



## CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #7  
NORTHBOROUGH, MASSACHUSETTS 01532  
T: (508) 393-9121

121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01716  
T: (978) 443-9566

Town of Holliston  
703 Washington Street  
Holliston, MA 01746

November 23, 2022

**Attention:** Ms. Karen Sherman  
Town Planner

**Subject:** Peer Review #2  
157-165 Lowland Street

Dear Ms. Sherman,

Connorstone Engineering, Inc. is in receipt of updated peer review comments provided by CMG in a letter dated October 28, 2022. The proposed site plans have been revised based upon the review, and the items are summarized below:

CMG Peer Review, dated 10/28/2022:

3. The review comments had requested an 8' space with an 8' access aisle for van accessibility. However, the plans as previously submitted included an accessible space with an 11' wide space and 5' wide aisle, which is in compliance with 521 CMR 23.4.7, Van Accessible Spaces. This section states "*Van accessible spaces do not have to be separately provided if all required accessible parking spaces are 11 feet wide with a five foot access aisle.*" Additional spot grades have also been added to verify slope requirements.
10. The review comment had requested the use of an oil/grit separator as pretreatment prior to infiltration. MassDEP Stormwater Handbook, Volume 1, Standard 5 requires pretreatment for fleet storage areas to include "*an oil grit separator, a sand filter, organic filter, filtering bioretention area, or equivalent.*" The table of recommended BMP's under this standard also includes Proprietary Separators as an acceptable form of pretreatment.

The proposed plans have proposed an equivalent to an oil/grit separator with a proprietary separator. The proposed separator is designed to remove both oils and sediment (grit). The proposed separator provides double wall oil containment with a continuous fiberglass insert to ensure any hazardous floatable do not migrate through the concrete walls. In order to provide enhanced level of treatment the sizing of the separator has been increased on the proposed plans to a STC 900.

As an added benefit, the proposed separator also provides a far higher level of TSS removal. A typical oil/grit separator provides 25% TSS removal, while the proposed separator provides greater than 80% TSS removal. This will significantly increase the lifespan of the infiltration basin and provide increased removal of hydrocarbons that may bond to sediment particles.

Our office would consider the proposed separator to be an equivalent to the requested oil/grit separator, and would provide increased benefits above that which a typical oil/grit separator could provide.

- 12. No response required; potential condition of approval.
- 13. No response required; potential condition of approval.
- 16. A "Certificate of Action" block has been added to each of the plan sheets.
- 17. The zoning table has been added to Sheet 2 of 4 as requested.
- 19. A Lighting Plan to be provided by others.
- 22. A waiver request has been included related to the Landscape Plan requirements.
- 27. No response required; potential condition of approval.
- 28. The proposed water service detail has been updated as noted.
- 41. No response required; potential condition of approval.
- 43. No response required; potential condition of approval.
- 54. See Comment 10.
- 61. Comment acknowledged. If coverage under the CGP is requested, a copy of the SWPPP could be provided to the Town.
- 65. The long term Operation and Maintenance Plan has been updated to include the items requested.
- 66. The Illicit Discharge Compliance Statement has been added to the O&M plan.

Should you have any questions or require additional information, please contact our office at 508-393-9727.

Sincerely  
Connorstone Engineering, Inc.



Vito Colonna, PE

**George F. Connors  
Counselor At Law**

10 Southwest Cutoff, Northboro, MA 01532  
Zero Cranberry Lane, Hopkinton, MA 01748  
Phone (508) 393-6055 • Fax (508) 393-5242  
george@gfconnorslaw.com

Holliston Planning Board

Landscape Plan - Waiver Request

Section 7.3.4 Landscaping requires the Landscape Plan shall be prepared, signed and sealed by a registered Landscape Architect.

The site is a previously disturbed site. It is demarcated on its boundary with block walls, berms for stormwater controls, and the work area footprint basically following property lines so closely there is no room for any landscape features, except for a small copse of trees along the street adjacent to the driveway, and a 'noise berm' on the back side of the property.

Along each side of the property, extending back from Lowland Street, are block walls. These block walls extend along the abutter to the south-east, a construction yard. This wall is stacked blocks and serves as noise mitigation, stormwater swale protection, and is ancillary to storage of materials. An additional 'noise-fence' is proposed along the top of these blocks. There is virtually no view shed into the site here. Along the south where a tall noise berm exists, and will be extended, will have additional shrub/tree plantings for additional noise abatement.

The landscape proposal therefore is not a true landscape feature but a noise reduction effort.

Respectfully the applicant requests the "Landscape-Noise Screening Plan," be allowed to be submitted as-is, waiving the above noted requirement. It is clear it is not inconsistent with the waiver provision cited below. It is also clear the landscaping on this site is considered a noise reduction feature.

7.4.4 Waiver of Standards. The Planning Board may, in the course of granting a special permit or site plan approval for nonresidential development, waive any of these performance standards where such waiver is not inconsistent with public health and safety, and where such waiver does not derogate from the purposes of this section because the proposed development will adequately serve the goals and objectives set forth in Section 1, hereof.

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## **STORMWATER OPERATION AND MAINTENANCE PLAN**

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**157-165 Lowland Street  
Holliston, MA**

***November 23, 2022***

Stormwater Management System Owner:  
and Responsible Party

Name : Master Paving Corp. & Middlesex  
Asphalt Services, Inc.

This Operation and Maintenance Plan has been prepared in accordance with the recommendations outlined in the DEP stormwater handbook. This plan outlines the minimum efforts necessary to ensure that the stormwater collection and infiltration system for this site operates in accordance with the design. Efforts in addition to the minimum listed herein may be required to ensure adequate stormwater management.

This plan includes general site restrictions, routing/non-routine operation and maintenance; reporting and record keeping; and an estimated budget.

### **General Site Conditions**

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The following conditions are imposed as part of this Plan.

- Illicit discharges into the site or any other stormwater management system are perpetually prohibited.
- Uncovered and/or uncontained road de-icing materials shall not be stored on-site.

### **Operation and Maintenance:**

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**Schedule:** The stormwater management system should be inspected at least four times per year during site operations.

Specific inspection and maintenance practices are listed under each component below. Upon completion of inspection, the inspector should specify any necessary corrective actions to be taken by ownership of the facility. The items to be inspected and maintained are described in the following sections.

Based on the observed conditions, the Responsible Party shall immediately schedule the appropriate maintenance. Some minor maintenance, such as the removal of blockages, debris and saplings in the basins may be conducted at the time of the inspection. More difficult maintenance activities, requiring special equipment, will have to be scheduled, such as the removal of excessive sediment or the repair of eroded areas.

**Estimated Budget:** Approximately \$4,000 per year.

### Infiltration Basin

After every major storm during the first 3 months of operation and at least four times per year thereafter, the inspector shall visually inspect the basin, noting each of the items listed below (Vegetation, Dewatering, Inlets, Outlets and Structural Stability). If any of the items are in need of attention, it shall be noted and the proper remedial action initiated, as described below, as soon as possible.

The inspector shall visit the site three to four days after the rainfall of a major storm has ended to ensure that the facility has drained to the appropriate level. If significant water remains ponded in the system three (3) days after the latest rainfall, sediment removal/blockage removal activities shall be investigated and/or performed. Sediment removal may require excavation of the soils. Areas shall be replaced to finish grade with either clean coarse sand or a highly permeable sand compost mix and then seeded.

The interior check dams and perimeter check dams should be inspected for sediment accumulation and overall condition. Sediment shall be removed whenever visible and any damaged sections shall be repaired. The perimeter check dam should be continuous along the entire top of basin with no breaks between the basin and operations yard.

At a minimum of twice per year, mow the buffer area, side slopes, and basin bottom (if grassed floor); remove trash and debris; remove grass clippings and accumulated organic matter. The embankment and side slopes of the basin should exhibit no visible signs of erosion, settlement, slope failure, wildlife damage, or vehicle damage. Damaged side slopes should be repaired using similar fill of adequate permeability. Damaged embankments should be filled and compacted with impermeable soils to prevent seepage. Eroded areas should be reseeded as discussed under "vegetation". Repeated repairs to side slopes may necessitate the flattening of the slopes to ensure structural stability. Signs of vehicle damage may necessitate the construction of fences around certain areas.

Vegetation should be dense (and aesthetically acceptable on all portions of the device, including the side slopes, basin floor, buffer strips and the embankments. The inspector shall determine: (1) whether fertilizing is required (2) the areas where grass should be mowed, and (3) the areas which should be protected against erosion. In addition, recently seeded areas should be inspected for failures. Grasses of the fescue family can be mowed a minimum of twice per year, in July and late September. In addition to grass maintenance, any other vegetation in the basin area or access areas which has reached nuisance levels, (e.g., bushes, trees and weeds) should be trimmed or removed.

Repairs to damaged or deteriorating structures shall be made as soon as possible. Materials that cannot be adequately repaired, must be replaced.

Outlet spillways should be inspected for settlement, debris and/or vegetation blockages, and evidence of flow. The basin is designed to infiltrate the entire 100 year storm and discharge through the spillway should not occur.

### Catch Basins, and Stormceptors.

The actual removal of sediments and associated pollutants and trash occurs only when sumps are cleaned out; therefore, regular maintenance is required. The more frequent the cleaning, the less likely sediments will be resuspended and subsequently discharged. Frequent cleaning also results in more volume available for future storms and enhances the overall performance.

At a minimum, catch basins and Stormceptors should be inspected four times annually, and cleaned whenever sediment accumulation exceeds 12 inches in catch basins and 8 inches in Stormceptors. Disposal of the accumulated sediment and hydrocarbons must be in accordance with applicable local, state, and federal guidelines and regulations. At each inspection, inspect gas trap hoods and repair as necessary. Inspect outlet pipe and remove debris. Vacuum trucks shall be utilized for all cleanings.

### Public Safety Features

All Cast Iron storm water structure grates and covers shall be kept in good condition and kept closed at all times. Any damaged or broken structures will be replaced immediately upon discovery.

Activity	Frequency
Perform Inspection of all System Components and Prepare Report	Four times per year
Clean Catch Basins & Stormceptor	Minimum once per year or when sediment reaches 12-inches in catch basins or 8-inches in Stormceptor
Mow surface Infiltration area. Remove trash and debris; remove grass clippings and accumulated organic matter.	Minimum of twice per year
Clean Sediment Forebays	Four times per year
Clean Gutters	Minimum twice per year or whenever debris is noted

### **Reporting and Record Keeping**

The responsible party will be responsible for maintaining accurate Maintenance Logs for all maintenance, inspections, repairs, replacements, and disposal (for disposal, the log shall indicate the type of material and the disposal location). The logs shall be kept on site be available for inspection by the Town municipal departments or other auditing authority. This will be a perpetual requirement of the Owners or their Designated Party.

The Site Maintenance Log will be completed as described above, and at a minimum will include:

- a. The date of inspection or activity;
- b. Name of inspector;
- c. The condition of each BMP, including components such as:
  - i. Pretreatment devices
  - ii. Vegetation
  - iii. Inlets and outlets
  - iv. Swales
  - v. Underground drainage
  - vi. Sediment and debris accumulation.
  - vii. Any nonstructural practices
  - viii. Pavement condition
  - ix. Roof drains and gutter conditions
  - ix. Any other item that could affect the proper function of the stormwater management system
- d. Description of the need for maintenance; and
- e. For disposal include type of material and the disposal location;

### **Drainage Easements:**

No drainage easements are currently proposed or required.

### **Changes to Operation and Maintenance Plans**

The owner(s) of the stormwater management system must notify the Stormwater Permitting Authority or its designated Reviewing Agent of changes in ownership or assignment of financial responsibility.

## **Emergency Response Plan / Spill Control Practices**

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On-site storage of hazardous materials shall not be allowed.

In the event of an accident in the driveway where a significant amount of gasoline or other petroleum product is released, the following procedure should be followed:

1. Immediately contact the following agencies:  

Holliston Fire Department	(508) 429-4631
MassDEP Emergency response	(888) 304-1133
2. Provide support to agencies listed above, which may include contacting an outside contractor to provide clean-up or contacting a Licensed Site Professional (LSP) to lead the clean-up.

The drainage systems in the vicinity should be inspected. If there is evidence of discharge from the drainage system, additional corrective actions must be taken extending to the receiving water or beyond.

**MAINTENANCE INSPECTION FORM**  
**157-165 Lowland Street**  
**Holliston, MA**

Date: \_\_\_\_\_ Inspector: \_\_\_\_\_ Signature: \_\_\_\_\_

*Drainage Structures*

DESIGNATION	DEPTH OF SEDIMENT	ACTION REQUIRED / TAKEN
DI-1		
DI-2		
DI-3		
CB-1		
CB-2		
CB-3		
CB-4		
STC-1		
STC-2		
Forebay -1		
Forebay -2		
Infiltration Basin		Dewatered (Y/N)

*Drainage outlets*

	Scour/erosion	
FE-1		
FE-2		
Overflow spillway		

Inspect Vegetation \_\_\_\_\_

Inspect Pavement Condition \_\_\_\_\_

COMMENTS / MAINTENANCE REQUIRED: \_\_\_\_\_

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### **Illicit Discharge Compliance Statement**

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Project: 157-165 Lowland Street  
Holliston, MA

Date: November 23, 2022

**Engineer's Certification:**

To the best of my knowledge, the attached plans, computations and specifications meet the requirements of Standard 10 of the Massachusetts Stormwater Handbook regarding illicit discharges to the stormwater management system. Based upon site observations no detectable illicit discharges exist on the site, and future Illicit discharges are prohibited. The proposed facility is serviced by an on-site subsurface sewerage disposal system per Board of Health requirements, and any floor drains have been designed to discharge to a designated tight tank per DEP requirements. All current documents and attachments were prepared under my direction and qualified personnel properly gathered and evaluated the information submitted.

Name: Vito Colonna

Organization: Connorstone Engineering

Signature: VSC

Date: 11/23/22

