TETRA TECH

May 20, 2025
(updated August 8, 2025)

Mr. John J. McNicholas, Chair
Medfield Zoning ZBA of Appeals
Town House
459 Main Street
Medfield, MA 02052

Re: Winder Estates Residential Development – Comprehensive Permit
Engineering Peer Review – Wetlands
86 Plain Street
Medfield, Massachusetts

Dear Mr. McNicholas:

Tetra Tech (TT) has reviewed specific submittal materials for the above-referenced Project to assist the Medfield Zoning ZBA of Appeals (ZBA) in its Comprehensive Permit review of the proposed Winder Estates development located at 86 Plain Street in Medfield, MA. The following letter provides comments generated during our review of Applicant submittals and focus on compliance with the Medfield Wetlands Bylaw and associated Rules and Regulations: Article IX, Section 6 (the Wetland Regulations).

The Project includes development of 24 single-family residential homes on approximately 14.86 acres of land located at 86 Plain Street. The site is accessed from Plain Street and consists of one existing single-family dwelling and several outbuildings dedicated to the former animal farm at the site. A wetland and vernal pool exist within the northern portion of the subject property and an additional wetland exists at the southeast corner of the site. The Project proposes to remove existing dwellings and construct an approximate 1,800-foot private driveway. Each unit is proposed with a porch, two car garage and an additional two parking spaces in the driveway. Three subsurface infiltration systems and a pocket wetland are proposed to promote groundwater recharge and mitigate increase in stormwater runoff as a result of the development and the Project site is located in a Zone II Wellhead Protection Area. The Project proposes connection to the existing watermain in Plain Street and a septic system to treat domestic sewage generated by the Project.

Our review is based on materials received from the ZBA comprising the following pertinent documents:

- A plan set (Plans) titled "Winder Estates Residential Development M.G.L. C. 40B Comprehensive Permit Project", dated February 3, 2025, prepared by Merrill Engineers and Land Surveyors (MELS).
- A Narrative titled "Winder Estates Design Narrative", not dated, prepared by MELS and BF Architects.
- WPA Form 4B – Order of Resource Area Delineation (MA DEP No. 214-0715) issued November 4, 2024 by the Medfield Conservation Commission (MCC).
- A Plan titled "Existing Conditions Plan, 86 Plain Street, Assessor's Parcel 06-009, Medfield, Massachusetts" dated July 15, 2024 with revisions through October 16, 2024, prepared by MELS.
- A Bordering Land Subject to Flooding (BLSF) flood study dated October 4, 2024, prepared by MELS.

We provide the following comments for reference by the ZBA in determining the extent of waiver requests from local regulations by the Applicant. It is understood that the reviewed materials were not prepared for review by the MCC pursuant to the Medfield Wetlands Bylaw (Bylaw) and associated Rules and Regulations (Regulations) and that the regulations may not be applicable to the Project. Additionally, the Project will require a Notice of Intent (NOI) be filed with the MCC under the Massachusetts Wetland's Protection Act (WPA). Comments have not been provided related to the WPA as it is understood the Project will be reviewed against those regulations during the NOI process.

Infrastructure Northeast
Marlborough Technology Park 100 Nickerson Road, Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201 tetratech.com

TT 8/8/25 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter, including the following documents:

- A Response to Comments memorandum (Memo) titled “Response to Peer Review Comments from Tetra Tech, Windsor Estates Residential Development – Comprehensive Permit, Engineering Peer Review – Wetlands, 86 Plain Street, Medfield, Massachusetts” dated July 17, 2025, prepared by MELS.
- A plan set (Plans) titled "Winder Estates Residential Development M.G.L. C. 40B Comprehensive Permit Project”, dated February 3, 2025 with revisions through July 17, 2025, prepared by (MELS).

The revised Plans and supporting information were reviewed against our previous comment letter (May 20, 2025) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

WETLANDS REVIEW

Medfield Wetlands Bylaw

1. The Project proposes work which would alter resource areas and locally regulated buffers (50’ Undisturbed Resource Area) and therefore requires an application for and a permit from the MCC for the work. (Bylaw Section 2)
   - *MELS 7/17/25 Response: Merrill anticipates submitting a Notice of Intent application for permit under MCC and WPA for the proposed work.*
     - **TT 8/8/25 Update: In our opinion, this comment is resolved.**

MCC Regulations

2. The Wetland Regulations (Regulations Section 2) require specific items be shown on the Plans including the following:
   a. Limit of lawn or other landscaping, landscape plan provided is incomplete.
      - *MELS 7/17/25 Response: Further detail including plan quantities shall be provided on the Landscape Plan with the Final Plan Set.*
        - **TT 8/8/25 Update: We recommend a Condition requiring the Applicant provide a final version of the Landscape Plan prior to building permits being issued for the Project.**

   b. Distance in feet between the nearest proposed foundation, limit of work, and lawn or other landscaping and the nearest part of each resource area.
      - *MELS 7/17/25 Response: These respective measurements are shown on the Plans.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**

   c. Although perimeter sediment controls/limit of work are depicted on the Plans, no limit of clearing is indicated.
      - *MELS 7/17/25 Response: The limit of clearing is shown on the revised Plan Set. Existing trees within the driveway entrance shoulder shall be retained to the extent practicable along the proposed sidewalk.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**

   d. The Plans are drawn at 60 scale (1” = 60’), the Regulations require 20 or 40 scale.
      - *MELS 7/17/25 Response: A waiver will be requested from this standard. The site plans have been adjusted to a scale of 1”=50’.*
        - **TT 8/8/25 Update: We defer action on this item to the Board in deliberation of waiver requests. It is our opinion the Plans are provided at a reasonable scale to show proposed Project scope.**

3. It appears that greater than one acre of land will be disturbed at one time. A separate plan is required specifying erosion control measures, including without limitation temporary detention basins, swales and line of erosion and sediment controls that will be installed before the proposed regrading or clearing begins. (Regulations Section 6)
    - *MELS 7/17/25 Response: Temporary sediment basins and the erosion control line are shown on the Erosion Control and Demolition Plan, along with other pertinent erosion control information.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**

General Wetlands Comments

4. The MCC issued an Order of Resource Area Delineation (ORAD) on November 4, 2024. ORADs are valid for a period of three years from the date of issuance and depict boundaries of resource areas approved by the MCC. The depiction of the limit of bordering land subject to flooding on Plans does not match the limit provided on the plan referenced in the ORAD. The depiction of wetland resource areas on the Plans should be revised to be consistent with those the plan referenced in the ORAD.
    - *MELS 7/17/25 Response: The wetland resource areas provided on the Plan Set have been confirmed to be consistent with the resource areas shown on the approved Plan associated with the ORAD.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**
5. Sheet C8.1 includes a "Flood Note" which states the FEMA line shown was imported from MassMapper. However, it appears the line was developed during the BLSF study and the note should be revised or removed for clarity.
    - *MELS 7/17/25 Response: The Flood Note listed on sheet C2.1 and C8.1 has been revised to reflect the BLSF study completed for the site which was reviewed and approved through the Order of Resource Area Delineation (ORAD) issued by the Town of Medfield Conservation Commission.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**
6. At several locations the limit of work is directly adjacent to proposed retaining walls. Typically, additional area beyond the face of the wall will need to be excavated to allow placement of the wall footing and to provide construction personnel access during construction of the wall. Information should be provided documenting adequate area is provided as shown the Plans or the limit of work and/or the location of the wall(s) should be revised to provide adequate area.
    - *MELS 7/17/25 Response: The limit of work has been adjusted to provide at least a minimum of 5 ft behind the retaining walls to allow for construction of the walls.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**
7. It appears greater than one acre of land will be disturbed and a Stormwater Pollution Prevention Plan (SWPPP) shall be developed in accordance with the requirements of the U.S. Environmental Protection Agency's (US EPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities should be provided for review and comment.
    - *MELS 7/17/25 Response: A SWPPP will be prepared and submitted prior to construction.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**
8. It appears Note 12 on Sheet C2.2 will require revision to note compliance with the NPDES CGS rather than Massachusetts Erosion and Sediment Control Guidelines as the site appears to require a NPDES CGP.
    - *MELS 7/17/25 Response: The note has been updated to include conformance with NPDES CGP as well.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**

9. Note 16 on Sheet C2.2 states that silt sacks shall be utilized at all existing and proposed catch basins subject to stormwater runoff from proposed fill area during construction. This note should be revised to state that runoff from "all disturbed areas" not just fill areas.
    - *MELS 7/17/25 Response: Note 16 has been revised in accordance with this comment.*
        - **TT 8/8/25 Update: In our opinion, this comment is resolved.**
10. Gravel Path Access to Septic Reserve Area:
    a. It is a possibility that the MCC may deny the proposed access path if deemed appropriate to do so when the Project undergoes permitting through the MA WPA process.
        - *MELS 7/17/25 Response: The access path wetland crossing shall be included with overall project Notice of Intent submission for approval.*
            - **TT 8/8/25 Update: In our opinion, this comment is resolved.**

    b. No details regarding the access path are included. Additional information should be provided including but not necessarily limited to:

        i. profile,
        ii. cross section,
        iii. material to be used,
        iv. proposed limit of work,
        v. impact analysis of how the access path may affect the hydrology within the wetland to be crossed and any stormwater impacts associated with the proposed work,
        vi. details for a wetland compensation area to mitigate for the proposed wetland fill in accordance with the current version of the Massachusetts Department of Environmental Protection's Massachusetts Inland Wetland Replacement Guidelines.

            - *MELS 7/17/25 Response: The wetland crossing is proposed to be a 5 ft wide reinforced concrete bottomless culvert with retaining walls to limit the wetland impacts to the extent practicable. Additional information on the wetland crossing including cross section details and wetland impacts and replication area are provided.*
                - **TT 8/8/25 Update: The Applicant has included this information on the revised Plans. We anticipate this crossing and wetland mitigation area will be reviewed in detail during the Medfield Conservation Commission's review of the Project during the Notice of Intent process. In our opinion, this comment is resolved.**

These comments are offered as guides for use during the Town's review and additional comments are likely to be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve him/her of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Sincerely,



Ken Deshais, CPSS
Senior Project Scientist

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