

March 29, 2021

Ashland Zoning Board of Appeals
c/o Peter Matchak
Town Planner/Director
Town of Ashland
101 Main Street
Ashland, MA 01721

RE: A&M Project # 2604-01
DHCD LIP Site Plan Review
Arbella at Ashland, Memorial Drive
Response to Peer Review Comments

Dear Chairman Trefethen, Mr. Matchak and Members of the Zoning Board of Appeals:

On behalf of our Client, UA Senior Manager LLC, Allen & Major Associates Inc. (A&M) would like to additional information subject to e-mail correspondence received by Mr. Evan White dated March 3, 2021 on discussion had with Thomas C. Houston, AICP, PE of Professional Services Corporation, PC.

The responses to the comments are shown below in **bold** preceded by the original comment shown in *italics*.

Comment 1: There should not be any significant impact to the Trolley Brook Culvert provided that the calculations by Allen & Major are accurate. However, he did note that the lack of information from relying on NRCS soil classification data for infiltration rates and relying on rainfall data from TP40 as opposed to NOAA Atlas 14 rainfall data means that their design is questionable.

Response 1: A&M notes the concerns raised regarding the Trolley Brook Culvert and are confident in the calculations as provided, and revised, in meeting the required standards that protect downstream areas. The initial design relied on NRCS soil data, while the revision incorporates site specific investigation. A&M utilized the TP-40 rainfall charts as the precipitation values required for MassDEP calculations. MassDEP has not yet adopted the NOAA Atlas 14 as the default precipitation values and defers to local municipalities via advisory opinion. In this instance, given the nature of the Comprehensive Permit, state guidance forms the basis of the design.

Comment 2: Meaghan and I, as well as GCG noted the lack of field data and the reliance of NRCS soil data as part of their design in our comments. There are some municipalities that no longer accept TP40 rainfall data as part of stormwater design submittals because it is considered to be outdated and not reflective of current rainfall averages.

Response 2: This comment is noted. The drainage design is reflective of field verified information. The use of TP-40 charts is reflective of the Departments continued use until the NOAA14 charts are adopted into the Massachusetts Stormwater Handbook.

Comment 3: I would recommend their design be updated to include rainfall data from NOAA Atlas 14 as well as infiltration rates from field observations. This may result in an increase in peak rates of runoff

and could have an impact on the Trolley Brook Culvert. At that point we could revisit having PSC update their 2016 report.

Response 3: Please see previous responses relative to the use of the NOAA 14 precipitation values.

A&M believes these responses will provide sufficient information for the final review of this application.

If you require any additional information, please feel free to contact me.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Philip Cordeiro, P.E.
Branch Manager
pcordeiro@allenmajor.com

cc: J. Smetana, UA Senior Manager LLC.
File

Enclosure: Site Development Drawings – Revision 1 – dated March 24, 2021