
Sullivan, Connors & Associates

Land Surveying and Civil Engineering

Sudbury Planning Board
278 Old Sudbury Road
Sudbury, MA 01776

February 5, 2018

Attention: Ms. Beth Suedmeyer
Environmental Planner

Subject: General Stormwater Permit – Septic System Repair
Mill Village, 365 Boston Post Road

Dear Members of the Board:

Please find the enclosed General Stormwater Permit Application for 365 Boston Post Road (Mill Village). The proposed project includes the repair/replacement of an existing septic system servicing a commercial use. The work is contained within the existing parking lot and will result in a total land disturbance of 4,200 square feet. This work would qualify under the General Permit as a commercial use with land disturbances between 500 and 5,000 square feet. The work is also located within the regulated Buffer Zone and Riverfront Area to Hop Brook, which runs along the west side of the property. This will require a Notice of Intent to be filed with the Conservation Commission.

Due to overlapping jurisdiction, the applicant respectfully requests the Planning Board delegate the Conservation Commission as the Reviewing Agent for the proposed project.

A brief project narrative and copies of the plans have also been attached for your review. If you have any questions or require any additional information please contact this office at (508) 393-9727.

Sincerely,
Sullivan Connors & Associates, Inc.



Vito Colonna, P.E.



Date Submitted: _____
 Reviewed By: _____
 Approved: _____
 Date: _____
 Denied: _____
 Date: _____

**APPLICATION FOR COVERAGE UNDER THE TOWN OF SUDBURY
 GENERAL STORMWATER MANAGEMENT PERMIT
 (RESIDENTIAL)**

Project / Site Information

Project / Site Name: Mill Village
 Project Street / Location: 365 Boston Post Road
 Assessor's Map: K08 Parcel(s): 26
 Plan Prepared by: Sullivan Connors & Associates, Inc. Date of Plan: 1/22/2018

Applicant	Owner (if different from applicant)	Contractor
Name: <u>Randy Goldberg, Mill Village Realty Trust</u>	_____	_____
Address: <u>365 Boston Post Road</u>	_____	_____
Phone: <u>Sudbury, MA 01776</u>	_____	_____
E-Mail: _____	_____	_____
Fax: _____	_____	_____

Project Description/Features: (check all that apply)

- Single family New Construction
- Single family redevelopment/enlargement
- Septic System Replacement/Repair
- Commercial, Industrial, Institutional, Exempt Site Plan
- Utility Work
- Repaving only
- Other _____

Total Lot Area: 6.3 Acres (274,430 s.f.+/-)
 Estimated Area to be Disturbed (ft²): 4,200 sq. ft.
 Total Area of Impervious Surfaces: Existing Proposed
 (paved, parking, roofs, decks, etc.) (ft²): Proposed to match existing conditions. No increase in impervious

Project includes the following features:

- Roof drains discharging overland
- Perimeter drain
- Illicit stormwater connection
- Disturbance of slopes greater than 10% Square Feet Disturbed: 0
- Disturbance of slopes greater than 15% Square Feet Disturbed: 0
- Disturbance of slopes greater than 20% Square Feet Disturbed: 0

Other Jurisdictions:

- Wetlands Protection Act / Conservation Commission Jurisdiction
- Rivers Act / Conservation Commission Jurisdiction
- Board of Health permit
- Site Plan Review
- Planning Board WRPD permit
- Earth Removal Board
- Driveway Permit
- Trench Permit

Permit Conditions

By submitting an application for coverage under the GSMP for residential development or associated activity and accessory structures that will disturb or alter from 5,000 square feet to 40,000 square feet of land or which is part of a common plan for development that will disturb or alter from 5,000 square feet to 40,000 square feet of land, the Applicant agrees to the following conditions:

1. The activity shall not increase either the rate or volume of stormwater runoff leaving the site, nor shall it alter the stormwater flow to any adjoining properties, public ways, or any wetland resource areas, unless otherwise permitted based on improvement over existing conditions.

Please check all that apply to this project:

- Roof drains emptying into dry wells (existing)
- Grassed swales constructed
- Porous pavement installed; _____ square feet
- Water quality swale
- Green roof
- Rain barrels/cisterns for irrigation
- Other methods (please list/describe): No increase in impervious surface

2. The activity shall, to the maximum extent feasible, treat all stormwater runoff on site using recommended Best Management Practices (BMPs) in accordance with the latest edition of the Massachusetts DEP Stormwater Handbook.

Please check all that apply to this project:

- Rain gardens
- Constructed wetlands
- Detention basin
- Retention basin
- Sediment forebay
- Vegetated filter strip
- Deep sump catch basins
- Other methods (please list/describe): Existing deep sump catch basins and water quality inlet

3. The activity shall to the maximum extent feasible minimize impervious surfaces and provide on-site infiltration of stormwater in accordance with the latest edition of the Massachusetts DEP Stormwater Handbook.

Please check all that apply to this project:

- Roof drains emptying into dry wells (existing drywell)
- Grassed swales constructed
- Porous pavement installed; _____ square feet
- Water quality swale
- Green roof
- Rain gardens
- Single load driveway
- Common driveway
- Other methods (please list/describe): _____

4. The Applicant shall provide and maintain Erosion and Sedimentation controls, in accordance with the latest edition of the Massachusetts DEP Stormwater Handbook, as necessary until the site is permanently stabilized. BMPs selected for erosion control shall be chosen to minimize site disturbance from erosion control installation. As soon as the site is stabilized, such measures shall be removed.

Please check all that apply to this project:

- Hay bales
- Silt fencing
- Construction entrance
- Temporary vegetative cover – mulch, netting
- Permanent vegetative cover – hydroseeding, seeding, sodding
- Slope stabilization
- Retaining walls
- Slope drains
- Other methods (please list/describe): Compost filter sock & Inlet protection

5. The applicant shall ensure that the site and stormwater management systems are perpetually inspected and maintained to function as designed.

Please check all that apply to this project:

- Visual inspections by contractor
- Visual inspections by homeowner
- Operation and Maintenance Plan
- Maintenance contract for stormwater components
- Other methods (please list/describe): _____

6. The following source control and pollution prevention measures shall be employed on the site to prevent contamination of stormwater runoff:
- Store lawn and deicing chemicals under cover
 - Apply fertilizers and pesticides sparingly to prevent washoff
 - Use of slow release nitrogen and low phosphorus fertilizers is encouraged
 - No fertilization or pesticide application in or near any wetland resource area
 - Pick up pet waste, dispose of in the toilet or trash
 - Store, use and dispose of household hazardous wastes properly
 - Limit exterior washing of vehicles to locations that drain to pervious surfaces and away from storm drains
 - Maintain vehicles and clean up fluid spills/drips from pavement areas
 - Pump and maintain septic systems
 - Use alternative deicers such as calcium chloride and magnesium chloride in lieu of sodium based deicers
 - No coal tar-based pavement sealants are to be used on any site subject to the GSMP.

Additional Conditions:

Certification

I hereby certify that I have reviewed the permit conditions listed above, and the information contained herein, including all attachments, is true, accurate and complete to the best of my knowledge. Further, I grant the Town of Sudbury Planning Board and its authorized agents permission to enter the property to review this application and make inspections during and after construction.

Applicant

Date

Owner

Date

Application Requirements

1. Please submit six (6) copies of a completed application and submission materials to:

Planning and Community Development Dept.
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
(978)639-3387

2. Submission Materials

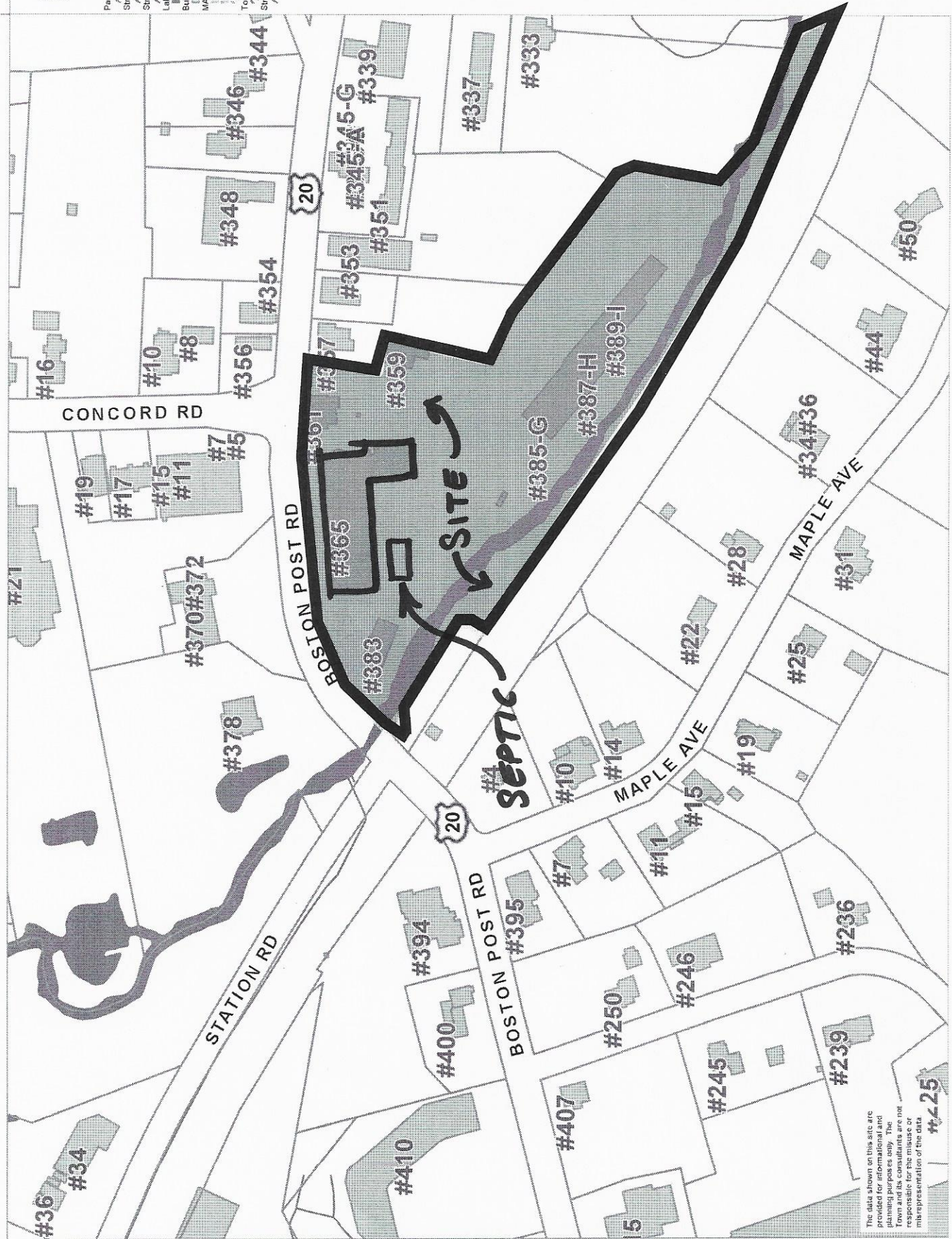
- A completed Application Form for coverage under GSMP with original signatures of all owners
- Plans, drawings or specifications for the project
- Soil conditions where infiltration of stormwater is proposed
- Pre and Post development topography at 2 foot contour intervals
- Calculations demonstrating compliance with the thresholds for and conditions of the GSMP. Calculations will be dependent on the disturbance activity contemplated in the application. For example, amount of impervious surface, amount of vegetation removal, amount of slope disturbed, etc.
- Other materials as the Planning Board may require to determine the eligibility of the proposed work for coverage under the GSMP

3. There is no fee for a General Stormwater Permit.

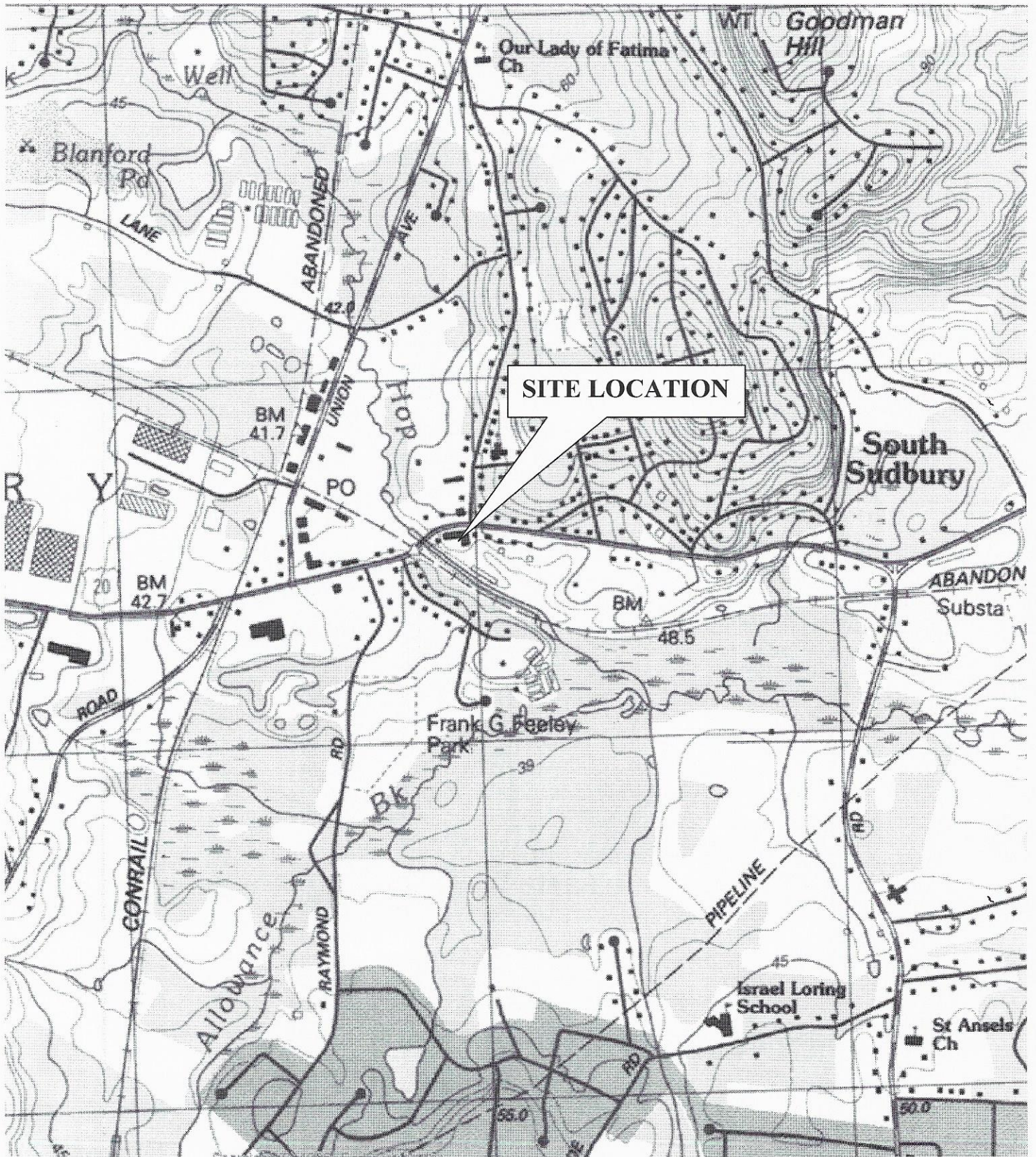
4. The Planning Board shall render a decision to approve, approve with conditions, or disapprove the permit within 30 days of receipt of a complete application package.



- Parcels
- Streams Ortho
- Streams CIR
- Leak/Reservoir
- Buildings
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Streets



LOCUS MAPPING



Project Narrative

365 Boston Post Road
Sudbury, MA

Existing Site Conditions

The project site is a 6.3 acre lot on the south side of Boston Post Road known as "Mill Village." The overall site contains five buildings with associated parking and access drives. This lot previously consisted of five parcels, which were combined into a single lot through an ANR plan endorsed on December 7, 1987. The proposed work is associated with the septic system servicing building #365.

Hop Brook, a perennial stream, is located along the west side of the site including associated Bank, Riverfront Area, Bordering Land Subject to Flooding (BLSF), and Adjacent Upland Resource Area. The areas off BLSF are essentially contained within the limits of the bank based upon the most recent FEMA mapping. The site does not contain any mapped NHESP estimated and priority habitat.

Proposed Project

The proposed project consists of a septic system repair / replacement servicing #365 Boston Post Road. The system is currently in failure and replacement is required. The existing system is located to the rear of the building, and the proposed system has been proposed in essentially the same location. The limit of work is within the existing paved parking lot area, and has been kept as far as practical from the resource areas. The proposed leaching area is 70 feet off the bank at the closest point. The proposed work would qualify to meet the exemptions listed under 310 CMR 10.58(6)(c) to allow for repair of the existing septic system.

The proposed work will not result in any increase to the impervious surfaces on-site and the final surface conditions and grading will match that of the existing conditions. Therefore the project will not result in any increase to the rate or volume of runoff. The limit of work is within the existing parking lot, which is contained with curbing. All runoff from the work will be captured through the site drainage system. Temporary sedimentation and erosion controls have been included on the plans to minimize sediment transport to the site drainage system and discharge point. An erosion barrier placed around the limit of work, and inlet protection has been required at each downgradient catch basin.

Stormwater Standards

The project qualifies as a redevelopment project as there have been no increases to the impervious surfaces. The following is a summary of each of the 10 standards.

Standard 1: No New Untreated Discharges: There are no new untreated discharges to any wetland resource area. The current flow and discharge patterns match that of the pre-existing condition. Catch basins are currently located on-site to provide pre-treatment.

Standard 2: Peak Rate Attenuation: Not applicable – The proposed work will not result in an increase in impervious surfaces. The work will match the existing limit of pavement.

Standard 3: Stormwater Recharge: Not applicable – The proposed work will not result in an increase in impervious surfaces, and additional recharge would not be required.

Standard 4: Water Quality: The project is a redevelopment project does not create any new impervious areas or new discharge points. The existing site currently provides deep sump catch basins which provide pre-treatment prior to discharge.

Standard 5: Land Uses With Higher pollutant Loads

Not applicable - The proposed use is not classified as a land use with higher pollutant loads.

Standard 6: Critical Areas: Not applicable – the site does not contain and critical areas.

Standard 7: Redevelopment: The proposed project is classified as a Redevelopment Project since there has been no increase to the impervious surface.

Standard 8: Construction Period Controls: The proposed site plans have included Construction Period Controls. The project as a septic repair and will have a short duration. Once the system is installed, the disturbed area will be re-paved shortly after, and be fully stabilized.

Standard 9: Operation and Maintenance Plan: Not applicable – The proposed project has not included any new stormwater BMP's.

Standard 10: Illicit Discharges: Based upon site observations and review of previous plans/surveys, no illicit discharges are known on the site. Illicit discharges are prohibited.