

LAW OFFICES OF
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By Email

August 16, 2016

Jason Talerman, Esquire
BLATMAN, BOBROWSKI, MEAD & TALERMAN
730 Main Street
Suite 2B
Millis, MA 02054

RE: Ti-Sales / Sudbury Station LLC

Dear Mr. Talerman:

In accordance with our discussions, I am enclosing for your information a letter from my client's engineer describing the pre-and post-construction impacts to the Ti-Sales property from my client's proposed development and stormwater management system. I also enclose for your files a complete set of the current site plans. As you can see, all stormwater (including the Town of Sudbury's improper drainage from its cemetery onto my client's land) is being collected into a detention system, and that which is not recharged is being discharged overland at the nothertherly terminus of the development site, far from your client's property.

Our engineer confirms that (1) the system design will not cause any post-development impacts to your client, and may well improve his situation (whatever that is) by reducing the upgradient watershed to his property by some 80% and (2) all stormwater ultimately discharged at the northerly end of my client's land will flow away from the Ti-sales land.

Our engineer also concludes that there may well be an improvement to your client's property from the 80% reduction in the size of the watershed upgradient of his land in the post-construction condition.

The Town's peer review by Hancock Associates concluded, "the stormwater management system is technically feasible to construct in a manner that would meet the Mass DEP requirements and serve to protect the residents on site and abutting properties". Janet Bernardo from Horsley Witten (hired to advocate for the Board of Selectmen, who apparently oppose the project) testified repeatedly at the last public hearing that the design of the stormwater management system was in her opinion "not incorrect".

In summary, there is no basis to suggest that the stormwater management design for my client's project will affect the Ti-sales property in any way, except that it may well result in an improvement to Mr. Tighe's land by reducing the amount of stormwater that reaches his property. The sellers of the property, to my understanding, have a long and warm relationship with Mr. Tighe and his family, and we welcome the opportunity to address his concerns.

I trust that this correspondence responds to the issues you have raised. I am available to discuss the matter at your convenience.

Very truly yours,

A handwritten signature in black ink, appearing to be 'WCH', followed by a large, sweeping flourish that extends downwards and to the right.

William C. Henchy

Wch/

Enc.

cc.

Vito Collona P.E.
Robert Engler
Robert Abrams Esquire
Christopher Claussen
Christopher Kennedy
Joseph Hakim
Sudbury Zoning Board of Appeals

Sullivan, Connors & Associates

Land Surveying and Civil Engineering

William C. Henchy
165 Cranberry Highway
Orleans, MA 02653

August 16, 2016

Subject: Ti-Sales Property
Sudbury, MA

Dear Mr. Henchy:

You have inquired as to whether the storm water design for the Village at Sudbury Station will in any way exacerbate existing conditions at the Ti-Sales property.

At present, due to the existing topography, surface water runoff would enter the Ti-sales property from the Sudbury Station site through overland flow across the abandoned railroad bed that separates the two properties. Under the current conditions a drainage area of approximately five acre of upgradient area is contributes to overland flow toward the Ti-sales site. The Ti-sales site may be impacted by surface runoff from other sources such as along the Ti-sales access drive, and possibly from Hudson Road. A site inspection would be necessary to determine whether runoff from Hudson Road is making its way down the Ti-sales driveway and affecting that site.

Under the proposed storm water management plan, the majority of surface runoff (including that coming off the cemetery) from the watersheds upgradient of the Ti-sales site will be intercepted and diverted into the proposed detention system. From there it will be first processed to remove TSS in conformance with the Stormwater Guidelines, then into a large recharge basin to provide recharge in accordance with the Guidelines, and then discharged onto Mr. Claussen's land at the northerly boundary of the development site, and would then flow northerly away from the Ti-sales property. This location is many hundreds of feet from the Ti-sales land, and is lower in elevation than the Ti-sales property. All post development rates of discharge are equal to or less than pre-development rated.

Thus, existing surface runoff upgrading of the Ti-sales land will be intercepted, detained, and discharged at existing or lower rates of discharge that the pre-development conditions, in a location hundreds of feet away from the Ti-sales site and at an elevation which is lower and therefore ensuring that the runoff goes away, not towards, the Ti-sales land. The drainage area upgradient of the Ti-sales property would be reduced by 80% (from five acres to one acre).

In short, we expect no post-development impacts to the Ti-sales land which are any different than the pre-development condition, and there may well be an improvement by reducing the flow in this direction. The designs have been peer reviewed by the Town's engineering consultant, and the peer reviewer concurs with the design.

Please do not hesitate to contact me with any other questions.

Sincerely,
Sullivan Connors & Associates, Inc.



Vito Colonna, P.E.

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