

AMORY ENGINEERS, P.C.

WATER WORKS • WATER RESOURCES • CIVIL WORKS

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April 5, 2022

Rockland Zoning Board of Appeals
242 Union Street
Rockland, MA 02370



Subject: Schoolhouse Apartments – Chapter 40B Comprehensive Permit

Dear Zoning Board Members:

This is to advise that we have reviewed the Application for Comprehensive Permit, revised March 21, 2022, prepared by Connolly and Partners, LLC. Our focus was review of the following attachments:

- Site Plan – Proposed Schoolhouse Apartments (7 sheets), revised March 15, 2022, prepared by McKenzie Engineering Group (MEG)
- Landscape Concept, prepared by Michael D’Angelo Landscape Architecture (MDLA)
- Photometric Plan, dated March 10, 2022, prepared by MDLA
- Architectural Plans, dated March 15, 2022, prepared by Segar Architects, Inc.

Based on our review of the documents the proposal will have little impact on the existing conditions at the site as they relate to runoff and stormwater management. The existing stormwater system will remain in use with minor modifications which include adding one catch basin and one drain manhole, replacing two existing catch basins and some new piping. Impervious area on site will be slightly decreased, by about 242 square feet, under proposed conditions so runoff will not be increased. However, to improve stormwater quality we recommend the following:

1. New/replaced catch basins should be equipped with four foot sumps and gas-trap hoods.
2. If there are sumps in existing catch basins the existing catch basins should also be equipped with gas-trap hoods wherever possible.

We note that when the existing lot is subdivided, easements will be required for shared stormwater infrastructure, sewer infrastructure, parking and access/egress.

Please give us a call should you have any question.

Very truly yours,

AMORY ENGINEERS, P.C.

By:



A handwritten signature in cursive script, reading "Patrick G. Brennan".

Patrick G. Brennan, P.E.

PGB