



2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

July 10, 2017

Weston Zoning Board of Appeals
c/o Mrs. Winifred I. Li
Zoning Board of Appeals, Chair
11 Town House Road
Weston, MA 02493

RE: Nitsch Project #12265
Peer Review
Comprehensive Permit – 40B
104 Boston Post Road
Weston, MA

Dear Mrs. Li:

Nitsch Engineering is pleased to provide the Town of Weston (the Town) Zoning Board of Appeals (ZBA) with this review of the drainage report and plan sets for the Chapter 40B Comprehensive Permit Development known as Stony Brook Weston, located at 104 Boston Post Road in Weston, Massachusetts. Nitsch Engineering's review was for conformance with the Town Stormwater By-Law, Massachusetts Stormwater Management Regulations, and general engineering practice.

The Applicant submitted the following preliminary site development and utility plans for review:

- "Drainage Report," prepared by Allen & Major Associates Inc., dated April 18, 2017, revised through June 15, 2017.
- "Boring Logs and Plan – Stony Brook LLC", prepared by New England Boring Contractors, dated June 5, 2017.
- "2017-06-15 – Revised Weston Site Plans per Cwd Peer Review", prepared by Allen & Major Associates Inc., dated April 18, 2017, revised through June 15, 2017.

Nitsch Engineering reviewed these documents based on the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, the Town Stormwater and Erosion Control Regulations, and Standard Engineering Practices.

The Applicant has completed three borings across the site to establish soil and groundwater conditions. The borings indicated ledge under a shallow (2-foot depth generally) top soil. In response to these findings the Applicant has revised their stormwater plans and accompanying calculations.

Currently the Applicant is proposing an infiltration system consisting of large diameter pipe that would be located in the area between the building and property line. The plans indicate that the ledge around the infiltration system is to be "overblasted" to allow water from the infiltration system to infiltrate in the bedrock.

Nitsch Engineering recommends that the Zoning Board of Appeals engage the services of a Geotechnical Engineer to help in evaluating this current proposal. Nitsch Engineering has many serious questions regarding the current proposal including the effects of overblasting on surrounding properties and the Cambridge Reservoir, how the infiltration rate (if any) of overblasted rock can be quantified, and any potential consequences from overblasting.

The current proposal is well outside of the norm for site development and should be thoroughly vetted by the appropriate experts. Without further review and assistance by a Geotechnical Engineer, Nitsch Engineering does not believe the development, as currently proposed, meets the requirements of the Weston Stormwater Management By-law and the Massachusetts Stormwater Management Standards.

Weston Zoning Board of Appeals: Nitsch Project #12265
July 10, 2017
Page 2 of 2

We look forward to meeting with the ZBA at the scheduled hearing to further discuss the project. Please contact us should you have any questions prior to the hearing.

Very truly yours,

Nitsch Engineering, Inc.



David M. Conway, PE, LEED AP BD+C
Senior Project Manager

DMC/aab