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G-8928

May 20, 2020

Holden Planning Board
1196 Main Street
Holden, MA 01520
Attn: Pamela Harding

Subject: Submittal
Westminster Place Special Permit Site Plan Modification
Proposed Drainage Impacts

Dear Board Members:

On behalf of our client, Newell Road Realty, LLC, we are providing this letter to address the drainage impacts of the proposed site plan special permit modification for Westminster Place. The original site plan special permit SPR 0207 references the plan "The Trulson Property in Holden, MA" last revised August 25, 2003.

The applicant is proposing to modify the buildings and associated roadway/utility configuration for units 597-610 only. These buildings are located on the King Phillip Trail cul-de-sac and adjacent areas on Tea Party Circle.

The approved site plan includes two 6-plex buildings on King Phillip Trail, which the applicant proposes to replace with six duplex buildings with two fronting on Tea Party Circle (maintaining the same unit count). To more easily accommodate the modified duplex configuration the applicant also proposes to replace the previously approved duplex for units 597 and 598 with a modified building design that is narrower than the one originally approved.

The stormwater runoff from both the approved and the proposed modification directs runoff to basin 11, 14 and 16. With the recent addition of 4 parking spaces to the site the proposed modifications to the original site layout results in a net increase in impervious area of 1020 square feet. This increase is insignificant to the amount of additional storage required in the 3 infiltration basins receiving the site runoff. Accordingly, the previously approved drainage system can properly handle and treat the drainage associated with the modified building configuration. However, adjustments are proposed for drainage collection because the existing catch basin and drainage system is not appropriately located for the modified layout of King Phillip Trail. The

applicant proposes to remove those drainage components and replace them with the stormwater components depicted on the enclosed modification plan.

The modification maintains the general drainage patterns and stormwater design of the original plans, so there will be no material impact to the functioning of the overall stormwater system. The high point in King Phillip Trail will be maintained at Sta 0+75. Therefore, the runoff flowing east of this high point, along with the runoff from the ridgeline of the three buildings and front yards on Tea Party Circle, will all drain to the Tea Party Circle drainage system connected to Drainage Basin 16. The runoff west of the high point of King Phillip Trail will continue to drain westerly to the double grate catch basin at the west end of the cul-de-sac. This double grate catch basin will be connected to a hydrodynamic separator for water quality and then piped to connect with Basin 11. The back portions of the buildings will all continue to drain to the three infiltration basins.

With the proposed minor modifications to the stormwater infrastructure, the stormwater management system will properly manage and treat the drainage associated with the modified site layout.

If you have any comments or questions, please contact the office.

Sincerely,

Guerriere & Halnon, Inc.

A handwritten signature in cursive script, appearing to read 'Dale MacKinnon', written in dark ink.

Dale MacKinnon, PE
Senior Project Manager