

Sent: Thursday, October 08, 2020 2:40 PM
To: Karon Catrone
Subject: 42 Mill Street summary of review

GEC has reviewed the package of information submitted for the proposed construction of a single family house at 42 Mill Street, Westwood MA. GEC made a site visit to confirm the existing site conditions and note any changes from the last review done by GEC for the Town. It was noted that the revised wetlands boundary approved by DEP were used for this NOI. It was also noted that unlike the former site condition when the area was in a severe drought and there was no flow in Mill Brook a slight flow estimated at 0.5 to 1.0 cfs was evident even in the current severe drought. Scattered thunderstorms earlier in the week may have resulted in that low flow. It was also noted that a beaver dam has been constructed on the pond side of the concrete dam remnants and that the base flow was now existing the pond at the previously noted spillway channels lying with the wetland resources described in the approved DEP plan. This change may be significant because it suggest that the bank of the perennial stream is different and approximately 50 - 60 feet closer to the proposed home location. This would change the river front impacts to increase by thousands of square feet. We continue to point out that the dam is in poor condition and has the potential to cause significant damage to immediate downstream abutters and residences. With the main flow now discharging through the earthen portion of the dam this situation is more acute.

We note that there are no stormwater or erosion controls for analysis prepared for the project. We also note the sewer line is to be constructed outside of the 40 foot right of way described by the road layout as opposed to the 25 foot right of way noted in the deed. This may be in conflict with the deed.

GEC began to analyze the submittal in more detail and question some of the interpretation made regarding riverfront impact. It appeared that the riverfront impact were being segregated between the road proposal and the home site. We believe that this segmentation is not appropriate and the combined impacts, since they are not on previously developed land. The new driveway is through unaltered wetland and wooded swamp. We also note that there may be a discrepancy between the flood plain shown on the plan and the revised 100 flood plan indicated on the DEP GIS web page at Oliver. This would need to be verified.

However in reviewing the submitted plan in detail we checked the buffer zone lines and riverfront setbacks and noted the scale of the drawing is 1"= 30 feet. When we checked the scale on the drawing all setback boundaries for BVW and riverfront for example are at 1" = 40 feet. This results in the boundary being 20 feet shorter. We checked the 30 foot scale with the 40 roadway layout and it checks out correctly. So it appears to be a significant drafting error. Combined with the perennial stream re-location suggested above the error will be even more significant.

This error of scale represents a significant under calculation of the impact to riverfront, buffer-zone and other regulatory analysis and the project should be withdrawn and revised if possible. We also believe a more thorough legal review of the deed and its restriction is needed to insure that encumbrances of title are addressed

Please feel free to call to respond to any question or concerns.

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