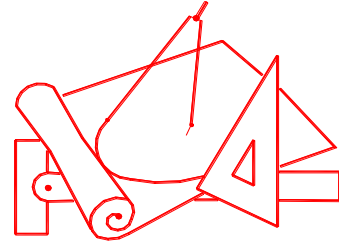


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January 25, 2023

Mr. Brian Donahue
Donahue Architects, Inc.
21 McGrath Highway
Quincy, MA 02169

RE: 7 Sanford Street Apartment Renovations, Medway, MA– Stormwater Management/Utility Issues (Project No. 0321)

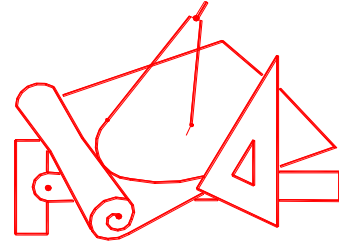
Dear Brian,

I have reviewed the plans for the proposed building and site improvements at 7 Sanford Street in Medway, MA, titled “Apartment Renovations, 7 Sanford Street, Medway, MA 02053.” The plan proposes converting an existing 2-unit residential structure into a 4-unit apartment building. In addition, the site plan proposes landscape and parking area improvements. It is anticipated there will be an increase in impervious surfaces with the addition of driveway and parking areas.

In an effort to address any increases in runoff rates and volumes due to the building and site modifications, the stormwater management plan will require an assessment of the existing conditions versus the post developed conditions. Every effort will be made to store and recharge any increases in the runoff and volume rates on site. Soil conditions will be evaluated for soil characteristics, groundwater depths and/or ledge depths.

Based on a review of the available Natural Resource Conservation Services (NRCS) soils mapping, the site consists of Merrimac-Urban Land Complex. These soils are characterized as stratified gravelly to very gravelly sand at depths below 26 inches. Groundwater is estimated to be in excess of 80 inches below the surface. Soils testing will be conducted to confirm the NRCS data, and to determine actual soil conditions before proceeding with the design on any subsurface recharge systems.

On-site recharge systems will be sized to reduce postdevelopment runoff rates and volumes to predevelopment rates or less. This may include utilizing porous pavement systems and subsurface recharge systems to provide the required storage volumes to maintain stormwater on-site and release it at rates which do not exceed present rates.



In addition to stormwater management improvements, the proposed site plan will include any improvements/upgrades to the existing utility services; specifically sewer and water services. The existing sewer line will be evaluated relative to age, size, condition, etc. However, it is anticipated that a new sewer service line will be required to address wastewater flows from the proposed 4-unit building.

The existing water service line will be also be evaluated. It is believed that these lines will, in all likelihood, also have to be upgraded.

We hope this satisfactorily addresses any concerns regarding stormwater management and utility issues for the proposed 7 Sanford Street improvements in Medway, MA.

Please feel free to notify me with any questions at 617-365-8830 or by email at LASTELLA78@AOL.COM.

Sincerely,

Anthony Stella

Anthony Stella, P.E.
Cc: Paul Tibets