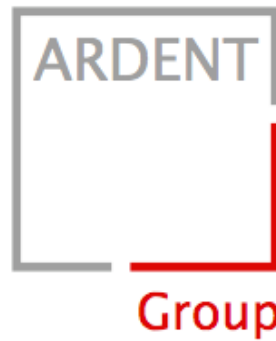


*"Environmental & Energy Solutions, Inc.  
is now Ardent Group, Inc."*

April 13, 2022

Notice of Intent Application: Additional Information  
**32 Norwood Street**  
**Boston, Massachusetts**  
Ardent file ECLP-1521



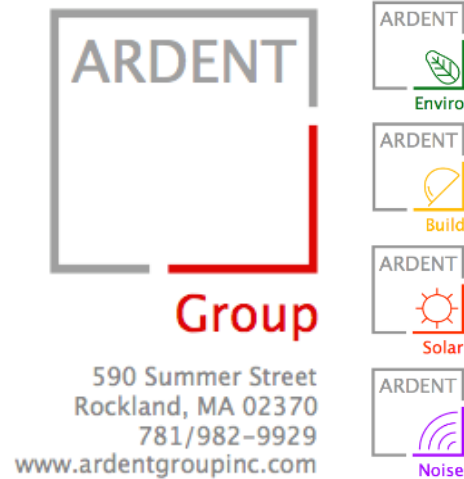
590 Summer Street  
Rockland, MA 02370  
781/982-9929  
www.ardentgroupinc.com



*"Environmental & Energy Solutions, Inc.  
is now Ardent Group, Inc."*

April 13, 2022

Boston Conservation Commission  
City of Boston Environment Department  
1 City Hall Square, Boston City Hall, Room 709  
Boston, MA 02201



Re: Notice of Intent Application: Additional Information  
**32 Norwood Street**  
**Boston, Massachusetts**  
**Ardent** ECLP-1521

Dear Members of the Commission:

On behalf of Teddy Ahern, Ardent Group, Inc. (**Ardent**) is pleased to present this Notice of Intent Application: Additional Information for property referenced as 32 Norwood Street, Boston, Massachusetts (the property). The additional information requested by the Commission from the April 6, 2022, public hearing is included below and attached.

Thank you for consideration of this NOI Application: Additional Information. We look forward to discussing this project with the Commission at the next commission meeting on April 20, 2022. If you have any questions, please do not hesitate to contact me 781-982-9929 or at [j.dorsett@ardentgroupinc.com](mailto:j.dorsett@ardentgroupinc.com).

Sincerely,

Ardent Group, Inc.

Joseph Dorsett, Jr.  
President

Shawn Callaghan  
Environmental Scientist

Responses to comments from the April 6, 2022 Conservation Commission public hearing

1. A more robust landscaping plan. An updated landscaping plan has been provided that includes additional shrubs, perennials, and grasses, in addition to additional grassed lawn areas. This increases the amount of vegetation at the site per the request.
2. A feasibility analysis if installing a green roof, and if that is not feasible, the use of a white roof coating. The feasibility analysis was completed and it has been determined that the roof cannot support the additional weight that the green roof would require. That signed and stamped letter is attached. Please see the picture of the roof being painted white, which will be completed this week.



3. An increased amount of stormwater to be retained onsite. Please see the attached plan that shows the addition of another 1,000-gallon dry well on the western side of the building. This plan will be submitted for BWSC signature. Previously we had included three 1,000-gallon dry wells and received BWSC sign off. The overflow will remain, but the additional water storage capacity means that this should not be needed.

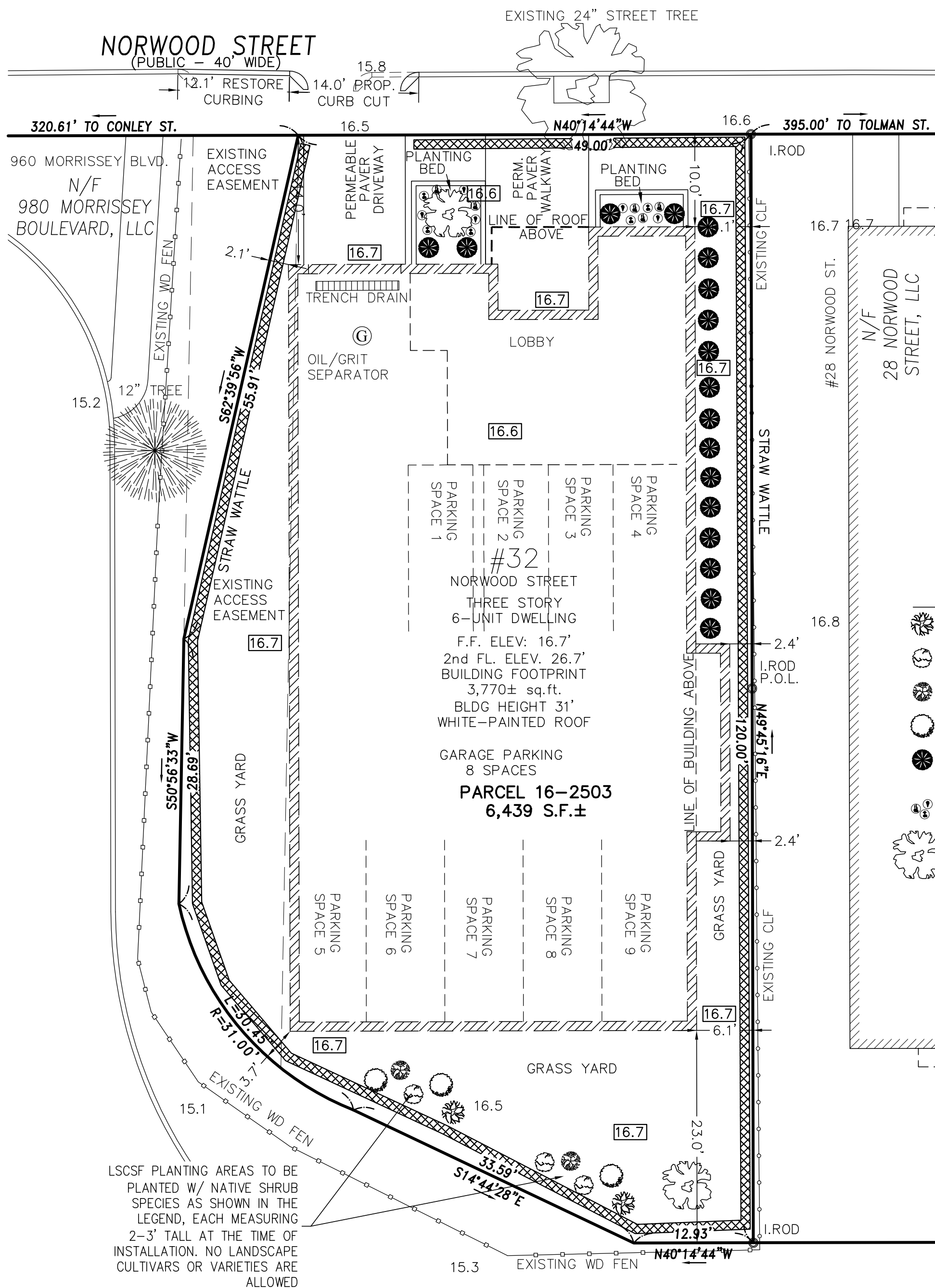
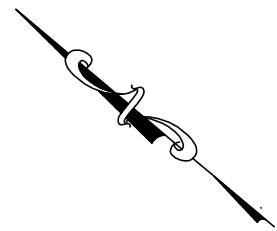
**REFERENCES**

DEED BK. 59,275 PG. 256  
 PLAN IN BK. 1649 PG. 370

**ZONING**

DORCHESTER NEIGHBORHOOD  
 NS NEIGHBORHOOD SHOPPING

THE ENTIRE PROPERTY IS LOCATED IN THE 100-YEAR  
 FLOODPLAIN (ZONE AE - EL. 10 NAVD88)



**LEGEND**

- (2) WITCH HAZEL (HAMAELIS VIRGINIANA)
- (2) GRAY DOGWOOD (CORNUS SERICEA)
- (2) AMERICAN HAZELNUT (CORYLUS AMERICANA)
- (2) HIGHBRUSH BLUEBERRY (VACCINIUM CORYBOSUM)
- (18) SHRUB ARBORVITAE - GOLDEN GLOBE STYLE OR EQUIVALENT
- VARIOUS FLOWERING, PERENNIAL & ANNUAL
- (2) 2" CAL. FLOWERING DOGWOOD (CORNUS FLORIDA)



PROPOSED LANDSCAPING PLAN  
 32 NORWOOD STREET  
 DORCHESTER, MA  
 FOR  
 28 NORWOOD STREET LLC  
 CIVIL ENVIRONMENTAL CONSULTANTS

8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: 1 OF 1

DATE: 4/13/2022 JOB: 3868

DRAWN BY: L.J.B./C.R.L.

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 20 ft.

CIVIL ENVIRONMENTAL CONSULTANTS, L.L.C.  
ENGINEERS AND LAND SURVEYORS

---

8 Oak Street  
Peabody, MA 01960  
Phone: (978) 531-1191  
Fax: (978) 531-5501  
ceclandsurvey@comcast.net

April 12th, 2022

28 Norwood Street, LLC  
28 Norwood Street  
Dorchester, MA 02118

RE: 32 Norwood Street, Dorchester

To whom it may concern:

With regard to the design of the roof structure for the above referenced address, the weight requirements for installing a green roof were not taken into account in sizing the members. Thus it would be inadvisable to do so on this site without extensively re-working the structure to support the added weight. The roof framing members were sized with a 20 PSF live load and 50 PSF snow load in mind per state building code regulations, and the installation of a green roof would drastically increase the live load on the members, likely causing failure in winter months with heavy snowfall.

If you have any questions, please contact this office.

Regards,

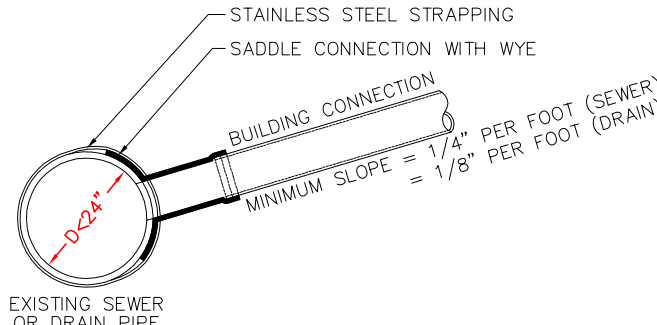
*James A. Herrick*

James A. Herrick, P.E.

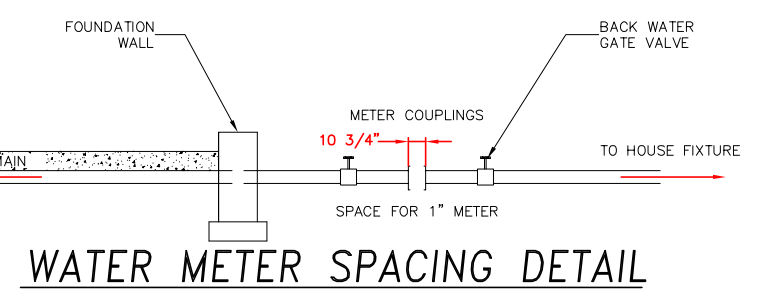


1. ACCOUNT NUMBER	1474305
2. PARCEL NUMBER	2503
3. WARD	16
4. PROPERTY LOCATION	32 NORWOOD STREET
5. NEIGHBORHOOD	DORCHESTER
6. ZIP CODE	02122
7. OWNER ADDRESS	6 WENLOCK RD. DORCHESTER, MA 02122
8. OWNER TELEPHONE NO.	PERRY BRUNO - 508-437-5575
9. TYPE OF PREMISE	EIGHT FAMILY RESIDENTIAL
10. METER SIZE	1"
11. INSIDE	YES
12. OUTSIDE	NO
13. TYPE OF BUILDING	THREE STORY WOOD FRAME
14. SEWERAGE FLOWS	8 BEDROOMS x 110 GPD = 880 GPD
15. LAND USE CODE	A

**32 NORWOOD STREET GROUNDWATER RECHARGE CALCULATIONS**  
 IMPERVIOUS AREA: 3860.9 sq.ft.  
 INFILTRATE 1" OF RAINFALL  
 $3860.9/12 = 321.7$  CU.FT. RECHARGE CALCULATION  
 (4) 1000 GALLON DRYWELL INFILTRATION SYSTEM  
 VOLUME OF CHAMBER 514.4 CU.FT.  
 VOLUME OF STONE CALCULATION  
 $13.5' \times 7.67' \times 3.5' = 362.4$  CU. FT. STONE VOLUME PER CHAMBER  
 $362.4 \times 4$  CHAMBERS = 1449.6 CU. FT. TOTAL STONE VOLUME  
 $1449.6$  CU. FT. STONE - 514.4 CU. FT. CHAMBER VOLUME  
 $= 935.2$  CU. FT. VOLUME STONE x 0.3 (VOIDS) = 280.6 CU.FT. TOTAL VOID STORAGE  
 $280.6$  VOID STORAGE + 514.4 CHAMBER STORAGE = 795.0 CU. FT. TOTAL STORAGE  
 $795.0$  CU. FT. SYSTEM STORAGE > 321.7 CU. FT. REQUIRED STORAGE VOLUME  
 SYSTEM IS OVERSIZED TO MEET MA DEP REGULATIONS FOR A 10-YR STORM EVENT



- NOTES:**
- FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
  - SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO PIPE.
  - FULL WYE CONNECTION FITTINGS MAY BE USED.
  - PIPE SHALL BE CUT TO CONFORM TO THE OPENING OF THE SADDLE.
  - CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.



**DRAIN SERVICE CONNECTION DETAIL**

- STREET OPENING:  
 $5' \times 13' + 5' \times 3' = 80$  S.F.  
 CUT & CAP WATER SERVICE AT MAIN  
 2" TYPE K COPPER WATER SERVICE W/ CORP STOP  
 2" TYPE K COPPER FIRE SERVICE W/ CORP STOP

- EXIS. SEWER SERVICE CONN. INV. 7.5'±  
 TEMP. CUT & CAP SEWER @ BACK OF SIDEWALK  
 RECONNECT TO EXISTING SEWER SERVICE W/ 6" SDR35 PVC S=0.02  
 CONN INV. 7.9'±

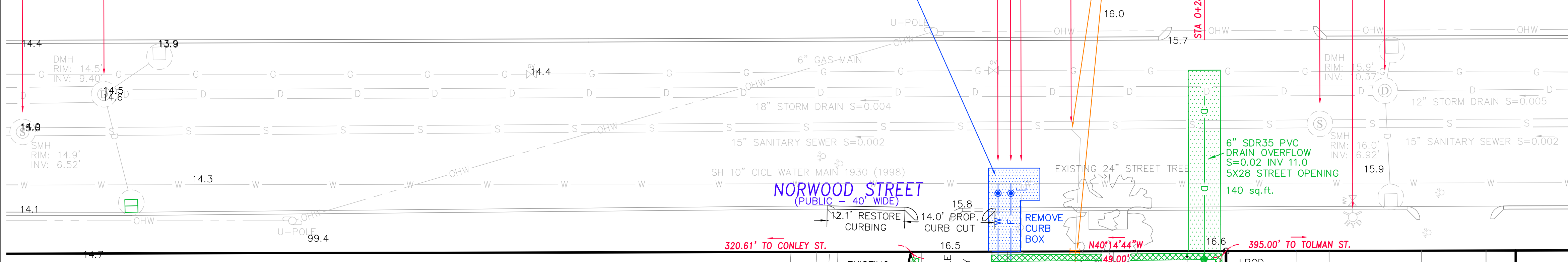
AFTER THE SITE PLAN IS SIGNED BY THE CHIEF ENGINEER OF THEIR DESIGNEE, A GENERAL SERVICE APPLICATION (GSA) MUST BE FILLED OUT AND SIGNED BY THE PROPERTY OWNER OR AN AGENT OF THE OWNER PRIOR TO THE TIME OF INSTALLATION OF DOMESTIC WATER SERVICE, FIRE PIPE SERVICE, BUILDING SANITARY SEWER OR BUILDING STORM DRAIN CONNECTIONS. A PREREQUISITE FOR FILING A GSA WITH THE BOSTON WATER AND SEWER COMMISSION (BWSC) FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTORIAL SERVICES DEPARTMENT (ISD). AN INSPECTION FEE WILL BE CHARGED FOR EACH NEW WATER AND SEWER CONNECTION. TWENTY-FOUR (24) HOURS ADVANCED NOTICE IS REQUIRED FOR INSPECTION SCHEDULING. IF ANY INSPECTION DATE IS SCHEDULED ON WEEKENDS, HOLIDAYS, OR AFTER REGULAR WORK HOURS, AND THE CONTRACTOR FAILS TO NOTIFY THE BWSC INSPECTORS OF CANCELLATION IN ADVANCE, AN ADDITIONAL INSPECTION FEE WILL BE CHARGED TO THE CONTRACTOR WHEN THE JOB IS SUBSEQUENTLY RE-SCHEDULED.

THIS PLAN HAS BEEN CALCULATED FROM INSTRUMENT SURVEY AND FROM RECORD INFORMATION ONLY. THE ABSENCE OR EXACTNESS OF UTILITIES IS NEITHER INTENDED OR IMPLIED. THE CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES.

CONTRACTOR TO NOTIFY DIG-SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.

NOTE: ALL ELEVATIONS SHOWN ARE BASED ON BOSTON CITY BASE

NOTE: EXISTING SEWER SERVICE TO BE VIDEOTAPE EVALUATED PRIOR TO APPROVAL.

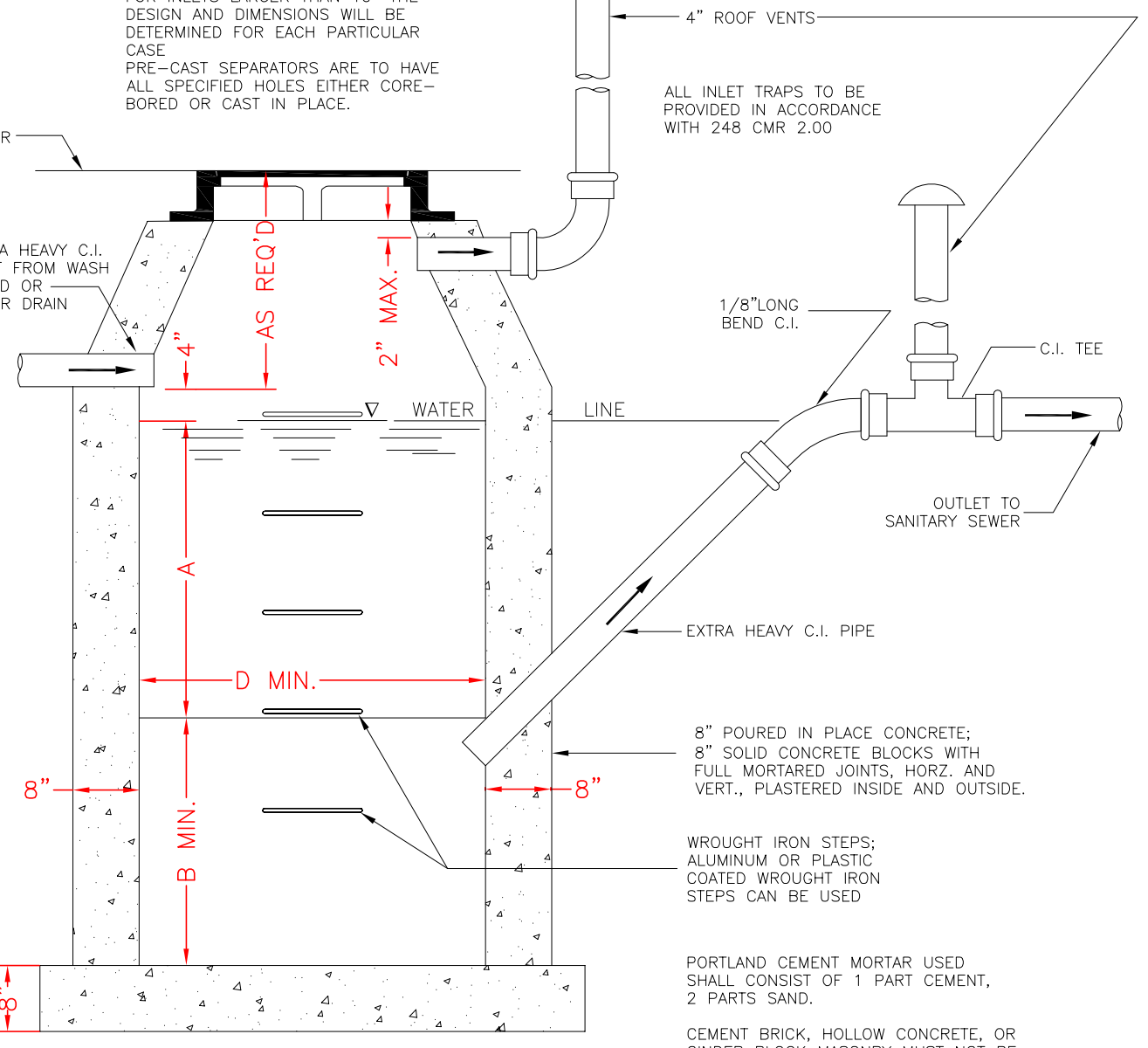


6" SDR35 PVC DRAIN OVERFLOW W/CLEANOUT

INSPECTED BY	DATE
ASBUILT FEE COLLECTED	
TEMP. CUT & CAP EXISTING SEWER SERVICE	

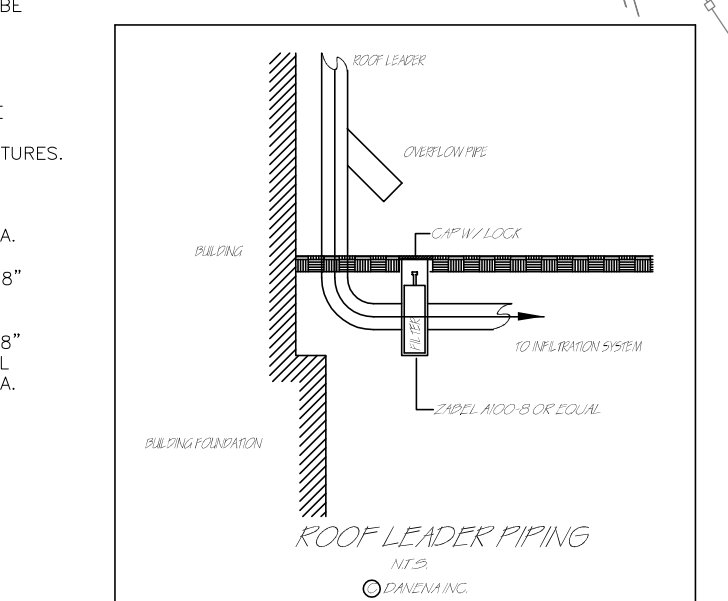
INLET	D	A	B	INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"	8"	5'-0"	6'-0"	5'-0"
5"	3'-6"	3'-0"	4'-0"	8"	5'-6"	5'-6"	4'-0"
	3'-6" x 3'-6"	4'-0"	3'-0"		6'-0"	6'-0"	3'-0"
	4'-0" x 4'-0"	3'-0"	2'-6"		6'-6"	6'-6"	3'-0"
	4'-6"	3'-0"	2'-6"		6'-6"	6'-6"	3'-0"
6"	4'-0"	5'-0"	4'-6"	10"	5'-6"	7'-6"	6'-6"
	4'-0" x 4'-0"	4'-0"	3'-6"		6'-0"	6'-0"	4'-6"
	4'-6" x 4'-6"	4'-0"	3'-6"		6'-0"	6'-0"	4'-6"
	5'-0" x 5'-0"	3'-6"	3'-0"		6'-6"	6'-6"	5'-6"
	5'-0" x 5'-0"	3'-0"	2'-6"		6'-6"	6'-6"	4'-0"

**NOTES:**  
 FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.  
 PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.

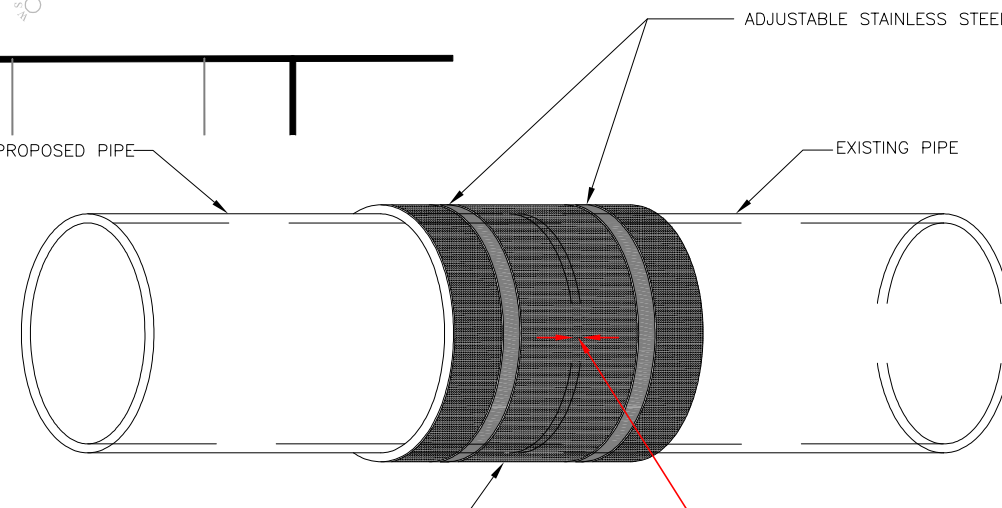
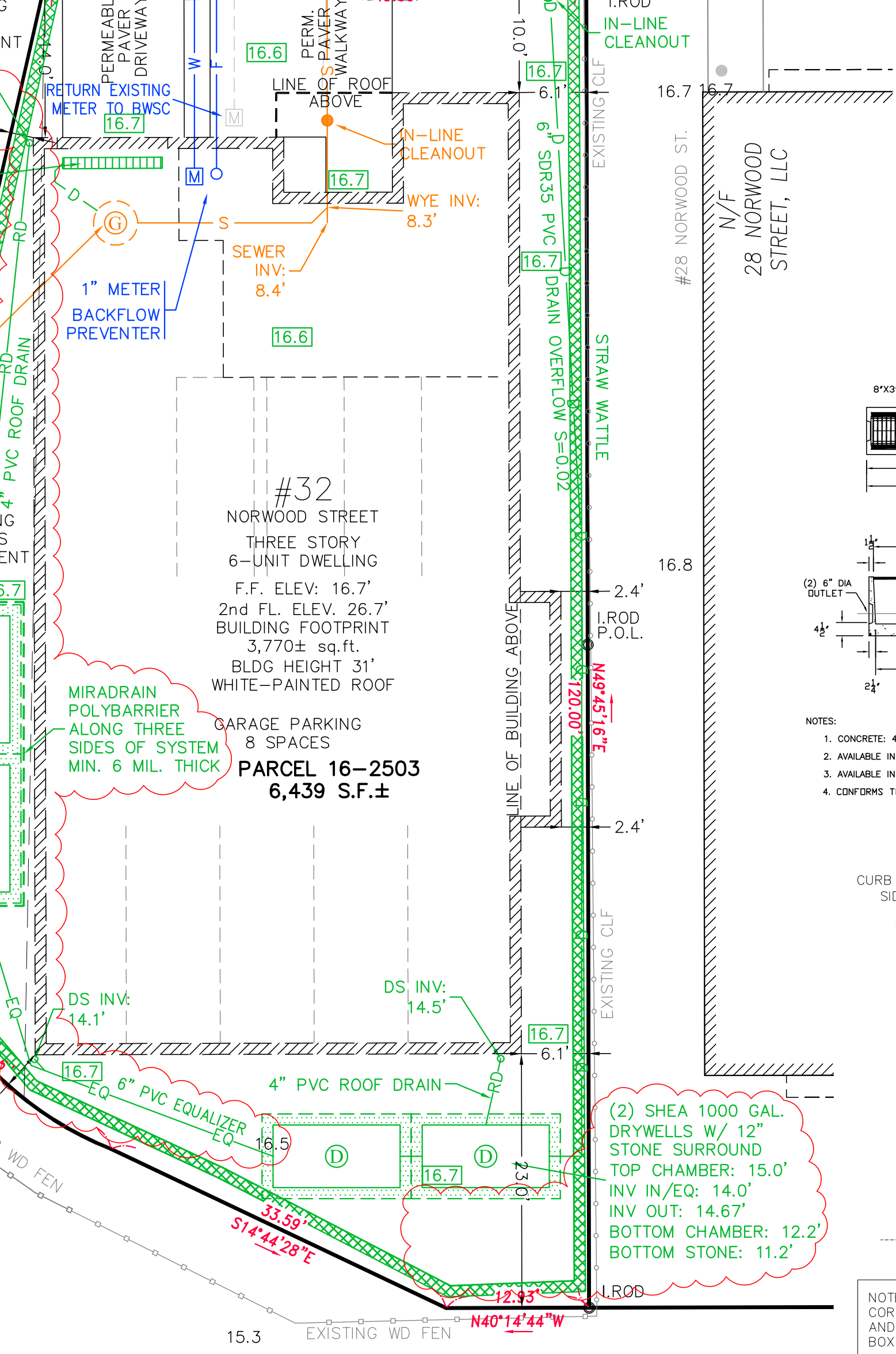


**GENERAL CONSTRUCTION NOTES**  
 BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE/COVER TO HAVE A CENTER HOLE.  
 A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.  
 OPENING SHALL BE NOT LESS THAN 24" DIA.  
 THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.  
 INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.  
 WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.  
 THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EXERCISED FOR PERIODIC CLEANING.

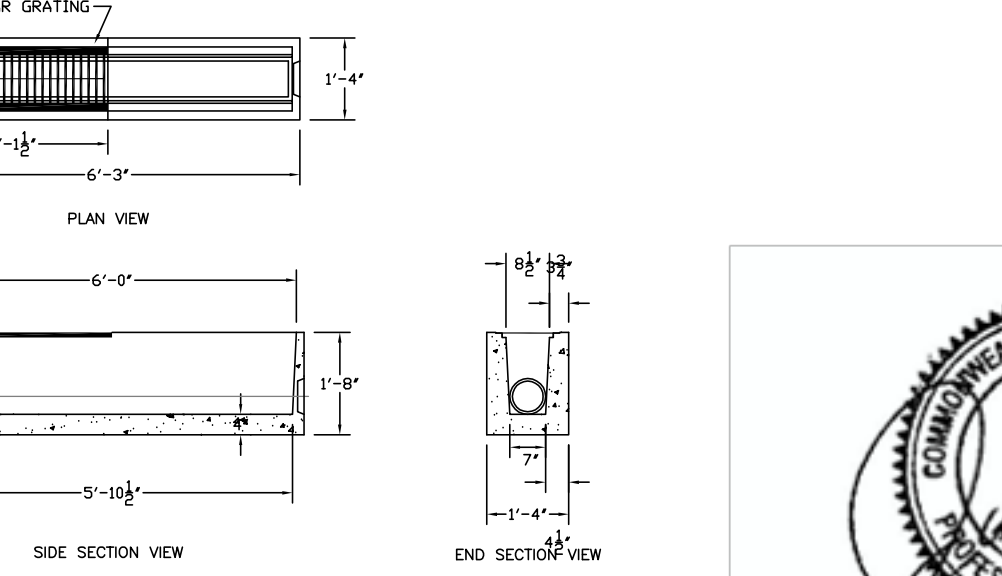
**OIL/GRIT SEPARATOR DETAIL**



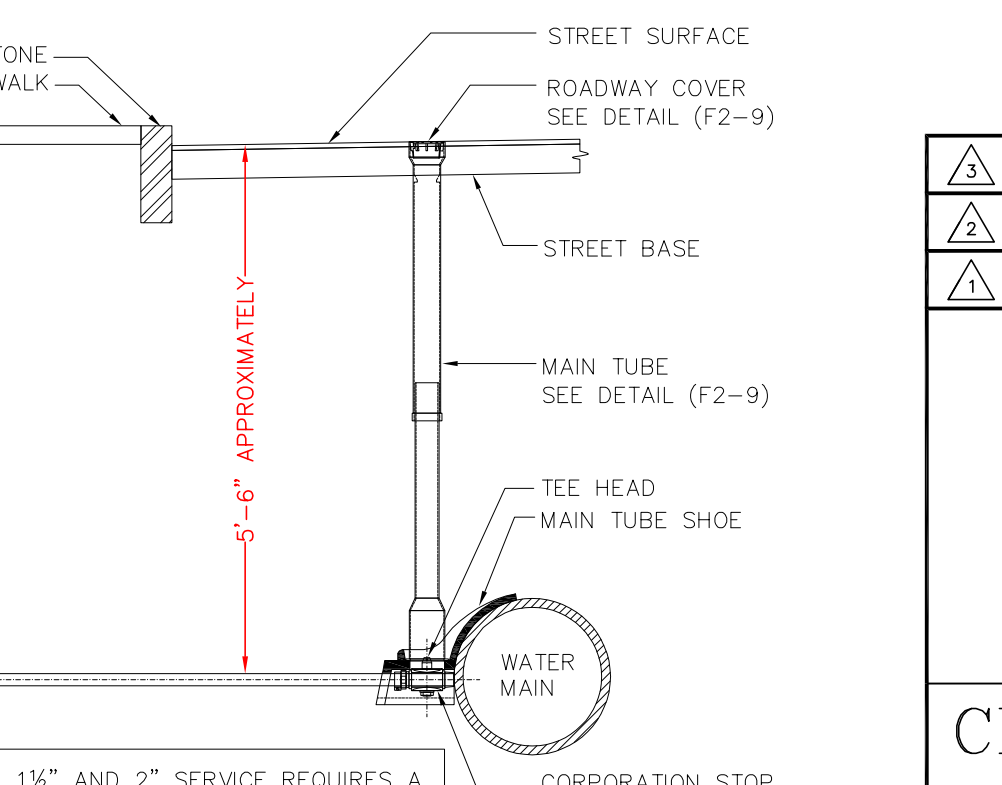
(2) SHEA 1000 GAL. DRYWELLS W/ 12" STONE SURROUND  
 TOP CHAMBER: 15.0'  
 INV IN/EO: 14.0'  
 INV OUT: 14.67'  
 BOTTOM CHAMBER: 12.2'  
 BOTTOM STONE: 11.2'



**SEWER SERVICE RECONNECTION DETAIL**



**TRENCH DRAIN DETAIL**



**FIRE/WATER SERVICE CONNECTION DETAIL**

NOTE: 1 1/2" AND 2" SERVICE REQUIRES A CORPORATION COCK ONLY AT THE MAIN AND SHALL BE PROVIDED WITH ROADWAY BOX AT SURFACE.

**BOSTON WATER AND SEWER COMMISSION**

LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS

REVIEWED AND APPROVED AS TO PROPOSED CONNECTION(S) TO EXISTING WATER AND SEWER FACILITIES AS SHOWN, FOR ISSUE OF BUILDING PERMIT ONLY. ADDITIONAL PERMITS MUST BE OBTAINED FROM BWSC PRIOR TO CONNECTION TO BWSC FACILITIES. SITE PLANS ARE VALID FOR A PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL.

JOHN P. SULLIVAN JR., P.E.  
 CHIEF ENGINEER

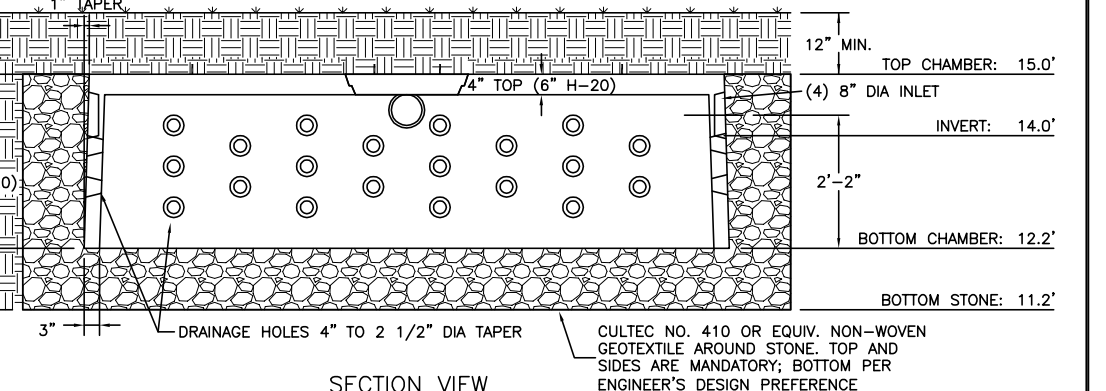
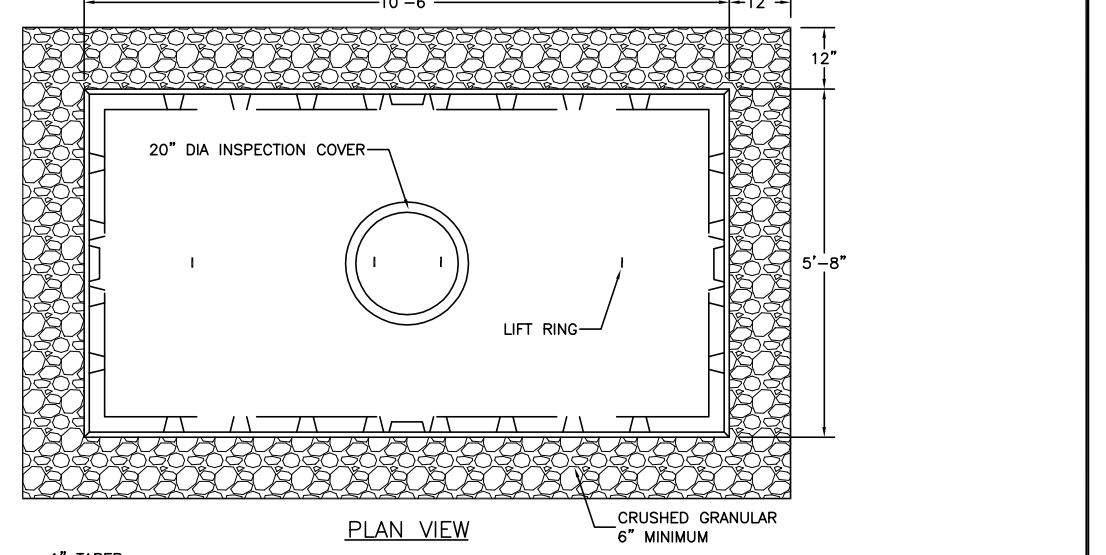
FOR BWSC ONLY

ALL WATER, SEWER, AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER, LICENCED BY THE BOSTON WATER AND SEWER COMMISSION.

**BOSTON WATER AND SEWER COMMISSION**

**BACKFLOW PREVENTER INSTALLATION**

APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

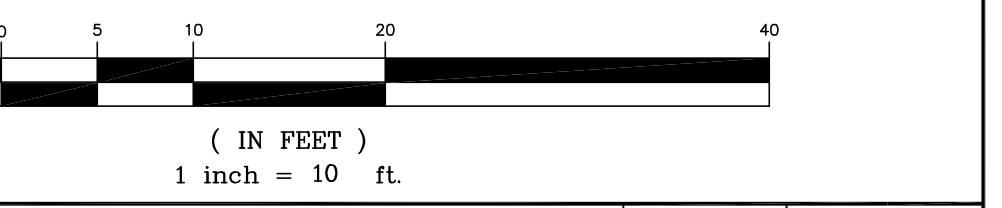


**NOTES:**  
 1. CONCRETE: 4000 PSI MINIMUM AFTER 28 DAYS.  
 2. ALSO AVAILABLE IN H-20 LOADING.

**1000 GALLON SHALLOW DRY WELL**



**GRAPHIC SCALE**



INCREASED & ADJUSTED INFILTRATION SIZE PER CONCOM REQUEST	C.R.L.	4/13/2022
REVISE INFILTRATION DUE TO CONCOM REQUIREMENTS	L.J.B.	1/27/2022
MIRRORED BLDG. PER BPDA REQUEST, ADJUSTED WTR. SVC. LOC'NS	C.R.L.	3/19/2021

**SITE PLAN #21-076**  
 32 NORWOOD STREET  
 DORCHESTER, MA  
 FOR  
 PERRY BRUNO

**CIVIL ENVIRONMENTAL CONSULTANTS**  
 8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: 1 OF 1  
 DATE: 2/16/2021 JOB: 3868  
 DRAWN BY: C.R.L.