

October 21, 2021

Tel: 617-896-4300

Town of Belmont Planning Board
Attn. Mr. Robert Hummel, Senior Planner
Homer Municipal Building
19 Moore Street, 2nd Floor
Belmont, Massachusetts 02478

www.bscgroup.com

**RE: Cityside Subaru, Stormwater Peer Review
774A, 778, 782, and 790 Pleasant Street, Belmont**

Dear Planning Board Members and Mr. Hummel:

BSC Group, Inc. (BSC) has completed our peer review of the stormwater management design relative to the Design & Site Plan Review for proposed renovations to the existing Cityside Subaru car dealership on Pleasant Street in Belmont, Massachusetts. The project involves the demolition of three existing buildings, including the existing car dealership, and replacement with a new dealership office, showroom, and service building with an attached parking structure. The project involves the existing dealership parcel as well as two adjacent parcels that have been purchased by the owner/applicant for this project. Please note that BSC's review only encompasses project elements related to stormwater management design per the Board's request.

BASIS OF REVIEW

As part of our peer review, BSC reviewed the following documents:

- *Application for Design and Site Plan Review*, dated July 12, 2021.
- *Design & Site Plan Review & Signage Special Permit Pursuant to Section 7.3 & 7.4 of the City of Belmont Zoning By-Law for Cityside Subaru, 774A, 778, 790 Pleasant Street, Belmont, MA 02478*, prepared by Land Design Collaborative, Brennan Consulting, and UDA Architects, dated July 12, 2021.

REVIEW CRITERIA

BSC's review of the above listed material was conducted utilizing the following standards and regulations:

- Town of Belmont Zoning By-Law,
- Town of Belmont Stormwater Management and Erosion Control By-Law, Article 34,
- Town of Belmont Stormwater Management and Erosion Control Rules and Regulations,
- Massachusetts Department of Environmental Protection (DEP) Massachusetts Stormwater Handbook (the Handbook).

REVIEW COMMENTS

1. The existing project site is covered almost entirely by impermeable surfaces (buildings and pavements) with small, landscaped islands adjacent to the existing car dealership the only permeable areas. The proposed project results in a slight decrease

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Landscape Architects
Planners
Surveyors



to impervious areas as larger landscaped areas are proposed. This will result in a small overall decrease to peak runoff rates from the site and a small increase to groundwater recharge.

2. The project additionally proposes a substantial underground infiltration system comprised of 85 Cultec R-902HD infiltration chambers beneath the structured parking area. This infiltration area will allow stormwater runoff collected from the front portion of the site to infiltrate back to groundwater and will provide additional peak flow rate attenuation and stormwater treatment prior to discharge from the site.
3. Catch basin CB 111 connects to the infiltration system, however it is unclear from the plans how this connection will be made. The layout on Sheet C-201 shows the outlet pipe from CB 111 connecting to the side of the infiltration chambers. Based on a review of the Cultec R-902HD on the manufacturer's website (<https://cultec.com/products/stormwater-chamber-recharger-902hd/>), it appears that all pipe connections must be made at chamber ends, not through the sides. We recommend that the plans are updated to reflect the actual proposed connection.
4. The Details on Sheet C-401 include an Inspection Port detail for the Cultec system, however the number and location of these ports is not noted anywhere. We recommend the Plans show or identify the number and location of ports with a minimum of two (2) ports per row of chambers.
5. Existing stormwater infrastructure for Pleasant Street, including a stormwater pump station, is located on the project site. Due to the locations of this existing infrastructure the project proposes to relocate and/or reroute some piping and the pump station to new locations on the project site. Has the Applicant had any discussions with the Department of Public Works (DPW) regarding this stormwater relocation, including the relocation of existing easements? Does DPW require any specific alterations or design specifications for relocation of this infrastructure?
6. We recommend that the Applicant coordinate with DPW regarding any potential revisions DPW may want to make to the pump station so that this work could occur during the project construction and minimize impacts to the site and surrounding areas.
7. Would the Applicant consider installing a water quality unit to treat the runoff captured from CB 109 prior to discharge? This could be achieved by replacing the catch basin with a water quality inlet.
8. We recommend that all new pipe connections to existing drain structures be cored and not rough cut to ensure the integrity of the structure. We also recommend that a detail for these new connections be added to the plans.
9. We recommend a full replacement of manhole DMH EX 4 due to the size and angle of the existing pipe to be removed and proposed pipe to be connected.
10. We recommend that the proposed locations of sediment and erosion controls be added to the plans.
11. We request that a stormwater operations and maintenance (O&M) plan be submitted for review. This O&M plan should include information and schedules for inspections and maintenance on all stormwater BMP's as well as information on spill control and containment. In addition, the O&M plan should include information on snow storage and a plan identifying snow storage areas on site.



Upon receipt of any additional information requested above and any responses to comments from the Applicant, BSC Group will update this letter report for the Board. Please feel free to contact me at (617) 896-4386 or drinaldi@bscgroup.com should you have any questions on the information in this report.

Sincerely,
BSC Group, Inc.

A handwritten signature in black ink, appearing to read 'D. Rinaldi'. The signature is fluid and cursive, with a large initial 'D' and a long, sweeping tail.

Dominic Rinaldi, PE, LEED AP BD+C
Senior Associate