

5/13/2021

#4644-2

Stow Conservation Commission  
380 Great Road  
Stow, MA 01775

**RE: Stow Elderly Housing Corp. – Notice of Intent  
22 Johnston Way  
Stow, MA 01775**

Dear Members of the Commission,

On behalf of the applicant, Stow Elderly Housing Corp., Dillis & Roy has attached revised site plans for the above-mentioned project. These plans have been revised per comments received at the site walk with the Conservation Commission, from MassDEP, and from the client. The comments received are listed below along with brief responses summarizing the plan alterations.

Conservation Commission Comments:

1. *Complete the Riverfront area calculations on the WPA Form 3.*

**The Riverfront area calculations have been updated on the WPA Form 3 per the new limits of disturbance.**

2. *Add all wetland flags to the plan.*

**All wetland flag labels have been added to the attached site plan.**

3. *Provide a narrative with possible “pitfalls” that could occur during the directional drilling along with actions to be taken in the event that they occur.*

**A narrative (HDD Inadvertent Release, Monitoring and Remediation Plan) describing potential pitfalls for directional drilling along with any corrective actions that may be necessary has been included with this submission.**

4. *Review wording in Alternatives Analysis.*

**The alternatives analysis in the Notice of Intent has been re-worded for clarity.**

5. *Locate and show trees within the 35-foot “no-disturb” zone that are to be removed.*

**Trees within the 35-foot “no-disturb” zone have been labeled. The trees that will be removed have been identified.**

6. *Relocate boring pit to provide a shorter drilling length.*

**The boring pit has been relocated to provide a shorter drilling length. (~290-feet provided)**

7. *Label all buffer zones on the Site Plan.*

**All buffer zones have been labeled on the Notice of Intent Site Plan.**

8. *Add a “limit of work” on the upgradient sides of the well road and pad area.*

**A limit of work has been included on the Notice of Intent Site Plan.**

9. *The applicant should clarify if the road will be maintained in order to access the well pump house.*

**The access road will be permanent to provide access to the well pump house.**

10. *It should be confirmed that all staging of equipment for the well and directional drilling will remain outside the 100’ inner riparian zone.*

**All equipment will remain outside of the 100’ inner riparian zone during the drilling of the wells and the directional drilling of the water lines.**

MassDEP Comments:

1. *Complete the Riverfront area calculations on the WPA Form 3*

**As mentioned in “Conservation Commission Comments - #1”, the riverfront area calculations have been updated in the WPA-3 Form.**

2. *Provide a “HDD Monitoring and Remediation Plan” which outlines the procedures which will be implemented to monitor for frac-out of HDD drilling slurry and any*

*remediation which will occur in the event of a slurry release particularly within wetland resource areas.*

**The HDD Inadvertent Release, Monitoring and Remediation Plan has been included with this response letter.**

3. *While it does not appear necessary based on project plans, the applicant should determine if a 401 WQC is necessary for the project pursuant to 314 CMR 9.00. If the amount of material removed from beneath BVW and LUW during HDD activities exceeds 100 cubic yards, the project will require a 401 WQC.*

**It is anticipated that the proposed boring will be for two 3-inch water lines. As the approximate drilling length is 290', this corresponds to approximately 3.5 cubic yards of material removed. As such, a 401 WQC will not be required.**

Additional Revisions:

- **The access road has been regraded to minimize the proposed disturbance. The proposed boulder wall is no longer necessary, and all grading will be contained within the easement.**
- **The first 40-feet of the access road will be paved. Pavement has been shown on the attached site plan.**
- **A lockable bar gate will be provided after the paved section of the access road and is shown on the attached site plan.**
- **The mailbox at 302 Great Road will be relocated as shown on the attached site plan.**

We trust this meets your needs at this time. If you have any questions or require any additional information, please contact the undersigned.

Regards,

**DILLIS & ROY**  
**CIVIL DESIGN GROUP, INC.**



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