



TOWN OF BROOKLINE

Massachusetts

DEPARTMENT OF PUBLIC WORKS Engineering & Transportation Division

Andrew M. Pappastergion
Commissioner
Peter M. Ditto, PE
Director

January 3, 2018

Zoning Board of Appeals
Town Hall
Brookline, MA 02445

Re: Babcock Place, 134 – 138 Babcock Street

Dear Board Members:

This letter is to update you of the status of the Stormwater Management Design and Runoff Calculations for the above mention project.

Proposed Stormwater Management Design

(From the Stormwater Management Design and Runoff Calculations Report)

The proposed project includes several stormwater Best Management Practices as stated below:

- Two groundwater recharge (infiltration) systems to provide required recharge as well as water quality treatment. These BMPS are classified as a Limited Impact Development (LID) technique.
- A subsurface detention basin is proposed to mitigate peak flows.
- A trench drain leading to a proprietary stormwater treatment system provides pretreatment of runoff from vehicular paved surfaces prior to entering groundwater recharge system.

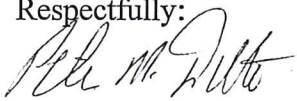
Calculations show that there is a slight decrease in impervious surfaces and that peak flows and volumes is less for the new project than for the existing site. Favorable soils (Hydrologic Soil Group "A") and a depth of over twenty feet to the estimated seasonal high groundwater table makes this site a good candidate for the infiltration systems.

The Utilities and Grading Plan (C-300) shows the infiltration units and the detention basin within several feet of foundation of the proposed building. This should not be an issue as the first floor is a slab on grade with an elevation of 50.5 and the bottom of the infiltration systems is elevation 45 +/-.

At this point in time, the conceptual site plans dated November 17, 2017 meet both the requirements of the Town's stormwater management By- Law as well as the ten MADEP design standards.

With respect to the December 13, 2017, Atlas Plan-Ground Floor (A-081), which shows revised setbacks, the rear setback is the only one with a significant change which is an increase from 11'-1" to 15'-10". The change in the front setback is 1" and right side is 5". These changes should not affect the design of the infiltration systems.

Respectfully:



Peter M. Ditto

Director of Engineering/Transportation