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Ms. Janet Carter Bernardo, PE
Principal
Horsley Witten Group, Inc.
112 Water Street 6th Floor
Boston, MA 02109

November 25, 2025

Ref. Second Peer Review of the Stormwater Design

Re: Proposed Redevelopment
305 North Main Street – Andover, MA

Dear Ms. Bernardo:

On behalf of Lupoli Companies LLC, the Applicant, TEC respectfully submits this letter responding to comments received by your firm in a letter dated November 25, 2025. We look forward to collaborating with the Andover Conservation Commission and the Horsley Witten Group, Inc. as the project moves forward through the environmental permitting process.

For sake of clarity, numbering of comments has been retained from the original letter. Original comments are shown in *italics*, and TEC responses are shown in **bold**.

2. *Standard 2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*
   d. *The Applicant has proposed routing an existing catch basin on the south side of the parcel to a proposed water quality unit in the parking lot area via a proposed pipe labeled P-11. HW recommends that the Applicant clarify what will happen to the existing 12-inch reinforced concrete pipe (RCP) from the catch basin.*

      November 25, 2025: The Applicant has removed pipe P-11 in the original design to allow installation of a proposed water quality unit, and it has proposed a 12-inch HDPE (P-8) pipe to be installed as shown on Sheet C-5 of the Site Plans. HW recommends that the Applicant clarify what will happen to the existing 12-inch RCP from the catch basin.

      TEC: The existing 12-inch RCP from the existing catch basin will be cut, capped, and abandoned in place to minimize disturbance and to allow for installation of the Cascade CS-3 Separator (WQU-1) and the Jellyfish Peak Diversion Filter (WQU-1). The existing catch basin will have the former 12-inch pipe penetration permanently sealed with non-shrink grout (or concrete) to prevent infiltration and maintain the structure's integrity. A note has been added to Sheet C-3 to depict these proposed modifications.

4. *Standard 4 requires that the stormwater system be designed to remove 80% Total Suspended Solids (TSS) and to treat 1-inch of volume from the impervious area for water quality. The Town of Andover requires stormwater management systems to remove TSS at a rate of 90%> and Total Phosphorus (TP) at a rate of 60% for new projects and 80% and 50%, respectively for redevelopment projects.*

a. *Per the Andover Stormwater Regulations Section IX.C.2.f. pretreatment structures shall be sized to hold an annual sediment loading. HW recommends that the Applicant provide the applicable calculation to confirm it has met this requirement.*

November 25, 2025: The Applicant has provided the annual sediment loading calculation in the Responses to Stormwater Peer Review Comments, and it has stated that the 73.2 cubic feet annual sediment loading requirement is met by the proposed design. HW notes that the Applicant has used conflicting values of 14 CF/WQU and 24 CF/WQU for the proposed Contech Cascade Separator (WQU). HW recommends that the Applicant clarify the values and the calculation for documentation purposes. HW agrees that the Applicant has met the requirement.

TEC: The annual sediment loading calculation has been revised to include 24 CF of storage for the proposed Contech Cascade Separator with a 2-foot sump. The updated calculation is shown below:

Area to be sanded * 750lbs/acre-storm / 90lbs/CF * 10 storms/year = CF sediment/year

0.878 acres * 750 / 90 * 10 = 73.2 CF sediment/year

Existing Catch Basins (EX CB) with 2-ft sump = 25 CF each

Proposed Contech Cascade Separator (WQU) with 2-ft sump = 24 CF

Total storage = (25 CF * 2 EX CB) + (24 CF * 1 WQU) = 74 CF

As shown above, the proposed design provides 74 CF of sediment storage, which meets the annual sediment loading requirement of 73.2 CF/year.

If you have any questions regarding these responses to the stormwater peer review comments, please feel free to contact me at 978-794-1792.

Sincerely,
TEC, Inc.
"The Engineering Corporation"

Matthew Perry, PE
Civil Engineer – Project Manager

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