicant has noted that the swale will be within a drainage easement and the Homeowners Association will be responsible for the maintenance. The Planning Board may choose to require receipt of the easement language as well as the Homeowner's Association documentation.*

Response: The applicant is agreeable to providing the easement to the Board as suggested.

8.b. *The Applicant is amenable to a condition requiring a copy of the SWPPP to be provided to the Town at least 14 days prior to land disturbance.*

Response: The applicant is agreeable to a condition requiring a SWPP be provided to the Town at least 14 days prior to land disturbance.

12.b. *October 13, 2022: The Water Department rejected the relocated water line. Therefore, the water line will be installed within the utility easement along the property line within the property of 24 William Street. The existing trees within this easement will needed to be removed to install the line. The Applicant has not included any proposed vegetated cover within the cleared easement within 24 William Street. The vegetated cover should be confirmed and added to the site plans.*

Response: Based upon a field visit and discussions with a site contractor, the proposed water loop location will require the removal of approximately ten mature trees with the existing easement, while fourteen mature trees and many smaller shrubs and undergrowth will remain outside of the easement but along the property line of #24 and #28 William Street. The owner of #24 William Street may choose to install smaller shrubs in this area with low root systems. Additionally, a fence has been installed by the owner of #24 William Street along the property line abutting #28 William to provide a visual barrier. The Applicant has pursued other options for looping the water, however, it has become apparent that the location shown on the proposed plans is the most logical and most viable option.

If you have any questions concerning these latest revisions, or require anything further, please feel free to contact me at your convenience.

Sincerely,

Andover Consultants Inc.



Dennis A. Griecci, P.E., LEED AP
Enclosures