

February 2, 2021

Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

Dear Members of the Board of Appeals:

Pursuant to the question raised about the potential risk of increased flooding on the 1165R Massachusetts Avenue site, we offer the following:

The proposed project will not increase flooding in Mill Brook and is expected to have a beneficial impact to the overall Mill Brook watershed by decreasing the amount of runoff from the site, as compared to existing conditions. The existing site is currently covered by approximately 94% impervious surfaces. The impervious cover will decrease to approximately 77% as a result of the project. The decrease in impervious surface will result in a corresponding decrease in the amount of runoff leaving the site and entering Mill Brook. This will also result in an increase in the amount of rainwater entering the soil in the site and recharging groundwater.

Further, the site design includes a new stormwater system that will collect runoff for treatment prior to discharging to Mill Brook. The pipes within the storm sewer system will be sized according to standard engineering practices. A new 30-inch diameter pipe will convey Ryder Brook through the site. This new pipe will replace the existing 24-inch pipe currently conveying Ryder Brook and will almost double the capacity of the existing pipe, which will reduce the potential for Ryder Brook to flood within the site.

The site survey shows the FEMA "Zone AE" 100-year flood boundary as being confined within the Mill Brook channel walls. The survey also shows a small area labeled as "Zone X" within the property which is the estimated 500-year FEMA flood zone which has a 0.2% chance of occurring in any given year. The project will have no impact on mapped FEMA elevations.

We hope that this letter answers the ZBA's concerns. We would be happy to provide additional information or detail, if required.

Sincerely,
Bohler Engineering



Andy Platt



Randy Miron