

**PROPOSED CVS/PHARMACY
WELLESLEY, MASSACHUSETTS
VHB'S RESPONSE TO THE TOWN'S ENGINEERING DIVISION COMMENTS REGARDING
THE PROJECT OF SIGNIFICANT IMPACT (PSI) SUBMISSION
DATED SEPTEMBER 15, 2009**

General:

Comment 1: Electronic and hard copy as-built plans or record drawings are required upon completion of the project. The hard copy as built plans should be stamped and signed by a Registered Professional Engineer in the Commonwealth of Massachusetts.

Response: As requested documents and files will be provided to the Town of Wellesley upon completion of the project.

Comment 2: A permit from the Massachusetts Highway Department is required for working within the state highway, Worcester Street (Route 9). A copy of the permit should be submitted to the Town of Wellesley Engineering Division prior to the start of any construction. A trench permit is also required for work on private property with a subsurface excavation greater than three (3) feet in depth, and is 15 feet or less between soil walls as measured from the bottom of the trench. All regulated trenches must be attended, covered, barricaded, or backfilled. Permits may be obtained through the Street Occupancy Permit Program from the Department of Public Works Engineering Division by contacting Mr. Gerry Bruno at 781-235-7600, ext. 3316.

Response: A permit from the Mass Highway Department will be obtained as part of the development. Once the project receives approval a copy of the approval will be forwarded to the Engineering division. The site contractor will obtain a trench permit prior to any construction on the project.

Comment 3: The proposed 24-foot wide drain/water/sewer and access easement plan needs to be stamped and signed by a Registered Professional Land Surveyor in the Commonwealth of Massachusetts that is responsible for preparation of the plans and submittals. The architectural and electrical drawings also need to be stamped and signed by the appropriate Registered Professional in the Commonwealth of Massachusetts.

Response: A stamped and signed copy of the easement plan will be forwarded to the Wellesley engineering division. Final documents issued for the building permit will be stamped and sealed by the appropriate disciplines.

Comment 4: The applicant needs to provide evidence that Kimball Road, which is listed as a paper street in the Town of Wellesley's listing of accepted/unaccepted streets in Wellesley, has been abandoned as a paper street.

Response: Kimball way is a private way and has been relocated on the property as shown on the easement plan. The Town in the spring town meeting approved the relocation of the easement. These documents are recorded in the registry of deeds. (Easement Agreement Document No. 1171222 Book 26491, Page 313, SNDA Document No. 1171223, Book 26491, Page 324 and the plan is recorded as Number 46 of 2009 in Plan Book 591)

Comment 5: As a condition of the PSI decision, Stormwater Operation and Maintenance Reports shall be submitted to the Town of Wellesley Department of Public Works Engineering Division (DPW) on July 1 annually.

Response: We concur with this request; we would like to request that this document submittal date is coordinated between all town departments requesting such document.

Stormwater:

Comment 1: The applicant should explain in the Stormwater Management Report why the proposed project site is a land use with higher potential pollutant loads (LUHPPL).

Response: The site is considered a LUHPPL under the stormwater act based upon trip generation.

Comment 2: The project will use a rain garden and surface infiltration basin, LID (Low Impact Development) designs used to reduce stormwater runoff. The Town supports projects that use LID design. LID supports the requirements of our Stormwater Management Plan and General Permit under the Phase II National Pollutant Discharge Elimination System requirements by recycling stormwater into the ground on-site as opposed to discharge to the Town's stormwater drainage system.

Response: We acknowledged this comment.

Comment 3: An illicit discharge statement shall be filed with the Town of Wellesley DPW verifying that no illicit discharges exist on the site and by including in the pollution prevention plan measures to prevent illicit discharges to the stormwater management system, including wastewater discharges and discharges of stormwater contaminated by contact with the process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.

Response: An illicit discharge statement will be provided to the town of Wellesley. This typically will be provided as part of the construction process prior to discharge of stormwater to post-construction BMP's

Comment 4: The use of lime or fertilizer is prohibited in any wetland resource area. See the Order of Conditions established for the project by the Town of Wellesley Wetlands Protection Committee (WPC) for verification. Therefore, in Appendix G: Erosion and Sedimentation Control Measures, Vegetation Slope Stabilization section should remove the use of lime or fertilizer on the site unless approved by the WPC.

Response: The order of conditions will be incorporated into the project's final Operation and Maintenance manual. This document will be completed after state and local permitting has been completed to create one uniform document for the project.

Comment 5: The site is 2.07 acres and consists of three vacant buildings and hard packed gravel used for parking. The applicant should provide information on the existing versus proposed impervious areas for the site in a table. The proposed site is currently 56.5% impervious area or 1.17 acres. The impervious area will be directed and treated in a closed stormwater drainage system.

Response: The existing site has 1.14 acres that are impervious, the proposed condition will have 1.22 acres of impervious. There is a slight increase in impervious area on the site but this is managed with the implementation of stormwater bmp's.

Comment 6: The applicant should provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) as required by DEP.

Response: A stormwater Pollution prevention plan will be developed for the project after all permitting has been completed and prior to the start of construction

Comment 7: The proposed drainage system for this project is self contained and will not connect into the Town's stormwater drainage system. Therefore, there should be no impact on the Town's stormwater drainage system.

Response: We concur

Water:

Comment 1: The potential estimated design flow for the existing site is approximately 867 gallons per day (gpd). Water demand for the proposed project is estimated to be 710 gpd. This is a potential decrease in water demand from the site of approximately 157 gpd. However, the applicant should provide calculations to show that the site combined with the redevelopment of 978 Worcester Street and current water pressure and flows in the water system at this location is adequate and will not create adverse impacts to the existing 8-inch water main on Worcester Street.

Response: See updated memo regarding the water demand for the project and how it has no adverse impact on the town of Wellesley's water supply system.

Comment 2: Is the existing water pressure and flow sufficient to support the domestic water and fire protection for the proposed building?

Response: See updated memo identified above.

Comment 3: Is there any consideration for water conservation in the kitchen/bathrooms? What type of fixtures will be used in the new facilities?

Response: All faucets used in the CVS building use aerators to reduce the quantity of water used.

Comment 4: See attached memo dated August 25, 2009 from the Water & Sewer Division.

Response: The comments from the Water and sewer division are appended to the end of the engineering department's comments and response letter.

Sewer:

Comment 1: The existing sanitary sewer flow rate from the existing showrooms and service bays is 788 gpd. The proposed CVS/Pharmacy development will have a design flow rate of approximately 645 gpd. The applicant should determine existing peak sewer flows coming into the tributary to the project site combined with the redevelopment of the site and 978 Worcester to determine the adequacy of the existing 14-inch gravity sewer pipe on Worcester Street.

Response: See updated memo regarding the sewer demand for the project and how it has no adverse impact on the town of Wellesley's sewer collection system.

Comment 2: The sanitary sewer system in front of the property should be inspected with a Closed Circuit Television (CCTV) system for pipe integrity by an approved sanitary sewer cleaning company.

Response: The proposed project is not proposing to reuse any of the existing site sewer connections. New sewer service will be constructed to the exiting Municipal manhole.

Comment 3: The sewer system analysis should provide information about the type of "low flow" fixtures that will be used in the facilities.

Response: The toilets used in the CVS Pharmacy will be ultra low flow toilets.

Comment 4: See attached memo dated August 25, 2009 from the Water & Sewer Division.

Response: The comments from the Water and sewer division are appended to the end of the engineering department's comments and response letter.

Refuse Disposal System:

Comment 1: Refuse disposal from the proposed project will not have an impact to the Wellesley Recycling and Disposal Facility. An on-site compactor will be used for compacting, packing and shipping cardboard. Solid waste will be collected by private haulers and disposed of at a licensed facility.

Response: We concur there will be no impact on the town's Recycling and disposal facility.

Comment 2: The applicant should provide an estimate amount of refuse and recyclables on the site. This should also include specifics regarding the disposal of trash and recyclables on the site.

Response: The cardboard compactor is a 40 yard dumpster and will be emptied generally once a month, in addition the refuse container is collected about once a week and is a 6cy dumpster.

**PROPOSED CVS/PHARMACY
WELLESLEY, MASSACHUSETTS
VHB'S RESPONSE TO THE TOWN'S WATER AND SEWER DIVISION COMMENTS REGARDING
THE PROJECT OF SIGNIFICANT IMPACT (PSI) SUBMISSION
DATED AUGUST 25, 2009**

Water:

Comment 1: Do not make new taps into street main for proposed water services.

Response: New taps have been removed from the project

Comment 2: Reuse existing 6-inch service off street main. However the existing 6-inch gate valve has a broken stem; therefore the proposed work will require placement of this gate valve.

Response: The existing service will be reused for the project. The gate valve will be replaced

Comment 3: The Town DPW Water Division has a disconnect fee for the removal of abandoned service connections. This will be required for the existing 2-inch service and on the service to the old gas station.

Response: The project will abandoned the 2 inch domestic line and the service for the old station. These fees will be paid once construction begins.

Comment 4: The proposed 1-1/2 inch domestic water service shall be tapped into the 6-inch service connection at a point off the state highway right-of-way. A curbstop valve shall also be required.

Response: As requested the 1 and a half inch domestic water will be tapped off the existing six inch line and a curb stop valve will be installed.

Comment 5: On the hydrant detail (page C-7) retaining glands shall be required at all mechanical joints. The thrust block may be deleted.

Response: As requested retainer glands will be used at all water joints

Comment 6: The thrust block detail may be deleted. A note and/or detail shall be provided that requires mechanical joint retaining glands at all ductile iron water pipe tees, bends and hydrants.

Response: The project will use mechanical restraining joints on the water lines.

Comment 7: When detailed plumbing plans are available, they shall be submitted to the Water Division Cross-connection Coordinator and appropriate applications must be submitted for required backflow prevention devices.

Response: As the project plans get developed coordination with the water department will continue.

Comment 8: The water meter sizing will be based on discussion with the developer. The Town supplies, at a cost, any meter sized 2-inch or less. Larger meters must be approved by the Water Division.

Response: As the final plumbing plans are developed and the meter requirements are confirmed, coordination with the Wellesley water department will be conducted.

Sewer:

Comment 1: Manholes should be used at any bends; therefore rather than the two proposed clean-out, there shall be manholes. Hence the project shall include three new manholes.

Response: as requested the cleanouts will be replaced with manholes.

Comment 2: Delete the clean-out detail on page C-7.

Response: The cleanout detail will be removed from the planset.

Comment 3: Pressure testing of all sewer segments will be required.

Response: All new sewer line work will need to be testing in accordance with the town of Wellesley's requirements.

Comment 4: The existing manhole may be used provided it is found to be free of risk for infiltration/inflow. Any abandoned service pipes shall be capped or plugged.

Response: The existing manholes will be analyzed to determine the structural integrity. If infiltration/inflow appears to be an issue the structure will be replaced with a new manhole.