



**TOWN OF NEEDHAM, MASSACHUSETTS
PUBLIC WORKS DEPARTMENT
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June 2, 2022

Needham Planning Board
Needham Public Service Administration Building
Needham, MA 02492

RE: Major Project Special Permit No. 2022-02
557 Highland Avenue- Bullfinch Companies

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced request for a Special Permit. The applicant requests to redevelop the former Muzi Ford and Chevrolet automotive dealerships and service centers and Muzi car wash.

The proposed project will consist of 2-buildings of a 497,694 sf office, laboratory, research and development, as well as 10,000 sf for retail uses. A proposed one level parking garage for each building as well as a separate stand alone garage to accommodate the parking needs.

The review was conducted in accordance with the Planning Board's regulations and standard engineering practice. The documents submitted for review are as follows:

1. Application for the Major Project Special Permit No. 2022-02, Applicant 557 Highland, LLC, dated April 7, 2022.
2. Letter directed to Planning Board Members, from Timothy Sullivan, dated April 5, 2022.
3. Plan set consisting of 44 pages, dated March 30, 2022.
4. Transportation Impact and Access Study, prepared by VHB, 101 Walnut Street, PO Box 9151, Watertown, MA, dated March 2022. (Appendices only sent to Engineering)
5. Stormwater Report, prepared by VHB, 101 Walnut Street, PO Box 9151, Watertown, MA, dated March 2022.

Our comments and recommendations are as follows:

Water Supply:

- We are seeking clarification for the facility's proposed water use of 129,172 GPD while the wastewater design flow generation is 54,554 GPD.
- We expect to work with the developer on determining the optimum water loop design. The current proposal shows a 10-inch water connection to the site off a 12-inch main on Gould Street and a connection to an existing 8-inch water main on TV place. The additional loop connection may be more optimum if connected from Highland Avenue in front of the development instead of, or an addition to the 8-inch on TV Place connection.

Traffic at the Intersection of Highland and Gould

- We concur with traffic comments/recommendations prepared by GPI in their April 25, 2022 letter to the Planning and Community Development Office.
- The proposed development revises the currently under construction traffic pattern from the MassDOT's Highland Avenue Corridor project. The newly proposed layout for this project shows sidewalks on both sides of the road and consists of one bike lane with 4-vehicle traffic lanes exiting Gould Street onto Highland Avenue, and one bike lane with one vehicle lane entering Gould Street from Highland Avenue.
- This new road design increases the traveled width by approximately 32-feet from intersection of Highland Avenue at Gould to just beyond TV Place. A portion of the design shows the travel lanes located on private property owned by the Development. We expect the Developer to work with the town in providing an alteration/taking plan and recordings for a new Road Right of Way layout on Gould Street and to optimize of the traffic signals at Highland at Gould.

Wastewater:

- According to the ENF filed by the applicant, the proposed project will generate a total of design wastewater flow of 54,554 GPD; this is an increase of 31,501 GPD from the existing facility to the town's sewer system. The applicant has been in contact with Town of Needham representatives and understands the requirements to have a rate of four gallons for every one gallon of sewage added to the system removed through an I/I program (attached regulations).

- For the new facility, four times the increased flow equates to a total of 126,004 GPD I/I removal anticipated from the development. This may be satisfied by either undertaking a construction project or paying a fee to the Town's I&I program at a rate of \$8.00 per gallon required to be removed. We are in the process of analyzing the target areas for the inflow/infiltration to be removed and expect to work with the developer through the site plan approval process.

Stormwater Report:

- As part of the NPDES requirements, the applicant must comply with the Public Outreach & Education and Public Participation & Involvement control measures. The applicant shall submit a letter to the town identifying the measures selected and dates by which the measures will be completed in order to incorporate it into the Planning Board's decision.

Other:

- If emergency generators are proposed, they should indicate on the plans with proper screening and noise reduction according to a sound study for the proposed generators.

If you have any questions regarding the above, please contact our office at 781-455-7550.

Truly yours,

Thomas Ryder
Town Engineer