



George J. Saraceno, Senior Civil Engineer

TO: Lenore Mahoney, Executive Secretary of the Zoning Board of Appeals (ZBA)

**RE: Comprehensive Permit
Redevelopment of 16 Stearns Road (40B Project)**

DATE: March 26, 2019

We received a copy of the revised set of plans via email from the applicant's engineer William Bergeron, P.E. of Hayes Engineering, Inc. The plan set also includes a letter from Hayes Engineering dated March 14, 2019 that includes responses to the DPW comments, O&M Plan, hydrant flow test results, Long Term Pollution Prevention Plan and Construction Management Plan. The revised project submittal also includes responses from Robert Nagi of VHB in Watertown, MA, the Traffic Engineer peer reviewer for the project.

In summary we believe the changes to the plans include the following; a new proposed access easement for the entrance to the circular driveway to make a three point turn easier for larger vehicles, and the removal of 2 compact parking spots that were changed to temporary "day rubbish/storage area".

This memo is intended to respond to the most recent changes and to restate the items that the DPW continues to be concerned with. An itemized list with clarifying statements is below.

- We are not convinced that the plan changes are an improvement. The DPW's concerns with parking on the primary access drive were related to vehicle conflicts and geometric constrictions that seemed problematic. Removing the parking but adding daily trash pickup doesn't, in our opinion, improve things. We feel strongly that this driveway should have a minimum 24' wide aisle and that crossing vehicle movements at this choke point should be eliminated. We hope that unscreened trash storage in direct line of sight from public way will be removed or, at least reconsidered.
- We have reviewed the hydrant flow results and believe that they will be sufficient for the proposal, but continue to request that the existing 6-inch water main on Stearns Road be extended to the end of the Stearns Road layout for future looping of the water main through the Sprague School parking lot.
- While a construction management plan has been submitted, we remain concerned with some important details that are missing. Our primary concerns are dewatering, as the foundation is large and any significant pumping could create offsite issues or create problems for the designed stormwater recharge system; lack of worker parking, which we believe will create problems on abutting properties; lack of information on trailer, dumpsters and porta potties, which should be agreed to given the nature of the abutting properties work that may be required for ledge removal, and estimates for and location of spoil piles, particularly ledge removal. While the Construction Management Plan dictates that there will be no parking,

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loading or otherwise blocking of the end of Stearns Road, it is difficult given the information that supplies, and the above outlined concerns, to be sure that end of the street, which is important for abutters and public safety purposes, will be kept clear of all obstructions.

- While we were not able to attend the public hearing when the proposed blasting was discussed, we now understand that the ledge removal is expected to be complete in 20 days and that there will be one or two blasting events per day. We believe given the surrounding uses that, in addition to mandated pre-blast surveys, a communication plan that outlines the days, times and provides emergency contact information should be provided to abutters, specifically including the Alzheimer's Center, the Sprague School and the Wellesley Recreation Department.
- We continue to believe that that two-way driveway entrance to the parking garage should be 24-foot, which is more appropriate for the 35 parking spaces. A 24-foot wide driveway entrance would provide more room to navigate through the driveway entrance and provide additional space for rubbish pickup. The applicant's engineer should review alternative solutions to the current layout that would provide improve circulation for the residents, delivery vehicles, etc.

Please feel free to email or call me if you any questions or concerns in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "George J. Saraceno", written over a horizontal line.

George J. Saraceno
Senior Civil Engineer

cc: David Cohen
William Shaughnessy
Mike Quinn,
David Hickey
Douglas Stewart
Victor Panak
Michael Grant
Lenny Izzo
Meghan Jop