



HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

September 23, 2022

Mr. William Reyelt
Principal Planner, Smart Growth Programs
Massachusetts Department of Housing and Community Development
100 Cambridge Street; Suite 300
Boston, MA 02114

Re: Proposed 40R Zoning Overlay District
Leighton Street property
Pepperell, MA

Dear Mr. Reyelt:

Our client, Mass Ave Rentals, has asked us to respond to several comments made by the Nashua River Watershed Association (NRWA) regarding the above referenced project. These comments were made in a letter to yourself from the NRWA dated September 13, 2022. Haley Ward, Inc. has been working with Mass Ave Rentals developing plans for the development of the Leighton Street property. While the NRWA letter comments on several properties discussed within the Town of Pepperell's Proposed 40R Zoning Overlay District, this letter is in regard to the Leighton Street property only.

The NRWA letter states "... proposed building footprint and parking lots inside the 100' buffer zone create impenetrable surfaces that do not allow rain water to infiltrate into the groundwater and replenish the aquifer." It also states that "What rainwater does infiltrate will contain contaminants from the parking lots and roofs that may reach the groundwater."

As a new development, the proposed stormwater management network for the Leighton Street project will be required to meet all current rules and regulations as stated in the Massachusetts Stormwater Handbook. Although design plans are still being developed, the proposed stormwater management system will include both water quality and water quantity measures. All stormwater runoff from impervious areas (rooftops, pavement, etc.) will be collected, treated and released into the underlying soils through infiltrative techniques. This type of treatment train will ensure that there will be no negative impacts to the underlying water table due to the project.

The NRWA letter also states concerns surrounding Reedy Meadow Brook and its proximity to the Leighton Street project. As the current concept plan shows, all impervious areas are situated outside the 200-foot outer riparian zone. Again, as a new development, the project will be





required to meet all current rules and regulations of the Wetland Protection Act (310 CMR 10.00) including 310 CMR 10.58 Riverfront Area.

I hope this information is helpful. If you should have any questions or require any additional information regarding this or any other matter, please do not hesitate to contact me at this office.

Sincerely,
Haley Ward, Inc.

Brian F. Milisci, P.E.
Senior Project Manager

BFM/JER/bfm