



October 4, 2019

South Hadley Conservation Commission
116 Main Street, Room 204
South Hadley, MA 01075

Project: 36 Bridge Street
South Hadley, MA

Dear Commission Members:

Enclosed please find:

- Revised plans:
 - Existing Site Plan, Revised 10/4/19
 - Proposed Building Location, Revised 10/4/19
 - L1-Restoration and Drainage Plan, Revised 10/4/19
- Stormwater Management Report dated July 22, 2019 and revised October 4, 2019.

Revisions have been made to the plans and stormwater report in response to the review comments by Pare Corporation.

Below are responses to the Peer Review Comments by Pare Corporation as per their review letter dated September 27, 2019 which was received by our office on October 1, 2019. Review comments are in standard text and responses are shown in italicized text.

1. In accordance with the South Hadley Stormwater Management Bylaw Chapter 200 Article V- Stormwater Management and Erosion and Sediment Control Plan Section 200-16, the stormwater management plan should include:

a. Plans need to be stamped by a registered professional engineer. None of the stamps provided are stamped.

RESPONSE: Drawing L1 – Restoration and Drainage Plan will be stamped by the Civil Engineer and Landscape Architect project managers from The Berkshire Design Group, and a hard copy will be submitted to the Commission.

b. The Proposed Building Plan provided, which appears superceded with Plan Sheet L1, has the Owner of Record information identified which includes the company name (Luis Builders) and address. Is Luis Builders Inc. the property owner? A telephone number for the legal owner needs to be included.

RESPONSE: The property owner is Luis Builders. A telephone number has been added to the Proposed Building Location plan.

c. Locus map is shown in Stormwater Report. This should be added into the plan set.

Landscape Architecture

Civil Engineering

Planning

Land Surveying

RESPONSE: The locus map has been added to Drawing L1 – Restoration and Drainage Plan of the plan set.

- d. The existing zoning and land use at the site should be identified.

RESPONSE: The parcel lies in the BB Zone. The existing use was formerly single family residential. The lot is currently vacant. This information has been added to the Existing Site Plan.

- e. More detailed information for the proposed land use should be identified on the plan. A description of the building should be added to the plans. Size, floors, uses, etc.

RESPONSE: The proposed use is a three-story mixed-use building with 5 residential apartments and 695 sf of retail space on the ground floor. This information has been added to the Proposed Building Location plan.

- f. No easements are shown on the existing and proposed plans. Note states that easement for telephone service cannot be located. Please confirm this to be true. If no easement exists one should be provided.

RESPONSE: Owner will review parcel records for easement information and follow through with providing easement as may be needed.

- g. No existing or proposed utilities are shown on the plans.

RESPONSE: The Existing Site Plan shows surface utility features. No other known utilities exist within the site except for the overhead telephone wire.

- h. Limit of disturbance demarcation should be added to plans.

RESPONSE: The limit of work (disturbance) has been added to drawing L1- Restoration and Drainage Plan.

- i. The NOI identifies riverfront data information. The total area expected to be disturbed by excavation, grading or other construction activities is not identified and should be estimated and provided.

RESPONSE: The total area estimated to be disturbed by construction activities is 11,786 sf. This information has been added to drawing L1- Restoration and Drainage Plan.

- j. Verify that the wetlands associated with the brook have been flagged. Show the delineated wetlands on the plans. Also, verify no other wetlands are in vicinity of the site.

RESPONSE: The top of bank, or Riverfront Area, was flagged when the original survey was performed in 2010. Since then, the weather has destroyed any flagging on the site and there are no visible remnants. The top of bank to the Buttery Brook is a very distinguishable characteristic and is easily identified.

- k. Please confirm if habitats mapped by the Massachusetts Natural Heritage and Endangered Species Program as endangered or of special concern, estimated habitats of rare wildlife and certified vernal pools and priority habitats of rare species within 500 feet of any construction activity exist.

RESPONSE: There are no mapped rare wildlife or certified vernal pools located within 500' of the site. The closest mapped area is along the Connecticut River and is approximately 620 feet away to the south.

- l. Two test pits have been performed, one in the vicinity of the proposed gravel diaphragm and one in the location of the proposed rain garden. Location of test pits have been identified on logs in Stormwater Management Report. Location of test pits should be added to plans. Seasonal high groundwater elevations have been included in Stormwater Management Report.

RESPONSE: The two test pit locations have been added to drawing L1- Restoration and Drainage Plan.

- m. Are plantings proposed in the proposed rain garden? Typically rain gardens include dense native vegetation to help with the treatment of stormwater. It is recommended that the soil media be increased to 30 inches to achieve removal of nitrogen. Also, the plans call for conservation seed mix be installed in the rain garden. The Operation and Maintenance Plan identifies that mulch is to be installed in the rain garden. Please clarify.

RESPONSE: The plan originally called for conservation mix seeding of the rain garden. The design has been changed to include mulch with native shrub plantings, as shown on drawing L1- Restoration and Drainage Plan.

The 24" of soil media provided is in compliance with the State Stormwater Handbook. Since this is not a nitrogen sensitive area and there is no TMDL, we see no reason to increase the depth of the media.

- n. No information has been provided on plans specifying materials to be used and construction specifications,

RESPONSE: Drawing L1- Restoration and Drainage Plan includes construction details for paving and stormwater elements.

- o. Only erosion controls identified on plans are the temporary straw wattle erosion control barrier to be installed west of the rain garden. Additional erosion control is necessary adjacent to the brook.

RESPONSE: An additional erosion control barrier has been added at the top of bank to the Buttery Brook and is shown on drawing L1- Restoration and Drainage Plan.

- p. An Operation and Maintenance Plan has been included in the Stormwater Management Report. This should be included on plans. Revise the reference to the "Northampton Department of Public Works".

RESPONSE: The Operation and Maintenance Plan is referenced on drawing L1- Restoration and Drainage Plan. The reference to “Northampton” has been revised to South Hadley Department of Public Works.

- q. Identify material stockpiling areas.

RESPONSE: A material stockpile area is shown on drawing L1- Restoration and Drainage Plan.

- r. Identify on plans the trees that are to be maintained.

RESPONSE: It is not feasible to identify all trees to be maintained as the site is densely wooded. Therefore, specific trees and plants to be removed have been indicated.

2. According to Restoration and Drainage Plan (Sheet L1) and the Floodplain Compensatory Storage Diagrams, the proposed 1' contours are matching the existing conditions. Areas for proposed floodplain storage has been identified. Proposed grades should be shown for determining storage volume and for ensuring an unrestricted hydraulic connection to the same waterway.

RESPONSE: Proposed contours are shown on drawing L1 and are now highlighted by a box around the contour elevation for clarity. All flow from the parking lot and building is directed to the rain garden. Overflow from the rain garden sheet flows to the Buttery Brook.

3. The Post-Construction (Long-Term Operation & Maintenance Plan) needs to include an estimated operations and maintenance budget.

RESPONSE: An estimated annual maintenance budget has been included in the revised O&M Plan. Also, the O&M plan has been revised to include a statement that requires future property owners to be notified of the presence of the stormwater management system and the requirement for the proper operation and maintenance of the stormwater system, which is required by the South Hadley Code, Chapter 200 Stormwater Management, Article V. Stormwater Management and Erosion and Sediment Control Plan.

4. An Illicit Discharge Compliance Statement and Plan will need to be provided. The Stormwater Management Report states that the owner will submit a statement prior to discharge of any stormwater to post-construction BMP's.

RESPONSE: An Illicit Discharge Compliance Statement has been prepared for signature by the Owner, and a copy is provided in the revised O&M Plan.

5. The calculations provided within the report including the stormwater hydrology calculations, groundwater recharge and water quality calculations are acceptable. The stormwater management design appears to be performed in accordance with the State's Stormwater Handbook. Based on the calculations, the water quantity to the Buttery Brook will result in zero to .13 cfs reduction in runoff for the 2-, 10- and 100-year storms. Also, with the proposed rain garden and the stone filter

strip pretreatment, the water quality will be enhanced, and the total suspended solids removal will be provided to 90%. The overall design of the rain garden should be reviewed regarding plantings to be installed within to help treat the stormwater before it is infiltrated.

RESPONSE: Plantings in the rain garden have been revised as per comment 1.m above. We agree that a heavier planting of native shrubs will help treat stormwater runoff.

6. Pare is of the opinion that the project can be reviewed as a redevelopment as we feel that the standards of 10.58(4) and (5) are met, namely:
- The proposed work will result in an improvement over existing conditions of the capacity of the riverfront area and will protect the interests identified in M.G.L. c. 131 Section 40.
 - Stormwater management is being provided according to standards established by the State.
 - Proposed work, the parking lot, is being located further from the river by approximately 6 feet and degraded areas within the first 100' are being removed.
 - The area of the proposed work will exceed 10% of the degraded area and is more than 10% of the riverfront area but with the restoration proposed per 10.58 (5) (f) it is acceptable. The restoration will include the removal of all debris, but retaining any trees or other mature vegetation; grading to a topography which reduces runoff and increases infiltration; coverage by topsoil at a depth consistent with natural conditions at the site; and conservation seed mix, followed by installation of native plantings.

RESPONSE: We appreciate the reviewer comments and agree with the recommendations and changes which will result in improvements to the project.

Sincerely,
The Berkshire Design Group



Michael Y. Liu
Senior Associate