



**TOWN OF BELMONT**  
Department of Public Works  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900  
Telephone: (617) 993-2680

Engineering Division  
(617) 993-2665

March 13, 2025

Vanasse Hangen Brustlin, Inc.

Mr. Justin Mosca  
260 Arsenal Place, #2  
Watertown, MA 02472  
Attn: Justin Mosca, P.E.

Re: McLean Child and Adolescent Campus Stormwater Report

Dear Mr. Mosca,

The Town of Belmont Department of Public Works; Engineering Division is in receipt of the stormwater management documents submitted as part of the Application for Design and Site Plan Approval Package for the proposed McLean Child and Adolescent Campus Project (herein referred to as "Project"). The Engineering Division has been requested to review the pertinent stormwater management components of the submittal in order to ensure compliance with the required federal, state and local stormwater requirements and to determine potential impacts to Town's stormwater infrastructure and water resources.

It is understood that a final Stormwater Pollution Prevention Plan (SWPPP) will be submitted and implemented by the selected contractor as part of the NPDES Construction General Permit. The Town requests a preliminary copy of the SWPPP and is providing recommendations listed within "Review Appendix A" of specific erosion and sedimentation control techniques and products with the expectation that the contractor will take these into consideration during the development of the final SWPPP.

Based on the completed review of the documents associated with the Stormwater Management System it is the assessment of the Engineering Division that the stormwater management system as designed, and with proper maintenance should ensure the necessary environmental protections. The Stormwater Management and Erosion Control Permit Application is approved with conditions, insofar that the plans and documents are modified to incorporate the update of minor deficiencies and comments prepared by the Engineering Division during the review of the stormwater documents submitted. Please note that additional comments are provided that may not be related to stormwater management. These are intended as general site plan review comments in terms of accessibility, utilities, etc.

For clarity, these comments are grouped together based on the individual stormwater document provided within the submittal package and are as follows:

### EXECUTIVE SUMMARY

#### SECTION 03 – LANDSCAPE DESIGN

Since the landscape design efforts were meant to incorporate outdoor spaces into the educational programming for the facility, please describe if there were considerations given to including the use of low impact development features within the court yard area.

From a stormwater perspective there are many alternatives that could be utilized to further enhance the existing stormwater management system design while also providing additional learning opportunities. The court yard in

particular would be an ideal location for a rain garden that could serve as a focus for educational discussions about low impact development techniques using nature-based solution can improve biodiversity, flood prevention and habitat creation to combat the effects of extreme weather including increased precipitation, species decline, heat mitigation and loss of pollinator species.

#### SECTION 10 – EROSION & SEDIMENTATION CONTROL

The DPW: Engineering Division respectfully requests a preliminary copy of the SWPPP to be provided for review.

It is requested that the selected contractor be provided with a copy of Appendix A included with this review for consideration during the preparation of the final SWPPP.

#### MCLEAN CHILD AND ADOLESCENT CAMPUS SITE PLANS

##### LAYOUT AND MATERIALS PLAN

1. Indicate the planned storage locations for sand, salt, de-icing agents etc.
2. Include additional notes to refer to Quick Reference Legend on Construction Plans for hardscape and paving materials in Notes section.
3. If the path connecting from the crosswalk to the Zone 5 area located at the north west corner of the Residential Building will remain in use, a curb ramp should be identified at the opposite side of the marked crosswalk.
4. Identify the curb opening at the accessible parking area of the parking lot adjacent to the Parking Structure.
5. Consider the addition of detectable panels at the two passenger drop-off zones. This decision would be based on the classification of the area as an “approach drive” or an “internal circulation road”.

##### GRADING AND DRAINAGE PLAN

6. Include flared end section for discharge point from DMH 201.

##### UTILITIES PLAN

7. Include note requiring contractor to coordinate with Belmont Department of Public Works and Fire Department to identify required Municipal Standards.
8. Consider adjusting location of electric and telephone structures such that manhole and access covers are not located within sidewalks, or are specified as ADA compliant.
9. Provide layout and details for the oil/gas separator unit required in the Parking Structure.
10. Include location and layout of foundations drains for proposed structures.
11. For hydrant proposed nearest to eastern most corner of Parking Structure (see Sheet LG106):
  - a. Use care in placement near electric line. Recommend minimum separation distance of 5 feet.
  - b. Recommend placement of Tee connection at main a minimum of 5 feet from bend.

##### EROSION CONTROL PLAN

12. Include label for Siltsack Sediment trap at CB 211.
13. Include requirement for wash down facilities for Gravel and Construction Entrance/Exit if deemed necessary.

##### SITE DETAILS

14. Include note on Site Details; Sheet C601 to refer Construction Schedule and Notes; Sheet LG100 or in applicable details located on plan.
15. Include detail for Area Drain with Sump on Sheet C603

## CONSTRUCTION SCHEDULE AND NOTES

16. Provide additional information detailing thickness requirements for Concrete Paving Types 1 and 2.
17. Coordinate information in Construction Schedule Table to reference applicable details provided on Site Detail Plan; Sheet LG301.

## CONSTRUCTION PLAN

18. Coordinate the granite curb requirements on Construction Plan; Sheet LG103 to conform to the sloped granite edging denoted on the Layout and Materials Plan for the parking lot adjacent to the Parking Structure and provide a suitable transition detail.
19. Include/revise construction callout labels and limits for curb ramp locations to utilize CP-02 for 6" thick concrete at all curb ramp locations and to refer to Site Details; Sheet C601 and Construction Details; Sheet LG301.

## CONSTRUCTION DETAILS

20. Revise detail, notes and identifier labels for Detail 08 on Construction Details; Sheet LG302

## STORMWATER REPORT

### APPENDIX A: STANDARD 1 COMPUTATIONS

21. Include Outlet FES 1 in the Outfall Riprap Sizing and Velocity Calculations.

### OPERATIONS AND MAINTENANCE PLAN

22. Include sidewalks, walkways and the additional parking areas located within the parking garage to also require pavement sweeping.
23. Include Siltsack Sediment Trap in the E.3 Construction Practices Maintenance/ Evaluation Checklist and other pertinent locations within the report.
24. Include Area Drains in the E.4 and E.6 check-lists and other pertinent locations within the report..
25. Denote storage locations for sand, salt, de-icing agents etc. in E.5 Maintenance Checklists and Device Locations Map.
26. Include Siltsack Sediment Trap

Please contact the DPW; Engineering Division at 617-993-2665 or [wchouinard@belmont-ma.gov](mailto:wchouinard@belmont-ma.gov) with any questions or to discuss these comments further.



Wayne A. Chouinard  
Engineering Division

Cc: Chris Ryan, Director & Town Planner  
Ara Yogurtian, Inspector of Buildings  
Jason Marcotte, Director of Public Works  
Taylor Yates, Planning Board Chair

## **REVIEW APPENDIX A**

- Fiber rolls or straw wattles should be suitably sized, and utilize a biodegradable netting rather than plastic or polymer materials.
- Fiber rolls filled with compost material are preferred when adjacent to and on sloped terrain.
- Straw bales, wattles and/or fiber rolls should be used in conjunction with the installation of silt fence.
- Minimize surface disturbance of vegetated areas in conjunction with project phases and incorporate slope stabilization practices for areas expected to be bare for more than 7 days.
- Maintain undisturbed vegetated strips along the perimeter of work zones, especially in areas adjacent slopes in excess of 5%.