



FUSS & O'NEILL

January 23, 2017

Mr. Richard Harris, AICP
Town Planner
Town of South Hadley
116 Main Street
South Hadley, MA 01705

RE: Peer Review of the Stormwater Management
Canal Street Condominium Schematic Design
Fuss & O'Neill Reference No. 20150214.P24

Dear Mr. Harris:

Fuss & O'Neill has conducted a subsequent review of the documents received January 9, 2017 submitted by Hevieux Design related to the development of 3 multi-family condominiums on the property located at the intersection of High Street, Canal Street, and West Main Street.. After review of the documents, it appears that they are supplemental documents to the documents provided prior to the second review. Therefore, the following is a revised review from the second peer review that was conducted on October 17, 2016.

It is Fuss & O'Neill's understanding that the site formally contained a large warehouse, and the proposed development will reduce the impervious area. The overall concept of the project appears to be feasible however; there are several technical items, which need to be addressed in order to verify that the proposed design meets the South Hadley Stormwater Bylaws. We have conducted a review of the following materials as they relate to the stormwater management and standard engineering practice.

Materials Reviewed

1. Plan sheet with survey prepared by Anderson Associates, dated Aug., 2015.
2. Plan sheet titled, "Revised Proposed Site Plan, Canal Street Condominium Schematic Design," prepared by Hervieux Design, dated 10/5/16.
3. Plan sheet titled, "Exterior Lighting Plan, Canal St. Condos," prepared by ION Lighting Group Inc., dated 10/5/2016.
4. Plan sheet titled, "Planting Plan, Canal Street Condominium Schematic Design," prepared by Hervieux Design, dated 10/5/2016.

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5. Plan sheet titled, "Sediment & Erosion Control Plan, Canal Street Condominium Schematic Design," prepared by Hervieux Design, dated 10/5/16.
6. Letter addressed to Richard Harris, regarding recent changes to our special permit application, signed by Raymond P. Hervieux, dated October 5, 2106.
7. Letter addressed to Patrick Gottschlicht, regarding current site conditions and soil evaluation, prepared by Ward Engineering Associates, dated October 6, 2016.
8. Stormwater Management Report for Canal Street Condominiums 1 Canal Street South Hadley, MA, dated December 2016.
9. Plan sheet titled, "Site Drainage Plan, Canal Street Condominium Schematic Design," prepared by Hervieux Design, dated 11/9/17.

Stormwater Management

1. Per Section 16-1.1, B3 of the Stormwater Management Bylaw, the stormwater management system shall minimize the volume and rate of stormwater which is discharged. The applicant has proven the volume and rate of stormwater will be minimized from the hydrologic model. However, the drainage plan does not clearly state the elevation of the outlet grate/structure to verify the site will drain.
2. Per Section 16-1.1, B3 of the Stormwater Management Bylaw, the stormwater management controls must be properly maintained. The applicant has not provided documentation demonstrating the stormwater controls will be properly maintained.
3. Per Section 16-4.1 of the Stormwater Management Bylaw, no land owner or land operator shall receive any of the building, grading, or other land development permits required for land disturbance activities, and no land owner shall commence land disturbance activities without approval of a Stormwater Management Permit from the Planning Board. A permit has not been provided within the review materials, Planning Board shall ensure a Stormwater Management Permit is submitted prior to the start of construction.
4. Per Section 16-4.2, B and Section 16-8 of the Stormwater Management Bylaw, an ongoing maintenance agreement. An ongoing maintenance agreement has not been provided within the review materials.

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5. Per Section 16-4.6 of the Stormwater Management Bylaw, adequate provisions for inspection of the property shall be developed. The Planning Board shall ensure provision as outline in the Section 16-4, 6 has been developed.
6. Applicant must provide a Stormwater Management and Erosion and Sediment Control Plan, prepared by a professional engineer licensed by the Commonwealth of Massachusetts which including information outlined in Section 16-5.1 of the Stormwater Management Bylaw. The provided Sediment & Erosion Control Plan is limited and does not provide sufficient detail.
7. Per Section 16-6.1 of the Stormwater Management Bylaw, projects must meet the Mass DEP Standards of the Massachusetts Stormwater Management Standards. Documentation has not been provided to demonstrate the Standards have been met. The Stormwater Management Report is not clear on the percentage of TSS removal the leaching basins and rain garden provide without pretreatment. Additionally, the Stormwater Management Report does not address Stormwater Standard 9. Please provide documentation to demonstrate all of the Standards have been met.
8. Per Section 16-6.3, A3 of the Stormwater Management Bylaw, infiltration systems greater than 3 feet deep shall be located a minimum 10 feet from the basement walls. It appears the leaching catch basins along Canal Street are within 10 feet of the condo units.
9. Per Section 16-6.3, A7 of the Stormwater Management Bylaw, provisions shall be made for safe overflow passage, in the event of a storm which exceeds the capacity of the infiltration system. The plans provide limited grading, detailed grading shall be provided to ensure overflow from the leaching catch basins does not flow towards the proposed condos.
10. The project shall follow the design requirements for the Erosion and Sediment Control Plan as outlined in Section 16-7.1, of the Stormwater Management Bylaw. The provided Sediment & Erosion Control Plan is very limited and does not provide sufficient detail.

General

11. It is not clear how the stormwater runoff from the roofs of the condominium units will be collected. Please clarify.
12. Addressed
13. Details of the erosion and sedimentation control measures shall be provided to ensure proper installation.



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14. Soil information provided is not sufficient. Soil logs prepared by a soil evaluator or a professional engineer should be provided. In addition, the site plans should show the location the soil test pits were taken.

The above comments are based on plans and documentation received at the time of review. Any revisions to the plans and documentation will require further review. Please feel free to contact us with any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Aimee Bell'.

Aimee Bell
Project Engineer

Reviewed by:

A handwritten signature in blue ink that reads 'Daniel F. DeLany'.

Daniel F. DeLany, P.E.
Senior Project Manager