

February 10, 2008

Anthony Petrucelli, Chair
Westfield Planning Board
City Hall
59 Court Street
Westfield, MA 01085

Reference: North Westfield Office Complex, Lot C Root Road, Westfield

Dear Mr. Petrucelli:

I am writing you on behalf of the Barnes Aquifer Protection Advisory Committee (BAPAC) to provide our comments regarding the proposed site plan for North Westfield Office Complex located on a 2 acre parcel on Lot C on Root Road in Westfield. The project developer, Bryan Balicki of Sage Engineering, presented plans to BAPAC at their February 4, 2008 meeting. BAPAC is composed of representatives from the four jurisdictions in which the Barnes Aquifer is located. The committee was created in 1989 to address developments of regional impact that are proposed within the aquifer to ensure that drinking water resources remain safe for the more-than 60,000 people that it serves.

The proposed project involves the construction of a new 23,256 square foot building to be divided into six 3,876 square foot units for storage with some office space. Stormwater drains to the rear of the site via a drain line with deep sump catchbasins to a sediment forebay with plunge pool and swale. MR. Balicki stated that the infiltration system is preceded by a Stormceptor for pretreatment however it is not readily discernible on the plans dated February 21, 2008.

The following are our comments:

- There was some discussion about whether or not the garage portion of the facility would have a floor drain. If it is to have a floor drain, it should drain to a tight tank with pretreatment. Direct infiltration of a floor drain in a Zone II is prohibited under Title V and DEP's Underground Injection Control Program. If there is not to be a floor drain, a condition of the Special Permit to be recorded with the deed should state that there will not be any vehicle maintenance at this facility in perpetuity. The Special Permit should be specific to this owner and use. As a new construction facility, the Planning Board must consider future uses and operations that might occur under a change of owner if a garage is present and act to ensure permanent long-term protective measures are in place to reduce the risk of aquifer contamination.
- The units will be condominium-style ownership with a condominium association agreement. The Agreement should be part of the Special Permit and should contain provisions prohibiting the storage of hazardous materials, including petroleum products, and other vehicles.

- BAPAC recommends that the owner submit annual maintenance logs for the stormwater management system to the Westfield Water Resources Department.

Thank for your consideration and the opportunity to comment.

Sincerely,

Michael Czerwiec
Vice-Chair

cc: Charles Darling, Water Resources Department
Bryan Balicki, Sage Engineering LLC
199 Servistar Industrial Way, Suite 2, Westfield, MA 01085