



January 8, 2024

Town of Stow, Planning Board  
380 Great Road  
Stow, MA 01775-2127

Re: Peer Review Contractor's Yard Site Plan and Special Permits  
63 & 65 White Pond Road  
Places Associates Job Number 5210

Dear Planning Board Members:

This office has received and reviewed the following items in relation to the above referenced site:

- Site Development Plan, 65 White Pond Road, Stow Massachusetts for Bransfield Tree Company by Hannigan Engineering plan no d-1-22 dated June 16, 2023, revised October 31, 2023 containing 8 sheets
- Drainage Analysis for Commercial Building with Contractor's Yard, for 65 White Pond Road by Hannigan Engineering dated 10-31-23

In general the plans have greatly improved with the revised drainage and the implementation of the carports on paved surfaces to provide covered storage for the various uses on the site. As stated on the site walk and our previous comments, the prevention of groundwater contamination is of great importance.

The engineer has provided a Long-Term Pollution Prevention plan to address the potential for contamination. We would recommend that this plan be modified as follows:

1. Require any gasoline powered equipment or equipment with hydraulic fluids be stored under cover in the carports.
2. Require regular inspections of the entire site by the property management, including in the carport areas. (suggest weekly when site is active)
3. Recommend emergency contact information be posted on site in the event of a spill.
4. Recommend a copy of the Long-Term Pollution Prevention Plan be included with lease agreements in the appropriate language for the tenant or have them sign a copy to acknowledge the contents.

We have the following Plan comments:

5. This office recommends that the bottom of the basin be covered with  $\frac{3}{4}$ " to  $1\frac{1}{2}$ " washed stone as the loam will have a tendency to silt up with the intense rainfalls. If the applicant wants loam, the exfiltration rate in the drainage calculations should be reduced to 2.41 in/hour rather than the 8.27 which is reflective of sand soils for below grade recharge.
6. Landscaping:
  - a. Zone A: Eastern Red Cedar is a Cedar Apple Rust hose and should not be planted within a mile of an orchard.

- b. Zone A: Black Spruce is not a native plant, and Stow is at its southern end of its USDS growing zone. It specifically does not like heat and is not appropriate for a “sunny exposure”.
- c. Zone B specified facultative wetland plants. Dogwoods are not facultative wetland plants.
- d. Zone B and C: Virginia Creeper and Poison Ivy are non-compatible species. Why preserve poison ivy as it will discourage maintenance of the other plants from invasives like bittersweet.
- e. Zone C: Winged Sumac likes dry hillsides, open woods and rocky slopes, not adjacent to wetlands as shown.
- f. The plans do not indicate size, quality or specifications of plan material. How big, how healthy? Nursery grown? If not then they can dig up and plant from the site.
- g. No requirement for replacement if they die after 1 year.
- h. Monitoring? Who reviews plant placement?
- i. Planting details or specifications?
- j. What is the Invasive Management Plan? Specifications? Methods complying with regulations? What is acceptable management – 10%? Time based 2 years? Who monitors compliance?
- k. No lawn/slope seed mix or wildflower seed specifications. What are the requirements for establishment.
- l. There are no plantings or green around the building to soften the appearance or to break up the heat island. The Board may want to consider requiring some landscaping adjacent to the building.

Please contact this office should you have any further questions regarding this review or the project in general.

Thank you.

Very truly yours,  
Places Associates, Inc.

By:



Susan E. Carter, P.E., LEED-AP  
Director of Engineering and President