

PVI Site Design

18 Glendale Road, Norwood, MA - 339.206.1030
Master Planning - Civil Engineering - Land Entitlements

Wrentham Conservation Commission

Town of Wrentham
79 South Street
Wrentham, MA 02093

December 7, 2022

RE: Sheldon Meadow & Sheldon West – Engineering Review

To Whom it May Concern,

PVI Site Design, LLC (PVI) was retained by Janet Sozio of 1171 West Street and Joudrie and Bill Jones of 32 Hancock Street to review the proposed projects located at 1139 West Street and 20 Hancock Street respectively. Please note, PVI is working for Ms. Sozio as concerned citizen of Wrentham and abutter to the properties in question. PVI has not been retained by the Wrentham Conservation Commission of which Ms. Sozio is a sitting member.

PVI has done an additional review of the plans and application documents available on the Town of Wrentham website for the referenced projects.

Below we offer a number of comments on design to identify key elements that need to be addressed in order for the Planning Board to make a reasonable determination regarding the impacts of the project. All comments apply to both projects unless specifically noted otherwise.

Septic Design

1. We reiterate from our June 28, 2022 that no details on the septic design have been provided, and a permit not granted by the Health Department. Additionally, reserve areas are not identified. Without additional details, it is unclear if there is adequate space for the septic systems proposed.
2. Additionally, the groundwater mounding analysis has been performed for the various Stormwater BMPs. However, no consideration is made for mounding effects of the septic system that is expected to discharge 8,000 – 10,000 gallons per day all year long. Given the sensitive hydrology of the area, a global groundwater flow analysis is warranted to confirm the combined effects of the septic system and large stormwater basins do not cause adverse impacts on the residents and surrounding environment.

The Conservation Commission cannot make a reasonable finding to the Environmental Impacts of the project without knowing the details of the septic

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system and macro evaluation of the groundwater in the area. Impacts to the groundwater mounding can influence the performance of the infiltration BMPs resulting in a system that does not meet the Stormwater Management Standards design criteria.

SWPPP

The draft SWPPP provided details that no more than 5 acres of earth shall be disturbed during the course of the project, however the Erosion Control plan does not delineate the phases in which this will happen. More detail is warranted on the Erosion Control Plan on how this phasing of disturbance is accomplished.

Earthmoving

In the Howard Stein Hudson (HSH) response letter dated 11-09-2022, HSH notes that earth work calculations will be provided under separate cover, however no such calculations were available at the Town Website with other design exhibits. This calculation should be made part of the public record. Additionally, if the Commission has not been provided this information, they cannot reasonably make a determination as to the impact to the environment and the neighborhood.

For the reasons listed above we do not believe the applicant has provided adequate information for the Conservation Commission to make a determination on the project, and as presented, the project potentially creates substantial negative environmental impacts in the Watershed and Aquifer Protection Districts and negative impacts to the infrastructure to the surrounding neighborhood.

We appreciate the opportunity to submit these comments. We hope the Planning Board will take them into consideration prior to making any findings for the project.

Thank you.

PVI Site Design, LLC



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Copy: Janet Sozio
Enclosures: (none)