

# Town of Arlington, MA Redevelopment Board

## Agenda & Meeting Notice February 22, 2021

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to jraitt@town.arlington.ma.us by February 22, 2021 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by February 19, 2021 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, February 22, 2021 at 7:00 PM in the This meeting will be held via Zoom Meeting with audio and video by using this link and Meeting ID: https://town-arlington-ma-us.zoom.us/j/92728990188 Meeting ID: 927 2899 0188 or by phone:1-646-876-9923, enter Meeting ID 927 2899 0188 then "#"

#### 1. Public Hearings

7:00 p.m. **Docket #3638, 400-402 Massachusetts Avenue**\*Continued Public Hearing\*

Board will continue public hearing for Special Permit #3638 to review application filed on October 15, 2020 and supplemented on November 5, 2020, by 400-402 Mass Avenue, LLC, at 400-402 Massachusetts Avenue, Arlington, MA, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a mixed-use building with four (4) residential units and one (1) office unit in an existing building in a B1 Neighborhood Office District. The opening of the Special Permit is to allow

the Board to review and approve the development under Section 3.4, Environmental Design Review.

## Docket #3646, 1420 Massachusetts Avenue \*Public Hearing\*

Board will open a public hearing to review an application filed on January 26, 2021 by 1420 Massachusetts Avenue, LLC, c/o Bierbrier Development, 420 Bedford Street, Lexington, MA, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to reconstruct the Citizens Bank and make other site improvements at 1416-1420 Massachusetts Avenue, Arlington, MA in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review, and Section

### Docket #2150 as amended by Docket #2618, 49-51 Grove Street \* Public Hearing\*

Board will open a public hearing to review an application filed on January 28, 2021 by the Town of Arlington, 730 Massachusetts Avenue, Arlington MA, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to consolidate Town operations through the renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features at the Department of Public Works Yard, 49 and 51 Grove Street, Arlington, MA in the Industrial District. The reopening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review.

- For each public hearing, applicants will be provided 5 minutes for a presentation.
- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

#### 2. Update on Special Permits issued by the Redevelopment Board 2016-2021

8:30 p.m. Board will receive update on special permits issued by the Redevelopment Board from 2016-2021.

#### 3. Zoning Warrant Article Public Hearing schedule

8:45 p.m.

- · Discuss upcoming meetings
- Discuss proposed communications with Select Board on various warrant articles

Board will receive notice for upcoming Warrant Articles hearings

#### 4. Meeting Minutes (11/2/20, 12/7/20)

9:15 p.m. Board will review and approve minutes

#### 5. Open Forum

9:20 p.m.

Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request.

#### 6. Adjourn

9:40 p.m. Estimated Time for Adjournment

#### 7. Correspondence Received

Correspondence received from:

D. Seltzer 2/19/21



#### **Town of Arlington, Massachusetts**

#### **Public Hearings**

#### Summary:

7:00 p.m.

## Docket #3638, 400-402 Massachusetts Avenue \*Continued Public Hearing\*

Board will continue public hearing for Special Permit #3638 to review application filed on October 15, 2020 and supplemented on November 5, 2020, by 400-402 Mass Avenue, LLC, at 400-402 Massachusetts Avenue, Arlington, MA, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a mixed-use building with four (4) residential units and one (1) office unit in an existing building in a B1 Neighborhood Office District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

## Docket #3646, 1420 Massachusetts Avenue \*Public Hearing\*

Board will open a public hearing to review an application filed on January 26, 2021 by 1420 Massachusetts Avenue, LLC, c/o Bierbrier Development, 420 Bedford Street, Lexington, MA, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to reconstruct the Citizens Bank and make other site improvements at 1416-1420 Massachusetts Avenue, Arlington, MA in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review, and Section 6.2, Signs.

## Docket #2150 as amended by Docket #2618, 49-51 Grove Street \* Public Hearing\*

Board will open a public hearing to review an application filed on January 28, 2021 by the Town of Arlington, 730 Massachusetts Avenue, Arlington MA, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to consolidate Town operations through the renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features at the Department of Public Works Yard, 49 and 51 Grove Street, Arlington, MA in the Industrial District. The reopening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review.

- For each public hearing, applicants will be provided 5 minutes for a presentation.
- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- · Board members will discuss each docket and may vote.

#### ATTACHMENTS:

	Туре	File Name	Description
ם	Reference Material	Jennifer_Raitt_supplement_submission_400- 402_Mass_2020_12_16.pdf	Jennifer Raitt Supplement Submission 400-402 Mass Ave 2020 12 16
ם	Reference Material	EDR_Public_Hearing_Memo_Docket_3638_400-402_Mass_Ave_11-19-20.pdf	EDR Public Hearing Memo Docket #3638 400-402 Mass Ave 11-19-20
D	Reference Material	400_Mass_Ave_signspdf	400 Mass Ave signs
ם	Reference Material	2021-02- 17_400_Mass_Ave_Arlington_Apartments_zREV_PLANS.pdf	2021-02-17 400 Mass Ave Apartments Rev. Plans
ם	Reference Material	400_MASS_AVESustainable_goals_2020_12_15.pdf	400 Mass Ave Sustainable Goals 2020 12 15
ם	Reference Material	400_Mass_AveLEED_v4_for_BD+C2020_12_15.pdf	400 Mass Ave - LEED 12- 15-20
D	Reference Material	New_York_Times_2020_12_15.pdf	New York Times 2020 12 15
ם	Reference Material	Application_Materials_Submitted_11-5-20Superseded.pdf	Application Materials Submitted 11-5-20 Superseded
ם	Reference Material	Application_Materials_Submitted_10-15-20Superseded.pdf	Application Materials Submitted 10-15-20 Superseded
ם	Reference Material	400-402_Mass_Ave_ZBA_Decision_dated_6-23-20.pdf	400-402 Mass Ave. ZBA Decision dated 6-23-20
ם	Reference Material	Docket_#2306_400-402_Mass_Ave_Decision_date_4-9-1980.pdf	Docket #2306 400-402 Mass Ave dated 4-9-1980
ם	Reference Material	EDR_Public_Hearing_Memo_Docket_3646_1420_Mass_Ave.pdf	EDR Public Hearing Memo Docket #3646 1420 Mass Ave
ם	Reference Material	Docket_3646_Combined_Application_Materials.pdf	Docket 3646 Combined Application Materials
ם	Reference Material	1420LEED_v4_for_Building_Design_and_Construction.pdf	Docket 3646 1420 - LEED for Building Design and Construction
ם	Reference Material	Updated_Sign_Package_Received_02-17-21.pdf	Docket 3646 Updated Sign Package Received 02-17- 21
ם	Reference Material	EDR_Public_Hearing_Memo_Docket_2150-2618_4951_Grove_Street.pdf	EDR Public Hearing Memo Docket 2150-2618 49 & 51 Grove Street
D	Reference Material	Arlington_Municipal_Facility_EDR_01-28-21.pdf	Arlington Municipal Facility EDR 01-28-21

#### **ROBERT J. ANNESE**

ATTORNEY AT LAW

December 16, 2020

#### VIA E-MAIL

Jennifer Raitt, Director
Department of Planning and Community Development
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

RE: 400-402 Massachusetts Avenue

Dear Ms. Raitt:

I am sending along a supplement to the Application for Environmental Review filed in behalf of 400-402 Mass Avenue, LLC, following the ARB Hearing which occurred on December 7, 2020.

During the course of the hearing there was discussion with respect to comments made by Members of the ARB that one of the four (4) residential units proposed by Petitioner be converted to an office unit.

Other comments were made relating to providing a different trash enclosure area as well as moving the interior permanent bicycle storage area which is proposed in a lower level in the building to an upper street level.

Comments were also made with respect to the parking configuration at the site which involves vehicles backing out on to the street with an indication that backing out on to the street was not an approach that was permissible or acceptable.

The architect for the Petitioner, Ken Feyl has drafted modified plans which I am sending to the Board at this time showing five (5) parking spaces instead of six (6) as originally proposed with one (1) of the parking spaces being used for a 6' x 12' covered trash enclosure, an exterior three (3) bicycle rack for short-term bicycle parking as well as an interior permanent bicycle storage area, once again at the lower level as originally proposed by Petitioner.

I am also submitting a LEED check list with a narrative provided by the Petitioner's architect.

It is important for the Members of the ARB to be aware that the building at 400-402 Massachusetts Avenue has existed for many years and has been occupied by tenants, whether residential or commercial for many years with the occupants of the building of necessity backing out on to the street and using a tandem parking approach in the parking lot at the building.

The building has certainly existed prior to passage of the Amended Zoning Bylaw in 1975 and, in fact, was originally built in 1799.

Petitioner's proposal does not involve exterior changes of any kind to the building with the result that the exterior appearance of the building would not change with regard to Petitioner's proposal.

The building is located on a small lot which contains 4,756 square feet and is unlike many other development properties in the Town where the lots are much larger with the result that modifications to a building could be made on a lot containing much more land area than Petitioner's lot given those owners more land area to work with in redesigning the exterior of a building.

With respect to bicycle parking a current residential tenant carries their bicycle up to the second floor of the building for storage when the bicycle is not in use.

Petitioner's current submittal proposes that the long-term bicycle storage area remain at the lower level because of the difficulty and significant changes which would have to occur within the building to have the bicycle storage area at street level given the size of the lot and the interior configuration of the building.

Carrying a bicycle down to a lower level in the building would certainly be no more difficult and perhaps easier than carrying a bicycle up to the second floor within the building.

The current plans also show a three (3) bicycle short-term bicycle rack located outside of the building.

The trash enclosure area has been moved from the building into a parking space as mentioned previously so that the trash area is some distance from the building itself.

Petitioner cannot change the parking arrangement at the site with respect to tandem parking and backing out on to the street because of the physical characteristics of the lot and it is important to note that this situation, i.e., tandem parking and backing out on to the street has existed at the property for many years and exists in many areas of East Arlington.

In summary, I would request that the Members of the Board who made comments with regard to not allowing the fourth (4<sup>th</sup>) residential unit, but rather having that unit become an office unit reassess their position in light of the present and future circumstances relating to how employees and employers are conducting their business affairs since the pandemic began, six (6) months or so ago.

Many employees are now working from home because of the pandemic and in many instances those employees will never go back to a physical building with respect to conducting their work activities.

Indeed, an article appeared in the *New York Times* on December 11, 2020 which discusses the fact that even in Manhattan once the pandemic becomes more under control it is likely that many employees will not go back to their former offices to conduct their work activities but will continue to do so offsite through Zoom approaches.

To quote an individual representing a company which controls 26 million square feet of city office space in the *New York Times*' article, "Anyone that thinks the way that people used the workplace in the past isn't going to change post-pandemic is fooling themselves". <u>See New York Times</u> articles dated December 11, 2020)

Petitioner has obtained a letter from a real estate brokerage firm that specializes in commercial real estate leasing and investment in the Greater Boston and Southern New Hampshire area i.e., Land and Sea Real Estate, Inc. with the Principal of that firm being Demetrius Spaneas.

He indicates within the substance of that letter dated December 14, 2020 in part as follows:

"Commercial real estate, and office in particular, is going through major changes—and reevaluations—at this time. Office as we know has changed. This is due to the advancement of technology and the relationship between management and their workers. The ability to work remotely has become a major factor and incentive to attracting a strong, dynamic, and tech-savvy workforce. The need for traditional office has diminished greatly over the last few years."

"We have seen the impact that Coronavirus has had on traditional office space. The pandemic has exacerbated the above trend greatly. Offices are averaging less than 20% occupied, and we don't see this trend changing any time soon, even after the pandemic is but a memory. Companies, both large and small, have realized that they no longer need a physical presence. Work forces that have been remote these past months will, in all likelihood, stay remote. It is both cost efficient for the companies, and logistically easier for many workers. Many office buildings are now begin repurposed, mainly for residential."

This information is being furnished to the Members of the ARB to show why the Pasciuto Family which owns many properties in the Town, and which has and continues to deal with vacancies in commercial units has filed a Special Permit Request to have four (4) residential units rather than three (3) approved so that they do not wind up with another vacant commercial unit.

The Pasciuto family is certainly willing to invest money to perform work within the 400-402 Mass Ave building as with their other properties in town but they are not interested in doing so if the space they will be creating will not be economically productive for them given the change in the utilization

of commercial space which has occurred and will as the above information indicates continue to occur into the future.

Consequently, the Petitioner is requesting that its request for Special Permit be approved, as modified in this supplemental submission.

Very truly yours,

Robert J. Annese

RJA:lm

Enclosures



#### Town of Arlington, Massachusetts

Department of Planning & Community Development 730 Massachusetts Avenue, Arlington, Massachusetts 02476

### **Public Hearing Memorandum**

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

**To:** Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 400-402 Massachusetts Ave, Arlington, MA

Docket #3638

Date: November 19, 2020

#### I. Docket Summary

This is an application by 400-402 Mass Avenue, LLC to establish a mixed-use building with four (4) residential units and (1) office unit in an existing building at 400-402 Massachusetts Avenue. The opening of Special Permit Docket #3633 will allow the Board to review and approve the development in the B1 Neighborhood Office District under Section 3.4 Environmental Design Review (EDR).

A 1980 Zoning Board of Appeals (ZBA) decision was issued relative to this property which limited the number of residential units on the property to two (2) with one (1) onsite parking space per dwelling unit. The Special Permit decision also conditioned the entrance to the basement office be from the front of the building with an open stairway leading down from the front inside entrance and clearly marked as to how to enter the basement office.

One June 23, 2020, the ZBA issued a decision (attached) amending the 1980 decision. The ZBA found that it would be appropriate for the ARB to evaluate the application under Environmental Design Review as the ARB is the Special Permit Granting Authority for the site and proposed use. The ZBA decided that if the ARB grant a special permit after finding that all applicable review criteria are met then the four conditions of the 1980 Special

Docket #: 3638 400-402 Massachusetts Avenue Page 2 of 9

Permit would be withdrawn. If the ARB does not grant a special permit, then the 1980 conditions would stand.

The Applicant does not propose any exterior changes to the existing building. Based on the information presented in the application materials, the Applicant is seeking review by the ARB in order to convert office space into dwelling units. If there are any exterior changes proposed, including signage, the Applicant must seek a Certificate of Appropriateness from the Arlington Historic Districts Commission due to being located within the Avon Place Historic District.

Materials submitted for consideration of this application:

- Application for EDR Special Permit including dimensional and parking information, dated October 15, 2020 and updated November 7, 2020;
- Narrative and impact statement dated October 15, 2020 and updated November 7, 2020;
- LEED Considerations, prepared by Lagrasse Yanowitz & Feyl, dated October 15, 2020 and updated November 7, 2020;
- Building Façade Photos, dated October 15, 2020 and updated November 7, 2020;
- Existing Floor Plans, prepared by Lagrasse Yanowitz & Feyl, dated January 14, 2020; and
- Proposed Floor Plans, prepared by Lagrasse Yanowitz & Feyl, dated May 28, 2020.

#### II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

#### 1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The use is allowed in the B1 Neighborhood Office District with a Special Permit under the jurisdiction of the ARB due to its location on Massachusetts Avenue. The Board can find that this condition is met.

#### 2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The Master Plan recommends supporting commercial areas by encouraging new redevelopment, including residential and commercial uses, in and near commercial corridors. This building is located in the Arlington Center commercial district and in close proximity to amenities located on Massachusetts Avenue. The corridor is served by transit and the site by existing infrastructure. This project will provide a net increase of two residential units. The Board can find that this condition is met.

Docket #: 3638 400-402 Massachusetts Avenue

Page 3 of 9

#### 3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed use will not create undue traffic congestion or unduly impair pedestrian safety. The Board can find that this condition is met.

#### 4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The proposed use will not overload any municipal systems. The Board can find that this condition is met.

#### 5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

All such regulations are fulfilled.

#### 6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The proposed use does not impair the integrity or character of the B1 district or adjoining districts and will not be detrimental to health or welfare. The Board can find that this condition is met.

#### 7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The proposed use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

#### III. <u>Environmental Design Review Standards (Arlington Zoning Bylaw,</u> Section 3.4)

#### 1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Docket #: 3638 400-402 Massachusetts Avenue Page 4 of 9

There are no exterior changes proposed. Existing landscaping at the front of the building and along the Avon Place sidewalk will remain. The Board can find that this condition is met.

#### 2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The existing building is situated in a stretch of Massachusetts Avenue in Arlington Center that is zoned B1. Within this district there are: two mixed-use buildings of residential and office space; a funeral home; two two-family dwellings; a three-family dwelling; and a single-family dwelling. The proposed mix of office space and residential space is consistent with the current uses in this B1 district. With no exterior changes to the existing building at 400-402 Massachusetts Avenue, there will be no change to the existing architectural pattern along this stretch of Massachusetts Avenue. The Board can find that this condition is met.

#### 3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The existing open space remains as there are no exterior changes to the existing structure. The site includes 864 square feet of landscaped open space and zero square feet of usable open space. The Board can find that this condition is met.

#### 4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The Applicant is proposing six parking spaces on site, and is requesting a parking reduction per Section 6.1.5. The parking requirement for the building is as follows:

Parking Requirement							
			Total Parking				
		<b>Zoning Requirement</b>	Required				
Office Space	630 sf	1/500 sf*	0				
	3 one-bed	1.15 spaces per one-bed					
Residential	1 two-bed	1.5 spaces per two-bed	5 spaces				
<b>Total Parking</b>			6 spaces				
Section 6.1.5	Section 6.1.5 Reduction Not necessary						
Total Parking Provided 6 spaces							
* First 3,000 sf of non-residential space in mixed-use projects is exempt.							

Because the first 3,000 square feet of mixed-use buildings is exempt from the parking requirement (Section 6.1.10.C.), providing six parking spaces is consistent with the requirements of Section 6.1 and a parking reduction under Section 6.1.5 is not necessary. However, the Transportation Demand Management (TDM) Plan is accepted and should be implemented. The TDM Plan includes providing covered bicycle parking and storage, providing an electric charging station, and installing a shower in the office unit. While these items seem appropriate for the proposal, the Applicant should clarify the following: specify if a shower is proposed; identify where the EV charger will be installed; and provide details on how the covered bicycle storage will be provided, including the number of short- and long-term bicycle parking spaces per Section 6.1.12(A).

Providing tandem (stacked) parking is allowed per the bylaw and the parking spaces appear to be sized appropriately. The Applicant should provide additional information on how the six parking spaces will be assigned to limit conflicts among the building tenants.

The vehicle parking spaces and overall site circulation may be constrained. The stacked parking on the side entry aisle appears narrow and the side exit aisle also appears narrow. Compact parking spaces may be recommended and additional safety measures installed onsite to accommodate vehicles and pedestrians on the property.

#### 5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and

Docket #: 3638 400-402 Massachusetts Avenue Page 6 of 9

stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

No stormwater controls are present on the site, and the proposal does not trigger the addition of additional controls. However, stormwater from the roof appears to sheet flow off the property and the Applicant could investigate ways to better control and mitigate flow before it reaches the street.

#### 6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the existing utility service infrastructure as a result of this proposal. The Board can find that this condition is met.

#### 7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The application materials do not include any information about new signage at the building, nor does the application indicate whether the existing office signage will be removed. Final signage plans will need to be submitted, reviewed, and approved by the ARB and the Historic Districts Commission as this property is located in the Avon Place Historic District.

Docket #: 3638 400-402 Massachusetts Avenue

Page 7 of 9

#### 8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

The application materials do not provide any information about how solid waste and recycling will be screened and maintained. The photos provided with the application materials show totes placed along the building rear. The Applicant should provide either a closed and screened area at the building rear or space within the building for waste and recycling.

#### 9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The existing building provides safe and convenient access into and around the property. The Board can find that this condition is met.

#### 10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

Based on the information presented in the applicant materials, there are no proposed exterior changes to the existing building. If there are any exterior changes proposed, including signage, the Applicant must seek a Certificate of Appropriateness from the Arlington Historic Districts Commission due to being located within the Avon Place Historic District. The Board can find that this condition is met.

#### 11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

There are no proposed changes that would affect the microclimate. The Board can find that this condition is met.

#### 12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

A LEED checklist was not provided, but a memo from Lagrasse Yanowitz & Feyl provides an overview of the sustainable building practices that will be incorporated as part of the renovation. The Board can find that this condition is met.

#### IV. Findings

1. The proposed project is approved under Section 3.4, Environmental Design Review.

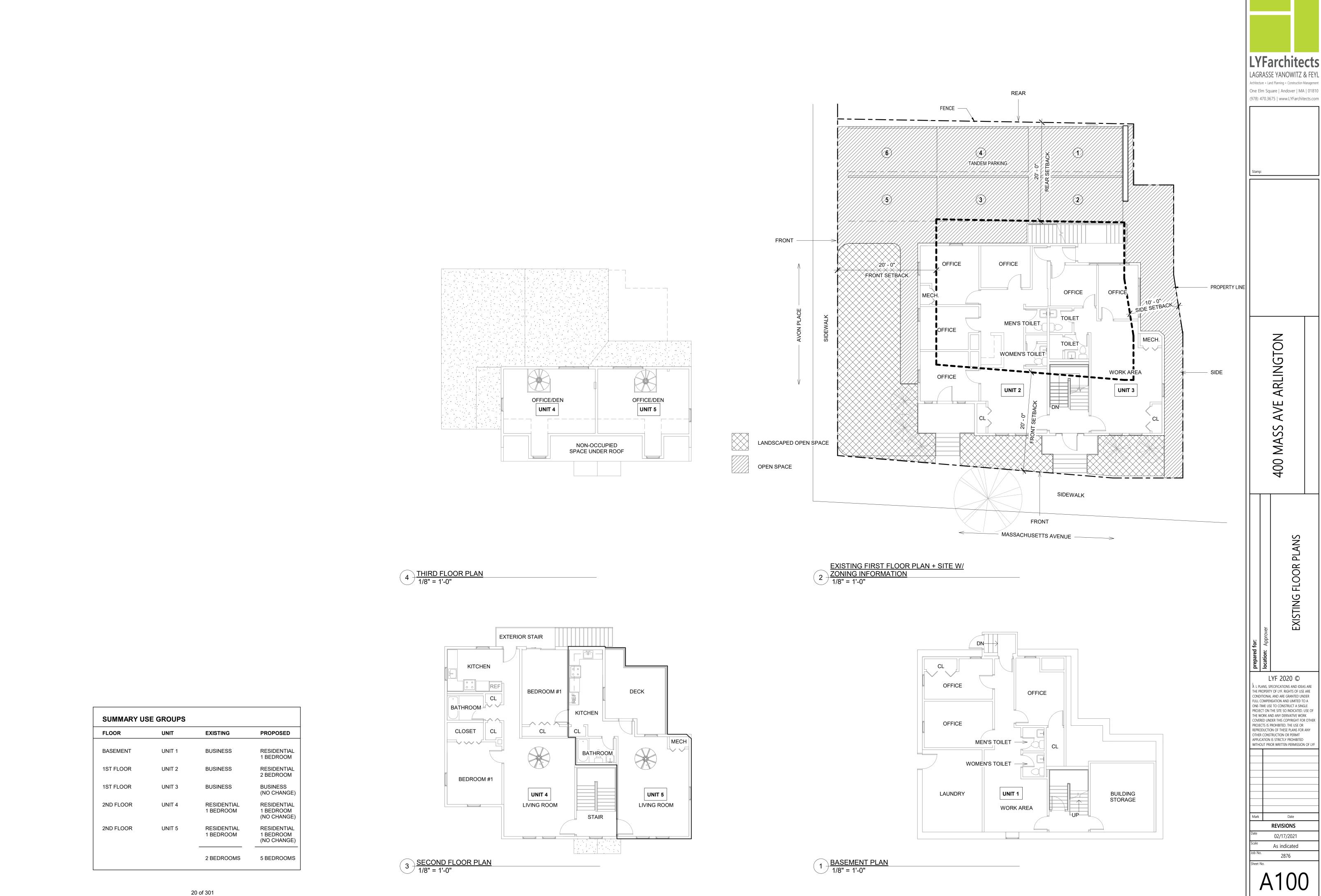
#### V. Conditions

- The final design and sign plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
- 2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
- 3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
- 4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
- 5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
- 6. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.

Docket #: 3638 400-402 Massachusetts Avenue Page 9 of 9

- 7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
- 8. Any final building signage will be reviewed and approved by the Arlington Historic Districts Commission, Department of Planning and Community Development, and Inspectional Services.
- 9. The Final Transportation Demand Management Plan shall be submitted for review and approval by the Department of Planning and Community Development.





ARLINGTON

AVE

MASS

400

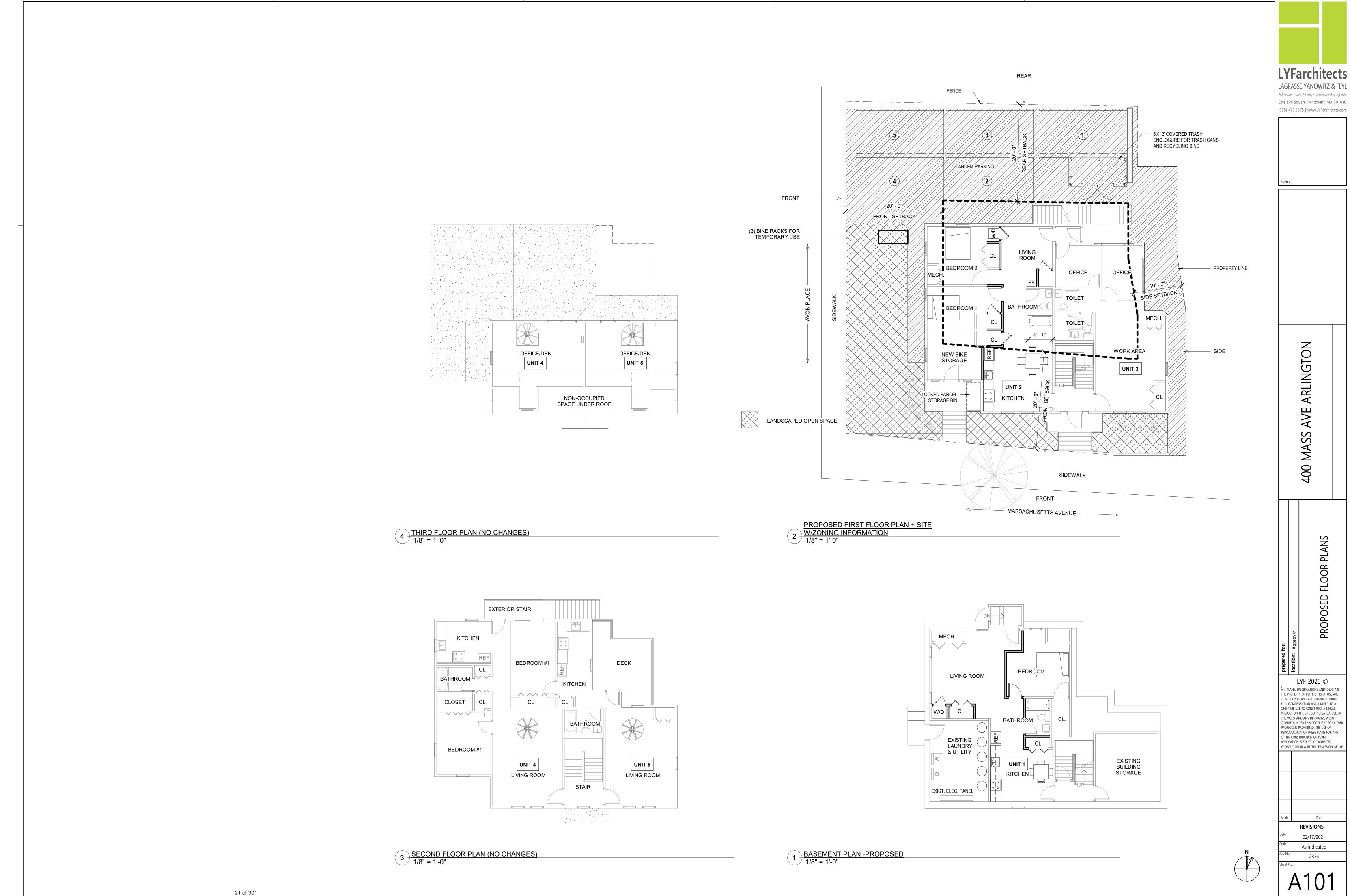
**EXISTING FLOOR PLANS** LYF 2020 ©

A L PLANS, SPECIFICATIONS AND IDEAS ARE THE PROPERTY OF LYF. RIGHTS OF USE ARE CONDITIONAL AND ARE GRANTED UNDER FULL COMPENSATION AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE SITE SO INDICATED. USE OF THE WORK AND ANY DERIVATIVE WORK COVERED UNDER THIS COPYRIGHT FOR OTHER PROJECTS IS PROHIBITED. THE USE OR
REPRODUCTION OF THESE PLANS FOR ANY
OTHER CONSTRUCTION OR PERMIT
APPLICATION IS STRICTLY PROHIBITED

WITHOUT PRIOR WRITTEN PERMISSION OF LYF

Date REVISIONS 02/17/2021

As indicated 2876



#### **400 MASS AVE – LEED CONSIDERATIONS**

The improvements at 400-402 Massachusetts Avenue will look to incorporate the items below per 'LEED\_v4.1\_Residential\_BD\_C\_Multifamily\_Homes' to support the sustainable building practices goal in Arlington, MA.

#### LOW EMITTING MATERIALS

These materials are to be integrated to reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment. Some of these building materials are as follows:

#### -Paints and Coatings

At least 75% of all paints and coatings, by volume or surface area, are to meet the VOC emissions evaluation AND 100% meet the VOC content evaluation.

#### -Adhesives and Sealants

At least 75% of all adhesives and sealants, by volume or surface area, are to meet the VOC emissions evaluation AND 100% meet the VOC content evaluation

#### -Flooring

At least 90% of all flooring materials (carpet, ceramic, vinyl, rubber, engineered, solid wood, laminates), by cost or surface area, is to meet the VOC emissions evaluation OR inherently non emitting sources criteria, OR salvaged and reused materials criteria.

#### INDOOR AIR QUALITY

The LEED objective is to establish better quality indoor air in the building after construction and during occupancy. Before each dwelling unit is occupied, air cleaning, a flush-out with a recirculating HEPA Air Filtration Device, and air testing in the unit to Demonstrate that 10 micron particles do not exceed 8 µg/m3 should be performed.

#### **ACCESS TO QUALITY TRANSIT**

Functional entry is located within ¼ mile walking distance to existing bus stop.

#### **ENVIRONMENTALLY PREFERABLE PRODUCTS**

At least 70% of each new compliant building component (floor covering, insulation, framing/structural systems, drywall, doors cabinets, countertops and/or interior trim), by weight or volume, will aim meet one of the requirements below:

The product contains at least 25% reclaimed material, including salvaged, refurbished, or reused materials. For renovation projects, existing components are considered reclaimed. Wood byproducts can be counted as reclaimed material. These include items from secondary manufacturers; felled, diseased, or dead trees from urban or suburban areas; orchard trees that are unproductive and cut for replacement; and wood recovered from landfills or water bodies.

The product contains at least 25% postconsumer or 50% pre consumer content.

Wood products must be Forest Stewardship Council (FSC) Certified, or USGBC-approved equivalent.

Bio-based materials. Bio-based products must meet the Sustainable Agriculture Network's Sustainable Agriculture Standard. Bio-based raw materials must be tested using ASTM Test Method D6866 and be legally harvested, as defined by the exporting and receiving country. Exclude hide products, such as leather and other animal skin material.

Concrete that consists of at least 30% fly ash or slag used as a cement substitute.

Extended producer responsibility. Products purchased from a manufacturer (producer) that participates in an extended producer responsibility program or is directly responsible for extended producer responsibility.

#### WATER USE REDUCTION

The project will seek to reduce aggregate water consumption by 20% from the baseline for each new fixture (toilets, showerheads, dishwashers, etc.)

#### **MINIMUM ENERGY PERFORMANCE**

For new dwelling units, heating and cooling systems will look to meet the following equipment selection sizing guidelines, or next nominal size:

**Cooling Equipment:** 

Single-Speed Compressor: 90-130% of total heat gain

Two-Speed Compressor: 90-140% of total heat gain

Variable-Speed Compressor: 90-160% of total heat gain

**Heating Equipment:** 

100-140% of total heat loss AND energy performance compliance.

#### LEED v4 for BD+C: Core and Shell

Project Checklist

Integrative Process

Green Vehicles

ſ	0	2	0	Location and Transportation	20
ſ				Credit LEED for Neighborhood Development Location	20
ſ				Credit Sensitive Land Protection	2
				Credit High Priority Site	3
				Credit Surrounding Density and Diverse Uses	6
ľ		1		Credit Access to Quality Transit	6
ľ		1		Credit Bicycle Facilities	1
ľ				Credit Reduced Parking Footprint	1

0	0	0	Susta	ainable Sites	11
Υ			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Site Development - Protect or Restore Habitat	2
			Credit	Open Space	1
			Credit	Rainwater Management	3
			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1
			Credit	Tenant Design and Construction Guidelines	1

0	1	0	Water	Efficiency	11
Υ			Prereq	Outdoor Water Use Reduction	Required
Υ			Prereq	Indoor Water Use Reduction	Required
Υ			Prereq	Building-Level Water Metering	Required
			Credit	Outdoor Water Use Reduction	2
1 Credit		Credit	Indoor Water Use Reduction	6	
			Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1

0	0	0	Energ	y and Atmosphere	33
Υ			Prereq	Fundamental Commissioning and Verification	Required
Υ			Prereq	Minimum Energy Performance	Required
Υ			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

Project Name: 400 Mass Ave Apartments - Arlington, MA

Date: 12/11/2020

0	3	0	Mater	Materials and Resources				
Υ			Prereq	Storage and Collection of Recyclables	Required			
Υ			Prereq	Construction and Demolition Waste Management Planning	Required			
			Credit	Building Life-Cycle Impact Reduction	6			
	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2			
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2			
	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2			
	1		Credit	Construction and Demolition Waste Management	2			
0	2	0	Indoo	or Environmental Quality	10			
Υ			Prereq	Minimum Indoor Air Quality Performance	Required			

0	2	0	Indoor	Environmental Quality	10
Υ			Prereq	Minimum Indoor Air Quality Performance	Required
Υ	Prereq		Prereq	Environmental Tobacco Smoke Control	Required
1 Credit Enhanced Indoor Air Quality Strategies		Enhanced Indoor Air Quality Strategies	2		
	1		Credit	Low-Emitting Materials	3
			Credit	Construction Indoor Air Quality Management Plan	1
			Credit	Daylight	3
			Credit	Quality Views	1

0	0	0	Innovation		6
			Credit	Innovation	5
			Credit	LEED Accredited Professional	1

0	0	0	Regio	egional Priority	
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

_	2	TOTAL	C Descible Deinter	440
		Credit	Regional Priority: Specific Credit	1
			Desired Brights Condition Condition	4
		Credit	Regional Phonty. Specific Credit	ı

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

cioudy. Not as coud as recent tights. Low 38. **Tomorrow**, rain and drizzle. High 48. Weather map, Page B12.

)L.CLXX .... No. 58,904

FRIDAY, DECEMBER 11, 2020

In California, countless redwoods, giant sequoias and Joshua trees have perished in wildfires this year. The blackened wreckage sends a clear message: These trees are in the fight of their lives



They Are Among the World's Oldest Living Things. The Climate Crisis Is Killing Them.

By JOHN BRANCH | Photographs by MAX WHITTAKER | Page A21

#### Left Is Pushing Biden to Slash Student Debts

This article is by Erica L. Green, uke Broadwater and Stacy Cowley

WASHINGTON - Presidentelect Joseph R. Biden Jr. is facing ressure from congressional temocrats to cancel student loan ebt on a vast scale, quickly and

lebt on a vast scale, quickly and y executive action, a campaign hat will be one of the first tests of its relationship with the liberal wing of his party.

Mr. Biden has endorsed cancen ps 10,000 in federal student debt per borrower through legislation, and insisted that chipping away at he 11.7 trillion in loan debt held by nore than 43 million borrowers trearly to his economic plan. But nore than 43 million borrowers is ntegral to his economic plan. But Democratic leaders, backed by he party's left flank, are pressing or up to \$50,000 of debt relief per porrower executed as Devided in er, executed on Day 1 of his residency. More than 200 organizations -

more than 200 biganizations including the American Federation of Teachers, the N.A.A.C.P. and others that were integral to his campaign — have joined the

The Education Department effectively the country's largest consumer bank and the primary lender, since 2010, for higher edu-cation. It owns student loans totaling \$1.4 trillion, so forgiveness of some of that debt would be a rapid injection of cash into the pockets of many people suffering from the economic effects of the pandemic.

"There are a lot of people who came out to vote in this election who frankly did it as their last shot who frankly did it as their last snot at seeing whether the govern-ment can really work for them," said Representative Pramil' layapai, Democrat of Washington and the chairwoman of the Con-gressional Progressive Caucus. "If we don't deliver quick relief, it's going to be very difficult to get

Continued on Page A19

Two More Biden Picks The president-elect chose Su-

### Record U.S. Deaths Create a Wave of Devastation

DALLAS - Lillian Blancas was DALLAS — Lunar Biancas was a fighter, a proud daughter of immigrants, part of the first generation in her family to attend college and a lawyer in El Paso who was on the brink of fulfilling her dream the coming a judge.

of becoming a judge.
Instead, Ms. Blancas, 47, died Instead, Ms. Biancas, 47, usea alone in her hospital room this week, just before a runoff election on Saturday in which she was the favorite, becoming part of a grim cascade of Americans who have died from the coronavirus as it rages out of control. More than rages out of control. More usan 3,000 deaths were reported on Wednesday for the first time since the pandemic began.

"We're completely devastated. Heartbroken. We can't find a rea-son," said her sister, Gabriela Tie-

This article is by Sarah Mervosh, Giulia McDonnell Nieto del Rio and Neil MacFarguhar.

Daily Toll Tops 3,000, but Experts Warn Worst Is to Come

> mann, who recalled staring through the glass doors of Ms. Blancas's hospital room, wishing that she could stroke her hair one

The new daily death record -3,055 individuals who blew out 3,055 individuals who blew oils birthday candles, made mistakes, laughed and cried before suc-cumbing to the virus — far sur-passed the spring peak of 2,752 deaths on April 15 and amounted to a stunning embodiment of the pandemic's toll. In a single day, the pandemic's toll in a single day, the country, numbed and divided, lost more Americans to the coronavi-rus than were killed in the Sept. 11

terror attacks or the attack on

terror attacks or the attack on Pearl Harbor.

Catherine Troisi, an infectious-disease epidemiologist at the UTHealth School of Public Health in Houston, said she had cried watching the faces of coronavirus victims on "PBS NewsHour" and expected the death toll to accelerate, in part because current numbers likely do not reflect infections from Thanksgiving gatherings.

"The worst is yet to come in the next week or two or three," she said. "What happens after that is going to depend on our behavior today."

The most recent deaths come as The most recent deaths come as the country is recording more new cases and hospitalizations than ever before. More than 290,000 people have died in the United States during the pandemic.

with a current average of more an 2,200 deaths per day Continued on Page A8

## PFIZER'S VACCINE CLEARS A BIG STEP TOWARD APPROVAL

#### F.D.A. Authorization Is Expected Soon, as Caseloads Continue to Soar

This article is by Katie Thomas, Noah Welland and Sharon LaFrantere.

Pfizer's Covid-19 vaccine assed a critical milestone on Thursday when a panel of experts formally recommended that the Food and Drug Administration rood and Drug Administration authorize the vaccine. The agency is likely to do so within days, giv-

is likely to do so within days, giving health care workers and nursing home residents first priority to begin receiving the first shots early next week.

The ED.As vaccine advisory panel, composed of independent scientific experts, infectious disease doctors and statisticians, outed I7 to 4, with one member abstaining, in favor of emergency authorization for people 16 and older. With rare exceptions, the ED.A. follows the advice of its advisory panels.

ED.A. follows the advice or its advisory panels.

With this formal blessing, the administration may finally begin to slow the spread of the virus just as infections and deaths surge, reading a record of more than 3,000 daily deaths on Wednesday. The daily deaths on weutressey. The ED.A. is expected to grant an emergency use authorization on Saturday, according to people familiar with the agency's planning, though they cautioned that last-minute legal or bureaucratic re-

quirements could push the an-nouncement to Sunday or later.

The initial shipment of 6.4 million doses will leave warehouses within 24 hours of being cleared within 24 hours of being cleared by the F.D.A., according to federal officials. About half of those doses will be sent across the country, and the other half will be reserved for the initial recipiants. for the initial recipients to rec their second dose about three weeks later.

The arrival of the first vaccines The arrival of the first vaccines is the beginning of a complex, monthslong distribution plan coordinated by federal and local health authorities, as well as large hospitals and pharmacy chains, that if successful, will help return a grieving and economicatly depressed country back to some semblance of normal, maybe by suppose.

summer.

"With the high efficacy and good safety profile shown for our vaccine, and the pandemic essentially out of control, vaccine introduction is an urgent need." Kathrin Jansen, a senior vice president and the head of vaccine essearch and development at Pfisearch and development at Pfizer, said at the meeting.

The vote caps a whirlwind year for Pfizer and its German partner Continued on Page A8

#### As Oil Demand Declines, Exxon Is at Crossroads

By CLIFFORD KRAUSS

HOUSTON — Over the last 135 years, Exxon Mobil has survived hostile governments, ill-fated investments and the catastrophic exxon Valdez oil spill. Through it all, the oil company made bundles

all, the oil company made bundles of money.
But suddenly Exxon is slipping badly, its long latent vulnerabilities exposed by the coronavirus pandemic and technological shifts that promise to transform the energy world because of growing concerns about climate change.
The company for decades one

concerns about climate change.

The company, for decades one of the most profitable and valuable American businesses, lost \$2.4 billion in the first nine months of the year, and its share price is down about 35 percent this year. In August, Exxon was tossed out

in August, Exxon was tossed out of the Dow Jones industrial average, replaced by Salesforce, a software company. The change symbolized the passing of the beton from Big Oil to an increasingly dominant technology industry. "Is Exxon a survivor?" asked Jennifer Rowland, an energy analyst at Edward Jones. "Of course they are, with great global assets, great people, great technical know-how But the question really is, can they thrive? There is a lot of skepticism about that right now." Exxon is under growing pres-

Exxon is under growing pres-sure from investors. D.E. Shaw, a longtime shareholder that re-cently increased its stake in Exxcentry increased its stake in exx-on, is demanding that the com-pany cut costs and improve its en-vironmental record, according to a person briefed on the matter. An-other activist investor, Engine No. other activist investor, Engine No.

1, is pushing for similar changes in an effort backed by the California State Teachers Retirement System and the Church of England. And on Wednesday, the New York State comproller, Thomas P. Di-Napoli, said the state's \$226 billion pension fund would sell shar [2, 45] oil and gas companies that did not move fast enough to reduce emissions.

sions.

Of course, every oil company is struggling with the collapse in en-



A shuttered business in Midtown, where offices lay vacant

#### Hard Questions For a Midtown Left Withering

By MATTHEW HAAG and DANA RUBINSTEIN

The pandemic is pummeling New York City's commercial real estate industry, one of its main economic engines, threatening the future of the nation's largest business districts as well as the cityle finance.

business districts as well as the city's finances. The damage caused by the emptying of office towers and the permanent closure of many stores is far more significant than many experts had predicted early in the crisis.

experts had produced early at and crisis.

The powerful real estate industry is so concerned that the shifts in workplace culture caused by the outbreak will become long-lasting that it is promoting a striking proposal: to turn more than one million square feet of Manhattan office space into housing.

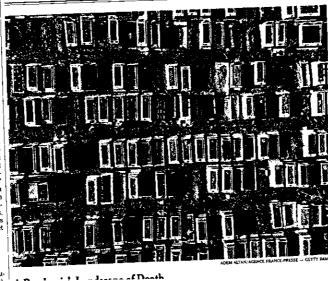
Nearly 14 percent of office space in Midtown Manhattan is vacant, the highest rate since 2009. On Madison Avenue in Midtown, one of the most affluent re-

town, one of the most affluent re-tail stretches in the country, more than a third of all storefronts are empty, double the rate from five

empty, doubte the full states of commercial real factors another major burden for New York, since the industry provides a significant portion of the

city's tax revenues.

Filings to erect new buildings in
the city, a key indicator of industry



## A Midtown Left Reeling Considers Converting Offices Into Apartments

confidence, have dropped 22 per-cent this year to 1,187, the lowest number since 2010.

As of late October, only 10 per-cent of Manhattan's one million of

fice workers were reporting to the

fice workers were reporting to the office, according to a survey by the Partnership for New York City, an influential business group.

And this already bleak picture could even get worse, real estate experts and industry executives eaid.

uid. "It would probably be fair to say " his bottom vet," said we haven't hit bottom yet," said James Whelan, president of the Real Estate Board of New York.

It does not appear that the ma-jor commercial landlords in the city are facing financial collapse, but the stocks of the ones that are publicly traded are down sharply ince March.

The fallout from the crisis can be seen in a rising tide of litigation between landlords and tenants ven at some of New York's most gilded addresses.

At the Shops at Columbus Circie, a luxury mall overlooking Central Park, the developer has accused a group of high-end retail-ers, including Michael Kors and Hugo Boss, of skipping out on more than \$7 million in rent and es On Fifth Avenue, the Italian designer Valentino has sued its landlord to free itself from a lease of nearly \$1.6 million per month. New York City's finances —

money to pick up trash, repair parks and police streets — rely on the health of the industry.

Property taxes represent the largest source of city revenue, and commercial property accounts for the largest share of that overall 41 percent, according to as P. DiNapoli, the state comptroller.

Commercial property have plummeted by nearly 50 per-cent through October, according to Rahul Jain, a deputy state comptroller.

A weakened commercial real estate market will make it "much harder for businesses and the economy to get back to normal,"

The lack of workers is having a ripple effect on rents. Across Man-hattan's retail corridors, asking commercial rents have dropped nearly 13 percent from last according to CBRE, a comme cent from last year real estate firm. The steepest de-clines are in areas dominated by office buildings, including Times Square and Grand Central Terminal, and shopping destinations like SoHo.

The industry's troubles, initially sparked by the exodus of office workers during the state's stay-athome orders in the spring, have



ings to adapt to changes in the economy is, to me, a very smart idea," Mr. Willis said.

Some tenants are using the cur-

nigher-end office landlords, but could bode ill for landlords of lower-rated buildings. Converting office buildings to homes would not only provide a potential financial lifeline to landhigher-end office landlords, but

lords, but would also benefit re tailers, the real estate board ar

gues, because the presence of of-fice users during the day and apartment dwellers at night would increase foot traffic.

There is no reason, they argue,

There is no reason, they argue, for Midtown to retain its status as New York's last predominantly office district, bustling during the day but quieter at night.

They cite the success of Lower Manhattan, which in recent decades has turned from an almost exclusively office district into a viscal residential neighborhood.

rant residential neighborhood. The proposal would require

changes to zoning and density rules that would have to be ap-proved by the City Council and the

State Legislature and embraced

wnturn - and the result ing lower prices per square foot —
to trade up for nicer office space,
the board said. That is a boon for

Just 10 percent of Manhattan's one million office workers are reporting to the office. Rents in Times Square have declined steeply. supply and exacerbating the city's persistent housing shortage.
"Facilitating the reuse of build-

have settled into long-term or permanent remote-work arrange-ments. Tourists have also largely

As a result, tensions are growing between the city's powerful landlords and some of their equally powerful tenants. Property owners have accused blue-chip companies of using the pan-demic to withhold rent they can afford, while tenants have por-trayed landlords as greedy and unwilling to acknowledge economic reality.

"It's not easy, but we need to "It's not easy, but we need to make sacrifices, and landlords need to make sacrifices," said Lawrence Berger, chairman of FanzzLids Holdings, which owns Lids, an athletic headwear store where flagging shop is in Times whose flagship shop is in Times

The shop has been sued over more than \$511,000 in unpaid rent and charges at four other Manhat-tan stores that were closed for months at a time.

"The amazing thing to us is that in New York, they're going after rent for times when we weren't aled to be open," Mr. Berger said "We have worked out deals with our landlords across the country except in New York City."

Landlords like Related, which owns the Shops at Columbus Cir-cle and has sued five of its tenants

there, say they have their own fiincial obligations and tenants that can afford rent should pay.

that can airort retristions pay. The litigation does not capture the behind-the-scenes, high-stakes negotiations that have led to resolutions without resorting to court, said William H. Mack, a commercial lawyer at the firm Davidoff Hutcher & Citron in New York

York
Mr. Mack has been hired by
Hugo Boss in its effort to reduce or
void its lease at Columbus Circle. "This is 80 to 90 percent of what I've been doing since March and

At the Real Estate Board of New At the Real Estate Board of New York, whose members include nearly every major landsord and developer in New York, the prospect of systemic changes in work habits looms large. "Anyone that thinks the way that people used the workplace in the past isn't going to change post-pandemic is fooling themselves,"

pandemic is fooling themselves, said Scott Rechler, chair of the Re-gional Plan Association and the chief executive of RXR Realty, which controls 26 million square

feet of city office space.
Employers have discovered that productivity does not necessarily suffer in the absence of shared work space and that small-er office footprints and more le-nient work-from-home policies

might make lasting economic

As a result, the landlord group is proposing that the city and state allow developers to more easily convert Manhattan and borough offices into residences.

offices into residences.
Roughly 140 million of Manhattan's 400 million square feet of office space is considered to be of
average quality or is in older and
less luxurious buildings, according to Cushman and Wakefield, a
meal actual buildings. ing to Cushman and Wakefield, a real estate brokerage. The real es-tate board puts the citywide sup-ply of those buildings at roughly 210 million square feet. The real estate group estimates that converting even just 10 per-cent of that office space to resi-dential would create 14,000 apart-

ments citywide, including as many as 10,000 in Manhattan — a ount in a city rou significant an tinely short of enough housing, es-pecially affordable homes.

pecially affordable nomes.
Changes to zoning rules needed
for any conversions would require
that some portion of new housing
be set aside as affordable, the
board said.
Mark A. Willis, a senior policy
fellow at New York University's
thoran Center for Real Estate

Furman Center for Real Estate and Urban Policy, said that before the pandemic, job growth was out-pacing housing growth in the city, causing demand to far outstrip

about to begin his last year in of-fice, welcomed the housing pro-\*City Hall is always looking for

Gov. Andrew M. Cuomo's office would say only that he would re-view the idea.

A spokesman for Mayor Bill de who is term-limited and

"City Hall is always fooking tor sensible, equitable ways to deliver more housing," said the spokes-man, Bill Neidhardt. Still, converting office space to apartments is not easy. Landlords would still need to wait for build-ings to empty, which can take

The landlord group says the city and state should help expedite conversions by lifting zoning re-strictions that require manufacturing in areas like the garment district, changing density require-ments that bar apartments and creating new tax breaks for land-

Whether city and state elected Whether city and state elected officials will green-light a measure that would help real estate developers when so many tenants are struggling is an open question. Several candidates vying to succeed Mr. de Blasio have owned to get the control on ations.

to refuse campaign donations from real estate developers.

Nor is it clear how many land-lords would actually take advan-tage of the proposed changes.

Jeff Gural, who controls a large

portfolio of aging buildings in Manhattan, said he would rather remain in his current line of work. "We don't have that much va-

cant space to begin with," Mr. Gu-rai said. "And I believe there will he a demand for the kind of space

Another possible source for ex-panding housing would be to convert hotels, many of which have closed as the industry has been decimated by a plunge in tourism and business travel.

and business travel.

That idea is gaining traction
among some developers and affordable housing advocates. One
group that is trying to shape the
2021 mayoral debate, United for Housing, will argue in an upcom-ing report that the next mayor should prioritize converting ho tels into permanent supportive and affordable housing.

and anordane housing.

As for the real estate board's proposal, some housing advocates say the pandemic is an opportunity to get creative about easing the city's housing crists.

easing the city's housing crisis.
"We need a comprehensiv
plan for how to bring on new hous
ing resources, and the idea of con
verting office buildings to resi
dential I think has a lot of up
sides," said Brenda Rosen, th
president and chief executive o
Breaking Ground, which de
scribes itself as the state's larges
enroyider of supportive housing. provider of supportive housing

INCREASING ROBBERIES

### City Lifeline Comes Under Threat As Crime Sweeps Through Bodegas

Ry EDGAR SANDOVAL

It was shortly after 6 o'clock one night in late October when Hardik Parekh, the manager of a corner store in Oneens, saw a man he rec zed as a chronic shoplifter s in. Not again, he thought.

Mr. Parekh shared a glance with a co-worker, Mohmediyan Tar-wala, 26, who quickly moved to es-cort the man out the door. The mundane moment then took a terrifying turn. The man pulled out a firearm and fatalty shot Mr. Tar-wala, Mr. Parekh said. "Lately, after the pandemic, 1

don't know why, but we had people come in and threatening us," Mr. Parekh said, standing near the spot where his friend collapsed. "I

ple have been killed in or just outside the stores, according to the

The surge comes as a second wave of the virus hits the city and a steep rise in gun violence that plagued New Yorkers over the summer shows no signs of slowing down. Shootings have doubled this year over last, and murders are up nearly 40 percent.

Fernando Mateo, one of the founders of the United Bodegas of America, an organization that represents about 20,000 bodegas in provided cover for a small num-ber of criminals to target neigh-

cameras captured the g scene as the gang members stabbed him to death.

Since then, a handful of bodega owners have added safety measowners have anoder sately lineasures, such as panic buttons, brighter lights and special locks. But Mr. Mateo said the majority of bodega operators cannot afford the added security, which can cost thousands of doilars.

thousands of doilars.
Until recently, Mr. Parekh was
one of them. He said he finally invested in a panic button and is
adding bright lights at his store,
Crossbay Express.
For months he said he looked

the other way when he noticed people sneaking out of his shop without paying for items like ice cream, beer or canned goods, be-



Spineili. "It can quickly escalate Our advice is to call 911 instead."

On a chilly day in mid-Novem er, the officers made their round ber, the officers made their round in the 44th Precinct, where by degas, some adorned with color's street murals, could be seen on a most every street block. The first stop was at a Pioneer Supe market, a larger than average coner store, where the owner, De Morel, 55, welcomed them with

Mr. Morel told the officers man he recognized as a regular customer had walked out of the store a recent day without payin for sausages. A store manage had not stopped the man, but i stead gave a surveillance video the police, he said. "I don't let nothing slide," Iv

Morel said. "You steal at my stor

I want you arrested."
Rita Clark, a longtime customs
Gaid she relied on the store for n demic. "This young lady is the 24/7," Mr. Morel said, gesturing Ms. Clark with a giggle. "
customers are like my family."

#### ROBERT J. ANNESE

ATTORNEY AT LAW

November 4, 2020

#### VIA FEDEX

Jennifer Raitt, Director Department of Planning and Community Development Town of Arlington 730 Massachusetts Avenue Arlington, MA 02476

RE: 400-402 Massachusetts Avenue

Dear Ms. Raitt:

I am sending along an Application for Environmental Review filed in behalf of 400-402 Mas Avenue, LLC, the owner of real estate located at 400-402 Massachusetts Avenue, Arlington.

The Application is being filed in connection with the mixed-use bylaw as the Applicant is proposing to convert an existing building containing two residential dwelling units and three business units into a building containing four residential dwelling units and one business unit.

This Application is being filed both digitally and I am sending three (3) hard copies to your office by FedEx as well.

Would you please let me know the date the Application will be heard by the ARB.

Thank you for your cooperation.

Maninh

Very truly yours

Enclosures

### TOWN OF ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw

			Docket No				
1.	Property Address: 400-402 Mass A Name of Record Owner(s): 400-402 Address of Owner: 455 Mass Ave,	Mass Avenue, LLC	Phone: 781-646-4911				
	Street	Suite #1, Affington, MA	City, State, ZIP				
2.	Name of Applicant(s) (if different the Address:  Status Relative to Property (occupation)	nan above): <u>SAME</u> nt, purchaser, etc.):	Phone:				
3.	Location of Property: MAP 10		LOT 0003.A				
4.	Deed recorded in the Middlesex Soi in Land Registration Office, Cert. N	uth District Registry of D	eeds, Book <u>70704</u> , Page <u>49</u> ; or- registered, Book, Page				
5.	Present Use of Property (include # o	f dwelling units, if any):	(2) Residential dwelling units, (3) business units				
6.	Proposed Use of Property (include #	of dwelling units, if any	: (4) Residential dwelling units, (1) business unit				
7.	Permit applied for in accordance with the following Zoning Bylaw section(s):	Section 6.1.5(c)  Section 4.4  Section 5.3.16	Transportation demand management relief  Environmental Design Review  Yards or setbacks for lots adjoining a street or public open space  As well as the mixed-use zoning bylaw amendment				
8.	Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.						
	See attached Statement inco	orporated by refere	nce into the terms of this Application.				

(In the statement below, strike out the words that do not apply)

The applicant states that 400-402 Mass Avenue, LLC is the OWNER of the property in Arlington located at 400-402 Mass Ave. Arlington, MA which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the

Redevelopment Board, should the permit be granted.

c/o Robert J. Annese, 1171 Mass Ave., Arlington, MA 02476

Phone

781-646-4911

Address

### Town of Arlington Redevelopment Board Application for Special Permit in accordance with Environmental Design Review (Section 3.4)

### Required Submittals Checklist

File each in triplicate except for model References are to Arlington Zoning Bylaw

$\checkmark$	Dimensional and Parking Information Form		
<b>√</b>	Site plan of proposal		
	Model, if required		
$\checkmark$	Drawing of existing conditions		
$\checkmark$	Drawing of proposed structure		
	Proposed landscaping. May be incorporated into site plan	ı	
	Photographs		
$\sqrt{}$	Impact statement		
$\sqrt{}$	Application and plans for sign permits		
	Stormwater management plan (for stormwater management during construction for projects with new construction)		
FOR	OFFICE USE ONLY		
	_ Special Permit Granted	Date:	
	Received evidence of filing with Registry of Deeds	Date:	
	_ Notified Building Inspector of Special Permit filing	Date:	

## TOWN OF ARLINGTON REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape**. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The landscaped open space which is presently 864 square feet +/- will remain at 864 square feet +/- while zoning would require 555 square feet +/-.

2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on abutting property in an RU, RI or R2 district or on public open space.

The exterior physical characteristics of the building will no change as all of the changes will be interior changes to the building.

3. **Open Space**. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

The useable open space which 0 will remain at 0 with respect to Petitioner's proposed interior plans to the building.

4. **Circulation**. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Traffic circulation will remain unchanged with one way traffic in and out to the parking spaces located to the rear of the building.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

#### The surface water drainage will remain unchanged.

6. **Utility Service**. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility services to the property and the method of sanitary sewage disposal and solid waste disposal will remain unchanged.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

Petitioner is still discussing any advertising features with respect to the building and is of the view that that matter can be dealt with administratively by the Planning Department.

8. **Special Features**. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

There will be no new machinery installed at the building and landscaping will be as shown on Petitioner's plans.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

All open and enclosed spaces as presently existing will remain unchanged and are safe for inhabits of the building as well as neighboring residents and passerby's.

10. **Heritage**. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

#### There will be no exterior changes to the existing building.

Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

#### Not applicable.

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

[LEED checklists can be found at <a href="http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b">http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b</a>]

## Petitioner is submitting a LEED's report of LaGrasse Yanowitz & Feyl with respect to LEEDS considerations with regard to the building.

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw)

1. The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made or is so designated elsewhere in this Bylaw.

The building is located in the B1 zone.

2. The requested use is essential or desirable to the public convenience or welfare.

The requested use will add additional residential units to the Town residential base which is in keeping with the master plan with respect to a mixed use zone such as a B1 zone and has been apparent for many years that the Town and its inhabitants and potential inhabitants would benefit from mixed use development in the Town.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

There will be no significant change in traffic to or from the property such as to impair pedestrian safety as there will be no change to the traffic pattern as has existed at the property for many years.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The requested use will not overload of any town municipal system.

5. Any special regulations for the use, set forth in Article 11, are fulfilled.

This requirement is satisfied with respect to the plans.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The requested use is similar to other uses in the neighborhood of the property as there is a mix of commercial and residential uses in the neighborhood and will be in keeping with the character and nature of those uses. Once again, there will be no exterior changes to the existing building.

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The requested use as mentioned in item No. 6 will not by its addition to the neighborhood in which the property is located cause an excess of that particular use that could be detrimental to the character of the neighborhood.

#### TOWN OF ARLINGTON

Dimensional and Parking Information for Application to The Arlington Redevelopment Board

Docket No	strict B1	
Zonina District	В1	

Property Location ARLINGTON, MA

Owner: 400-402 MASS AVE LLC

Address: 400-402 MASS AVE, ARLINGTON

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

(2) Res Dwelling Units + (3) Business Units

Residential: 2,225 GSF / Business: 2,692 GSF / (638 GSF Circ+Stor)

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

(4) Res Dwelling Units + (1) Business Unit -

Residential: 4,287 GSF / Business: 630 GSF / (638 GSF Circ+Stor)

Min. or Max.

## as well as the mixed-use zoning bylaw amendment

Lot Size				
Frontage				
Floor Area Ratio	Floor Area Ratio			
Lot Coverage (%), where applicable				
Lot Area per Dwelling Unit (square feet)				
Front Yard Depth (feet)				
Side Yard Width (feet)	right side			
	left side			
Rear Yard Depth (feet)				
Height				
Stories				
Feet				
Open Space (% of G.F.A.)				
Landscaped (square feet)				
Usable (square feet)				
Parking Spaces (No.)				
Parking Area Setbacks (feet), where applicable				
Loading Spaces (No.)				
Type of Construction				

Distance to Nearest Building

Present Conditions	Proposed Conditions	Required by Zoning for Proposed Use
<u>Ochanions</u>	<u>Obridiquito</u>	<u>1011 100000 000</u>
4756 SF	4756 SF	min.5,000 SF
71.7FT Mass Ave 68FT Avon St.	71.7FT Mass Ave 68FT Avon St.	min. 50 FT
1.16	1.16	max75
		max. N/A
(2 Dwelling Units) 2378 SF	(4 Dwelling Units) 1189 SF	min. 2,500 SF
0 FT	0 FT	<sub>min.</sub> 20 FT
5 FT	5 FT	min. 10 FT
		min. 10 FT
20 FT	20 FT	min. 20 FT
		min.
2 & 3/4 STY	2 & 3/4 STY	stories 3
29.9 FT	29.9 FT	feet 35 FT
	<b></b>	min.
864 SF +/-	864 SF +/-	(s.f.)10%, OR 555 SF
0	0	(s.f.)20%, OR 1111 SF
6	6	min. 6
N/A	N/A	min
0	0	min
WOOD FR		
10'-3" +/-	10'-3" +/-	min. N/A

## 400-402 Massachusetts Avenue Arlington, MA

#### **Environmental Impact Statement**

The property located at 400-402 Massachusetts Avenue contains 4,756 square feet+/- and is in a B1 zone which zone is defined in Section 5.5 - Business Districts section of the Zoning Bylaw and at 5.5.1, Subsection A.

The definition in the Zoning Bylaw for a property located in a B1 zone is as follows:

"B1: Neighborhood Office District. In the Neighborhood Office District, the predominant uses include one- and two-family dwellings, houses with offices on the ground floor, or office structures which are in keeping with the scale of adjacent houses. Primarily located on or adjacent to Massachusetts Avenue, this district is intended to encourage preservation of small-scale structures to provide contrast and set off the higher-density, more active areas along the Avenue. Mixed-use buildings without retail space are allowed in this district. The Town discourages uses that would detract from the desired low level of activity, consume large amounts of land, or otherwise interfere with the intent of this Bylaw."

The property was the subject of a 1980 Zoning Hearing and Decision which provided that there be no more than two (2) apartments developed on the site and that there would be at least one on-site parking space per dwelling unit to be set aside for apartment tenants and that the entrance to the basement space be from the front of the building with an open stairway leading down from the inside entrance and clearly marked as to how to enter the basement.

The Petitioner's representative has now filed a Petition to Amend the Special Permit in accordance with the new mixed-use bylaw which applies in an B1 zone requesting that the building be allowed to have one (1) office unit and

four (4) residential units in accordance with plans submitted to the Zoning Board and which are also being submitted to the Arlington Redevelopment Board (hereinafter "ARB") at this time.

While the 1980 Zoning Decision limited the number of apartments in the buildings to two (2) under the mixed-use bylaw and in accordance with the provisions Section 3.4, further Section 3.4.4 of the Zoning Bylaw, the ARB has the jurisdiction with respect to any work or changes to be made to the existing building and in exercising its jurisdiction the ARB is to follow certain standards in reviewing Petitioner's plans in accordance with a portion of the language of Section 3.4.4 which states the following:

"The Standards are intended to provide a frame of reference for the Applicant in the development of site and building plans as well as a method of review for the review authority. They shall not be regarded as inflexible requirements and they are not intended to discourage creativity, invention and innovation."

The property is located in a mixed-use area directly across from the main Arlington Fire Station, within steps of the heart of Arlington Center with its significant retail uses, but at the fringe of that area at a point where there is a transition to more residential uses, including a number of apartment buildings, smaller mixed-use offices and residential buildings as well as commercial buildings such as the commercial building located at 397 Massachusetts Avenue, across from the Fire Station.

Petitioner does not propose changes to the exterior of the building but rather seeks to maintain the mixed-use history of the building with respect to its plans.

The proposed use comports comfortably with the language contained in the definition of the neighborhood office district contained in the Zoning Bylaw as the proposed use will provide contrast and set off the higher-density, more active areas along the Massachusetts Avenue and further would not detract from a low-level of activity with respect to the use.

The total gross floor area (GFA) would remain the same with respect to Petitioner's plans and the property is nonconforming with respect to the Zoning Bylaw lot size, floor area ratio, lot area per dwelling, front, side yard depths, useable open space and parking space minimum requirements contained in the Bylaw.

As a result of the increase in the requested number of residential units from two (2) to four (4), the proposal would increase the nonconformity with respect to the lot area per dwelling unit by reducing it from 2032 square feet per unit to 921 square feet per unit.

Petitioner also proposes to increase the two (2) parking spaces currently located at the property from two (2) to six (6), while the required parking spaces would be 6.1 parking spaces as set forth within the substance of the Zoning Bylaw with respect to the proposed use which requires Petitioner to request a reduction with respect to the parking requirements contained in the Zoning Bylaw.

Accordingly, Petitioner is prepared in accordance with Section 6.1.5, further subsection C of the Zoning Bylaw to comply with the provisions of the Transportation Demand Management (TDM) conditions contained in subsection C as follows:

- (1) Provide covered bicycle parking and storage;
- (2) Provide an electric charging station; and

(3) Installation of a shower in the office unit.

The Zoning of Board Appeals in a decision dated June 23, 2020 unanimously voted that in light of the fact that the Petitioner's proposal invokes the jurisdiction of Section 3.4 of the Zoning Bylaw under Environmental Design Review, that the ARB can review the proposal in accordance with the criteria of Sections 3.3.3 and 3.4 and if the ARB approves Petitioner's proposal then that decision would be the controlling decision with respect to Petitioner's mixed-use proposal, but if the proposed Petition was not approved by the ARB, then the 1980 Special Permit Zoning Board of Appeals conditions would remain in effect.

The Members of the Zoning Board went on to find that the 1980 Special Permit issued by the Zoning Board which allowed for two (2) apartments and one (1) office on the site and which also made provision for parking spaces for the dwelling units would essentially be superseded by the decision of the ARB since the Zoning Board in any event would not have the authority to issue a Special Permit under Environmental Design Review as that jurisdiction was solely the authority of the ARB.

In summary, the relief sought by Petitioner is for conversion of the property from two (2) residential units and one (1) business units into four (4) residential dwelling units and one (1) business unit.

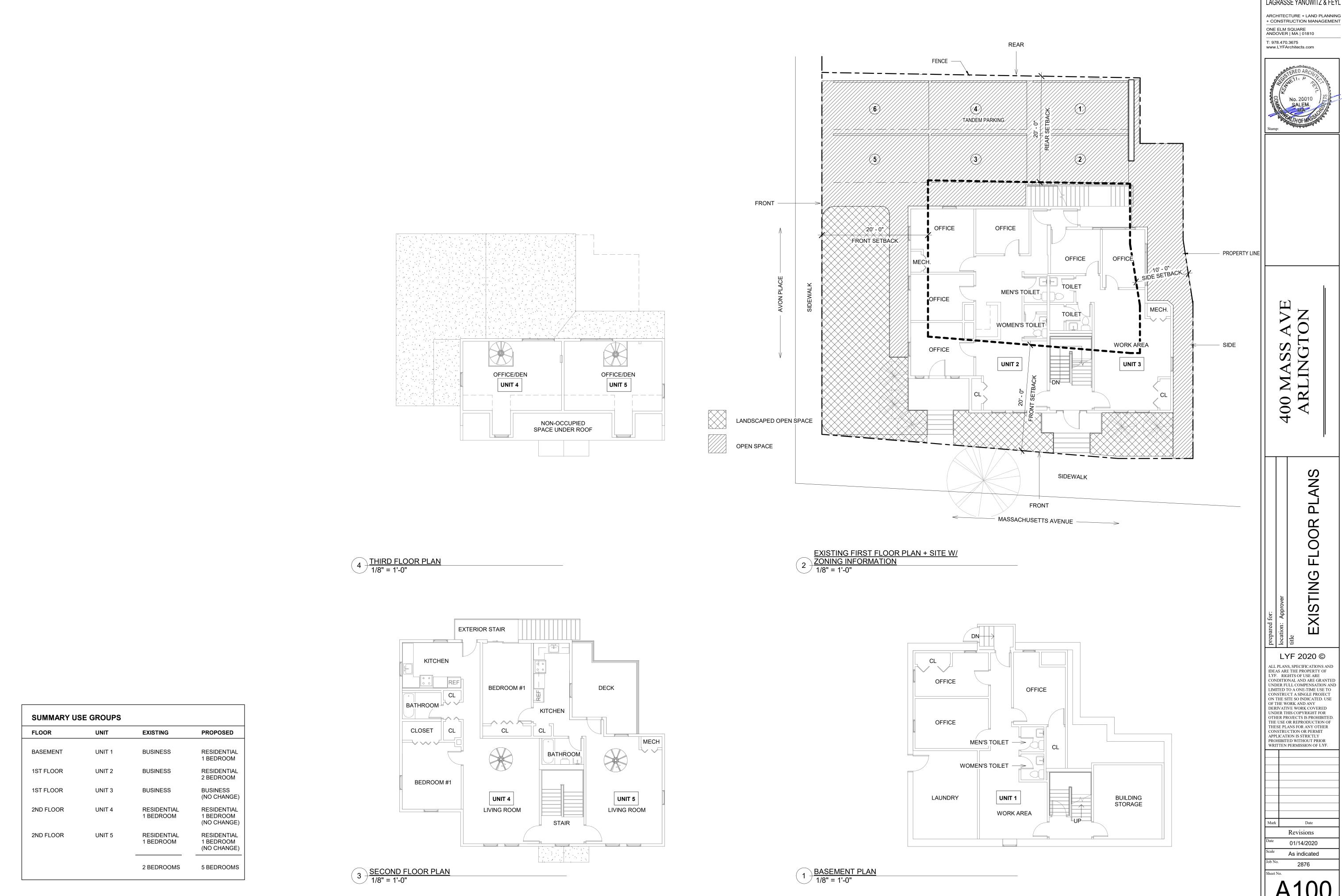
The permit applied for requires relief from the following sections of the Zoning Bylaw:

- 1. Section 6.1.5, (C) Transportation Management relief;
- 2. Section 3.4. Environmental Design Review;
- Section 5.3.16 Yards and setbacks for lots adjoining a street or public open space; and

4. Mixed-use amendment to the zoning bylaw.

Petitioner has addressed the standards of Section 3.4 of the Zoning Bylaw as follows:

- The landscaped opened space which is presently 864 square feet+/- will remain at 864+/- square feet while zoning would require 555 square feet+/-.
- 2. The exterior of the building will not change as all the changes will be interior changes.
- 3. The useable open space which is 0 will remain at 0 with respect to Petitioner's proposed interior plans to the building.
- 4. Traffic circulation will remain unchanged with one-way traffic in and out to the parking spaces which are located to the rear of the building.
- 5. The surface water drainage will remain unchanged.
- 6. There will be no changes to the utility service to the property.
- 7. Petitioner will, in all likelihood, discuss any advertising features with respect to the proposal with the Planning Department and would expect that any proposal made could be dealt with administratively by the Planning Department.
- 8. There will be no new machinery installed at the building.
- 9. All opened and closed spaces at the building will remained unchanged.
- 10.Petitioner has submitted a LEED's report of LAGRASSE YANOWITZ & FEYL with respect to LEED considerations with respect to the proposal as a part of its submission to the ARB.



40 of 301

**EXISTING** 

LYF 2020 ©

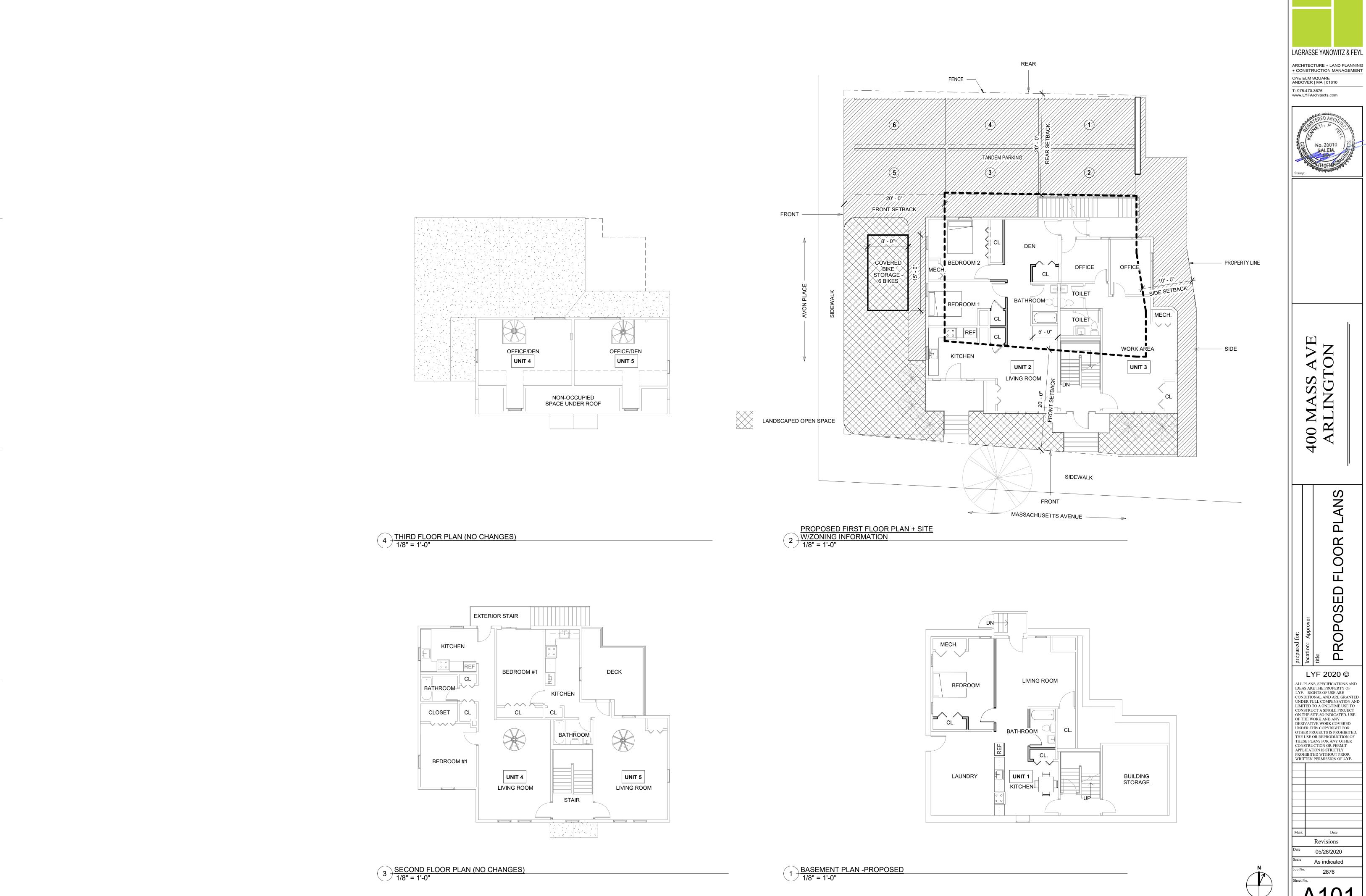
Date

Revisions

01/14/2020

As indicated 2876

LAGRASSE YANOWITZ & FEYL ARCHITECTURE + LAND PLANNING + CONSTRUCTION MANAGEMENT ONE ELM SQUARE ANDOVER | MA | 01810 T: 978.470.3675 www.LYFArchitects.com



41 of 301

**PLANS** 

PROPOSED

LAGRASSE YANOWITZ & FEYL ARCHITECTURE + LAND PLANNING + CONSTRUCTION MANAGEMENT ONE ELM SQUARE ANDOVER | MA | 01810 T: 978.470.3675 www.LYFArchitects.com

> Date Revisions 05/28/2020 As indicated 2876



















#### **400 MASS AVE – LEED CONSIDERATIONS**

The improvements at 400-402 Massachusetts Avenue will look to incorporate the items below per 'LEED\_v4.1\_Residential\_BD\_C\_Multifamily\_Homes' to support the sustainable building practices goal in Arlington, MA.

#### LOW EMITTING MATERIALS

These materials are to be integrated to reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment. Some of these building materials are as follows:

#### -Paints and Coatings

At least 75% of all paints and coatings, by volume or surface area, are to meet the VOC emissions evaluation AND 100% meet the VOC content evaluation.

#### -Adhesives and Sealants

At least 75% of all adhesives and sealants, by volume or surface area, are to meet the VOC emissions evaluation AND 100% meet the VOC content evaluation

#### -Flooring

At least 90% of all flooring materials (carpet, ceramic, vinyl, rubber, engineered, solid wood, laminates), by cost or surface area, is to meet the VOC emissions evaluation OR inherently non emitting sources criteria, OR salvaged and reused materials criteria.

#### INDOOR AIR QUALITY

The LEED objective is to establish better quality indoor air in the building after construction and during occupancy. Before each dwelling unit is occupied, air cleaning, a flush-out with a recirculating HEPA Air Filtration Device, and air testing in the unit to Demonstrate that 10 micron particles do not exceed 8  $\mu$ g/m3 should be performed.

#### ACCESS TO QUALITY TRANSIT

Functional entry is located within ¼ mile walking distance to existing bus stop.

#### **ENVIRONMENTALLY PREFERABLE PRODUCTS**

At least 70% of each new compliant building component (floor covering, insulation, framing/structural systems, drywall, doors cabinets, countertops and/or interior trim), by weight or volume, will aim meet one of the requirements below:

The product contains at least 25% reclaimed material, including salvaged, refurbished, or reused materials. For renovation projects, existing components are considered reclaimed. Wood byproducts can be counted as reclaimed material. These include items from secondary manufacturers; felled, diseased, or dead trees from urban or suburban areas; or chard trees that are unproductive and cut for replacement; and wood recovered from landfills or water bodies.

The product contains at least 25% postconsumer or 50% pre consumer content.

Wood products must be Forest Stewardship Council (FSC) Certified, or USGBC-approved equivalent.

Bio-based materials. Bio-based products must meet the Sustainable Agriculture Network's Sustainable Agriculture Standard. Bio-based raw materials must be tested using ASTM Test Method D6866 and be legally harvested, as defined by the exporting and receiving country. Exclude hide products, such as leather and other animal skin material.

Concrete that consists of at least 30% fly ash or slag used as a cement substitute.

Extended producer responsibility. Products purchased from a manufacturer (producer) that participates in an extended producer responsibility program or is directly responsible for extended producer responsibility.

#### WATER USE REDUCTION

The project will seek to reduce aggregate water consumption by 20% from the baseline for each new fixture (toilets, showerheads, dishwashers, etc.)

#### MINIMUM ENERGY PERFORMANCE

For new dwelling units, heating and cooling systems will look to meet the following equipment selection sizing guidelines, or next nominal size:

Cooling Equipment:

Single-Speed Compressor: 90-130% of total heat gain

Two-Speed Compressor: 90-140% of total heat gain

Variable-Speed Compressor: 90-160% of total heat gain

Heating Equipment:

100-140% of total heat loss AND energy performance compliance.

# TOWN OF ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw

		Docket No.
1.	Property Address: 400-402 Mass Ave Name of Record Owner(s): 400-402 Mass Avenue, LLC Address of Owner: 455 Mass Ave, Suite #1, Arlington, MA 02474	Phone: 781-646-4911
	Street	City, State, ZIP
2.	Name of Applicant(s) (if different than above): SAME  Address:  Status Relative to Property (occupant, purchaser, etc.):	Phone:
3.	Location of Property: MAP 101.0 BLOCK 0002 LOT 0 Assessor's Block Plan, Block, Lot No.	003.A
4.	Deed recorded in the Middlesex South District Registry of Deeds, Be in Land Registration Office, Cert. No, Boo	
5.	Present Use of Property (include # of dwelling units, if any): (2) Res	idea Lawellico units, (3) business units
6.	Proposed Use of Property (include # of dwelling units, if any): 4) R	side, al dwelling units, (1) business unit
7.	accordance with the following Zoning Bylaw section(s):  Section 4.4  Env  Yare	ironmental Design Review  ds or setbacks for lots adjoining a street  ublic open space
8.	Please attach a statement that describes four project and provide any understanding the permits you request. Include any reasons that you	additional information that may aid the ARB in feel you should be granted the requested permission.
	See attached Statement acorporated by reference int	o the terms of this Application.
Arling Zoning comply	(In the statement below, strike out the worplicant states that 400-402 Mass Avenue, LLC is the OWNER of the ton, MA which is the subject of this application; and that unfavorable Board of Appeals on a similar application regarding this property with any and all conditions and qualifications imposed upon this permetoppment board, should the permit be granted.	property in Arlington located at 400-402 Mass Ave, action -or- no unfavorable action has been taken by the hin the last two years. The applicant expressly agrees to nission, either by the Zoning Bylaw or by the
c/o Ro Address	obert J. Annese, 1171 Mass Ave., Arlington, MA 02476	781-646-4911 Phone



## Town of Arlington Redevelopment Board Application for Special Permit in accordance with Environmental Design Review (Section 3.4)

## Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at <a href="mailto:arlingtonma.gov/arb">arlingtonma.gov/arb</a>, for the full list of required submittals.

<u>V</u> ,	Dimensional and Parking Information Form (see attached	)
$\underline{\checkmark}$	Site plan of proposal	
—,	Model, if required	
<u>V</u> ,	Drawing of existing conditions	<b>)</b> *
$\leq$	Drawing of proposed structure	
	Proposed landscaping. May be incorporated into the plan	1
Υ,	Photographs	
<u>V</u>	Impact statement	
	Application and plans for righ permits	
	Stormwater management plan (for stormwater management with new constitution)	ent during construction for projects
FOR (	OFFICE USE ONLY	
	_ Special Permit Granted	Date:
	_ Received evidence of filing with Registry of Deeds	Date:
	Notified Building Inspector of Special Permit filing	Date:

## TOWN OF ARLINGTON REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape**. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The landscaped open space which is presently 864 square feet +/- will remain at 864 square feet +/- while zoning would require 555 square feet +/-..

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a sodification in massing so as to reduce the effect of shadows on abutting property in an RU, RI or R2 district of on public open space.

The exterior physical characteristics of the building will no change as all of the changes will be interior changes to the building.

3. **Open Space**. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the sixe or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

# The useable open space which 0 will be main at 0 with respect to Petitioner's proposed interior plans to the building.

4. Circulation. With respect to vehicle ar, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle rarking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

# Traffic circulation will remain unchanged with one way traffic in and out to the parking spaces located to the rear of the building.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

#### The surface water drainage will remain unchanged.

6. **Utility Service**. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility services to the property and the method of sanitary sewage disposal and solid waste disposal will remain unchanged.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

Petitioner is still discussing any advertising features with respect to the building and is of the view that that matter can be dealt with administratively by the Planning Department.

8. Special Features. Exposed storage areas, exposed machiner, installations, service areas, truck loading areas, utility buildings and structures, and similar accessor, areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the sun punding properties.

## There will be no new machinery installed at the building and landscaping will be as shown on Petitioner's plans.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize access hills by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal barm or injury by increasing the potential surveillance by neighboring residents and passersby of any according to a statement of the potential surveillance by neighboring residents.

All open and enclosed spaces as presently existing will remain unchanged and are safe for inhabits of the building as well as neighboring residents and passerby's.

10. **Heritage**. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

## There will be no exterior changes to the existing building.

11. **Microclimate**. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

#### Not applicable.

12. **Sustainable Building and Site Design**. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

[LEED checklists can be found at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b]

## Petitioner is submitting a LEED's report of LaGrasse Yanowitz & Feyl with respect to LEEDS considerations with regard to the building.

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw)

1. The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made or is so designated elsewhere in this Bylaw.

The building is located in the B1 zone.

2. The requested use is essential or desirable to the public convenience at yelfare.

The requested use will add additional residential units to the Town residential base which is in keeping with the master plan with respect to a mixed use zone such as Pa zone and has been apparent for many years that the Town and its inhabitants and potential up obtains would benefit from mixed use development in the Town.

3. The requested use will not create undue traffic to gestion or unduly impair pedestrian safety.

There will be no significant change in traffic to or from the property such as to impair pedestrian safety as there will be no change to the traffic pattern as has existed at the property for many years.

4. The requested use will not overled dary public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to bazard, affecting health, safety or the general welfare.

The requested use will preverload of any town municipal system.

5. Any special regulations for the use, set forth in Article 11, are fulfilled.

This requirement is satisfied with respect to the plans.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The requested use is similar to other uses in the neighborhood of the property as there is a mix of commercial and residential uses in the neighborhood and will be in keeping with the character and nature of those uses. Once again, there will be no exterior changes to the existing building.

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The requested use as mentioned in item No. 6 will not by its addition to the neighborhood in which the property is located cause an excess of that particular use that could be detrimental to the character of the neighborhood.



#### **TOWN OF ARLINGTON**

Dimensional and Parking Information for Application to

The Arlington Redevelopment Board

Property Location ARLINGTON, MA Zoning District B1

Address: 400-402 MASS AVE, ARLINGTON Owner: 400-402 MASS AVE LLC

Present Use/Occupancy: No. of Dwelling Units:

(2) Res Dwelling Units + (3) Business Units

Proposed Use/Occupancy: No. of Dwelling Units:

(4) Res Dwelling Units + (1) Business Unit

Uses and their gross square feet:

Residential: 2,225 GSF / Business: 2,692 GSF / (638 GSF Circ+Stor)

Docket No. \_\_\_\_\_

Uses and their gross square feet:

Residential: 4,287 GSF / Business: 630 GSF / (638 GSF Circ+Stor)

(1)	<u> </u>	<u> </u>	
	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning to Proposed Use
Lot Size	4756 SF	4750 SF	min.5,000 SF
Frontage	71.7FT Mass Ave 68FT Avon St.	71. FT Mas Ave	min. 50 FT
Floor Area Ratio	1.16	.16	max75
Lot Coverage (%), where applicable		<b>V</b>	max. N/A
Lot Area per Dwelling Unit (square feet)	(2 Polling Units) 237 B SI	(4 Dwelling Units) 1189 SF	min. 2,500 SF
Front Yard Depth (feet)	<b>VFT</b>	0 FT	<sub>min.</sub> 20 FT
Side Yard Width (feet)	FT	5 FT	min. 10 FT
left id			min. 10 FT
Rear Yard Depth (feet)	20 FT	20 FT	min. 20 FT
Height	***		min
Stories	2 & 3/4 STY	2 & 3/4 STY	stories 3
Feet	29.9 FT	29.9 FT	feet 35 FT
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	864 SF +/-	864 SF +/-	(s.f.)10%, OR 555 SF
Usable (square feet)	0	0	(s.f.)20%, OR 1111 SF
Parking Spaces (No.)	6	6	min. 6
Parking Area Setbacks (feet), where applicable	N/A	N/A	min
Loading Spaces (No.)	0	0	min
Type of Construction	WOOD FRA	ME, TYPE VB	
Distance to Nearest Building	10'-3" +/-	10'-3" +/-	min. N/A

# 400-402 Massachusetts Avenue Arlington, MA

#### **Environmental Impact Statement**

The property located at 400-402 Massachusetts Avenue contains 4,756 square feet+/- and is in a B1 zone which zone is defined in Section 5.5 - Business Districts section of the Zoning Bylaw and at 5.5.1, Subsection A.

The definition in the Zoning Bylaw for a property located in a B1 zone is as follows:

"B1: Neighborhood Office District. In the Meighborhood Office District, the predominant uses include an e- and two-family dwellings, houses with offices on the ground floar, or office structures which are in keeping with the scale of adjacent houses. Primarily located on or adjacent to Massachusetts Avenue, this district is intended to encourage preservation of spati-scale structures to provide contrast and set off the higher-density, more active areas along the Avenue. Mixed-use buildings without retail space are allowed in this district. The Town discourages uses that would detract from the desired low level of activity, constate large amounts of land, or otherwise interfere with the intent of this Bylaw."

The propert was be subject of a 1980 Zoning Hearing and Decision which provided that there was no more than two (2) apartments developed on the site and that there would be at least one on-site parking space per dwelling unit to be set aside for apartment tenants and that the entrance to the basement space be from the front of the building with an open stairway leading down from the inside entrance and clearly marked as to how to enter the basement.

The Petitioner's representative has now filed a Petition to Amend the Special Permit in accordance with the new mixed-use bylaw which applies in an B1 zone requesting that the building be allowed to have one (1) office unit and

four (4) residential units in accordance with plans submitted to the Zoning Board and which are also being submitted to the Arlington Redevelopment Board (hereinafter "ARB") at this time.

While the 1980 Zoning Decision limited the number of apartments in the buildings to two (2) under the mixed-use bylaw and in accordance with the provisions Section 3.4, further Section 3.4.4 of the Zoning Bylaw, the ARB has the jurisdiction with respect to any work or changes to be made to the existing building and in exercising its jurisdiction the ARB is to follow contain standards in reviewing Petitioner's plans in accordance with a portion of the language of Section 3.4.4 which states the following:

"The Standards are intended to provide of frame of reference for the Applicant in the development of site and building plans as well as a method of review for the review authority. They shall not be regarded as inflexible requirements and they are not intended to discourage creativity, invention and innovation."

The property is located in a mixed-use area directly across from the main Arlington Fire Station, within steps of the heart of Arlington Center with its significant retail uses, but at the fringe of that area at a point where there is a transition to more residential uses, including a number of apartment buildings, smaller mixed-use offices and residential buildings as well as commercial buildings such as the commercial building located at 397 Massachusetts Avenue, across from the Fire Station.

Petitioner does not propose changes to the exterior of the building but rather seeks to maintain the mixed-use history of the building with respect to its plans.

The proposed use comports comfortably with the language contained in the definition of the neighborhood office district contained in the Zoning Bylaw as the proposed use will provide contrast and set off the higher-density, more active areas along the Massachusetts Avenue and further would not detract from a low-level of activity with respect to the use.

The total gross floor area (GFA) would remain the save with respect to Petitioner's plans and the property is nonconforming with respect to the Zoning Bylaw lot size, floor area ratio, lot area per dwelling, front, side, and depths, useable open space and parking space minimum requirements contained in the Bylaw.

As a result of the increase in the requested number of residential units from two (2) to four (4), the proposal would increase the honconformity with respect to the lot area per dwelling unit by reducing it from 2032 square feet per unit to 921 square feet per unit.

Petitioner also proposes to increase the two (2) parking spaces currently located at the property from two (2) to six (6), while the required parking spaces would be 6.1 parking spaces as set forth within the substance of the Zoning Bylaw with respect to the proposed use which requires Petitioner to request a reduction with respect to the parking requirements contained in the Zoning Bylaw.

Accordingly, Petitioner is prepared in accordance with Section 6.1.5, further subsection C of the Zoning Bylaw to comply with the provisions of the Transportation Demand Management (TDM) conditions contained in subsection C as follows:

- (1) Provide covered bicycle parking and storage;
- (2) Provide preferential parking for carpooling vehicles; and

(3) Provide bicycle or car sharing on site.

The Zoning of Board Appeals in a decision dated June 23, 2020 unanimously voted that in light of the fact that the Petitioner's proposal invokes the jurisdiction of Section 3.4 of the Zoning Bylaw under Environmental Design Review, that the ARB can review the proposal in accordance with the criteria of Sections 3.3.3 and 3.4 and if the ARB approves Petitioner's proposal then that decision would be the controlling decision with respect to Petitioner's mixed-use proposal, but if the proposed Petition was not approved by the ARB, then the 1930 Special Permit Zoning Board of Appeals conditions would remain in effect.

The Members of the Zoning Board went on to find that the 1980 Special Permit issued by the Zoning Board which allowed for two (2) apartments and one (1) office on the site and which also made provision for parking spaces for the dwelling units would essentially be superseded by the decision of the ARB since the Zoning Board in any event would not have the authority to issue a Special Permit under Environmental Bessen Review as that jurisdiction was solely the authority of the ARB.

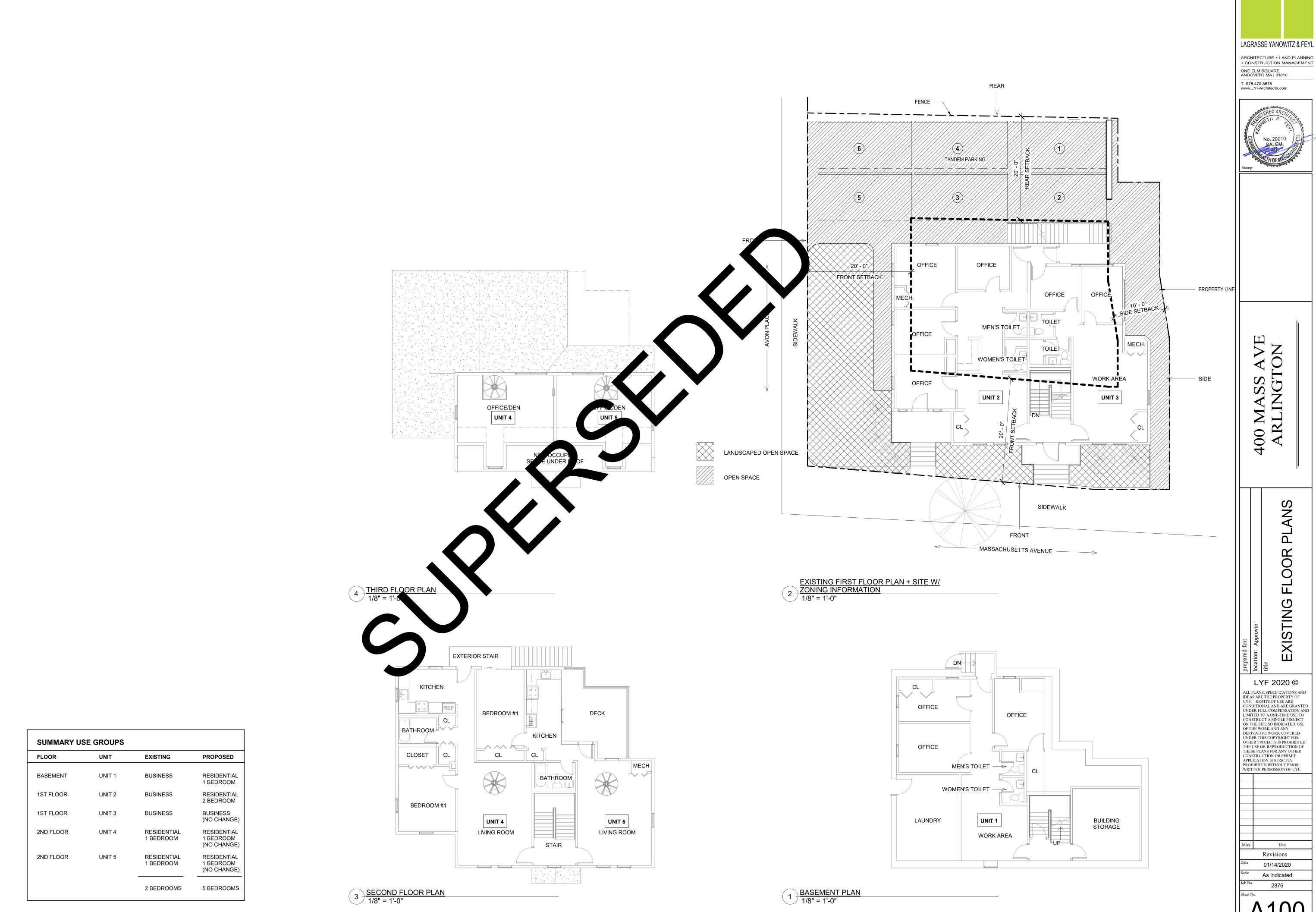
In summary, the relief sought by Petitioner is for conversion of the property from two (2) residential units and one (1) business units into four (4) residential dwelling units and one (1) business unit.

The permit applied for requires relief from the following sections of the Zoning Bylaw:

- Section 6.1.5, (C) Transportation Management relief;
- 2. Section 3.4. Environmental Design Review; and
- 3. Section 5.3.16 Yards and setbacks for lots adjoining a street or public open space.

Petitioner has addressed the standards of Section 3.4 of the Zoning Bylaw as follows:

- The landscaped opened space which is presently 864 square feet+/- will remain at 864+/- square feet while zoning would require 555 square feet+/-.
- 2. The exterior of the building will not change as all the changes will be interior changes.
- 3. The useable open space which is 0 will remain at 0 with respect to Petitioner's proposed interior plans to the building.
- 4. Traffic circulation will remain unchanged with one way traffic in and out to the parking spaces which are located to the rear of the building.
- 5. The surface water drainage will raman urchanged.
- 6. There will be no changes to the utility service to the property.
- 7. Petitioner will, in all likelihood, discuss any advertising features with respect to the proposal with the Planning Department and would expect that any proposal made could be dealt with administratively by the Planning Department.
- 8. There will be ro new machinery installed at the building.
- 9. All opened and closed spaces at the building will remained unchanged.
- 10.Petitioner has submitted a LEED's report of LAGRASSE YANOWITZ & FEYL with respect to LEED considerations with respect to the proposal as a part of its submission to the ARB.



57 of 301

**EXISTING** 

LYF 2020 ©

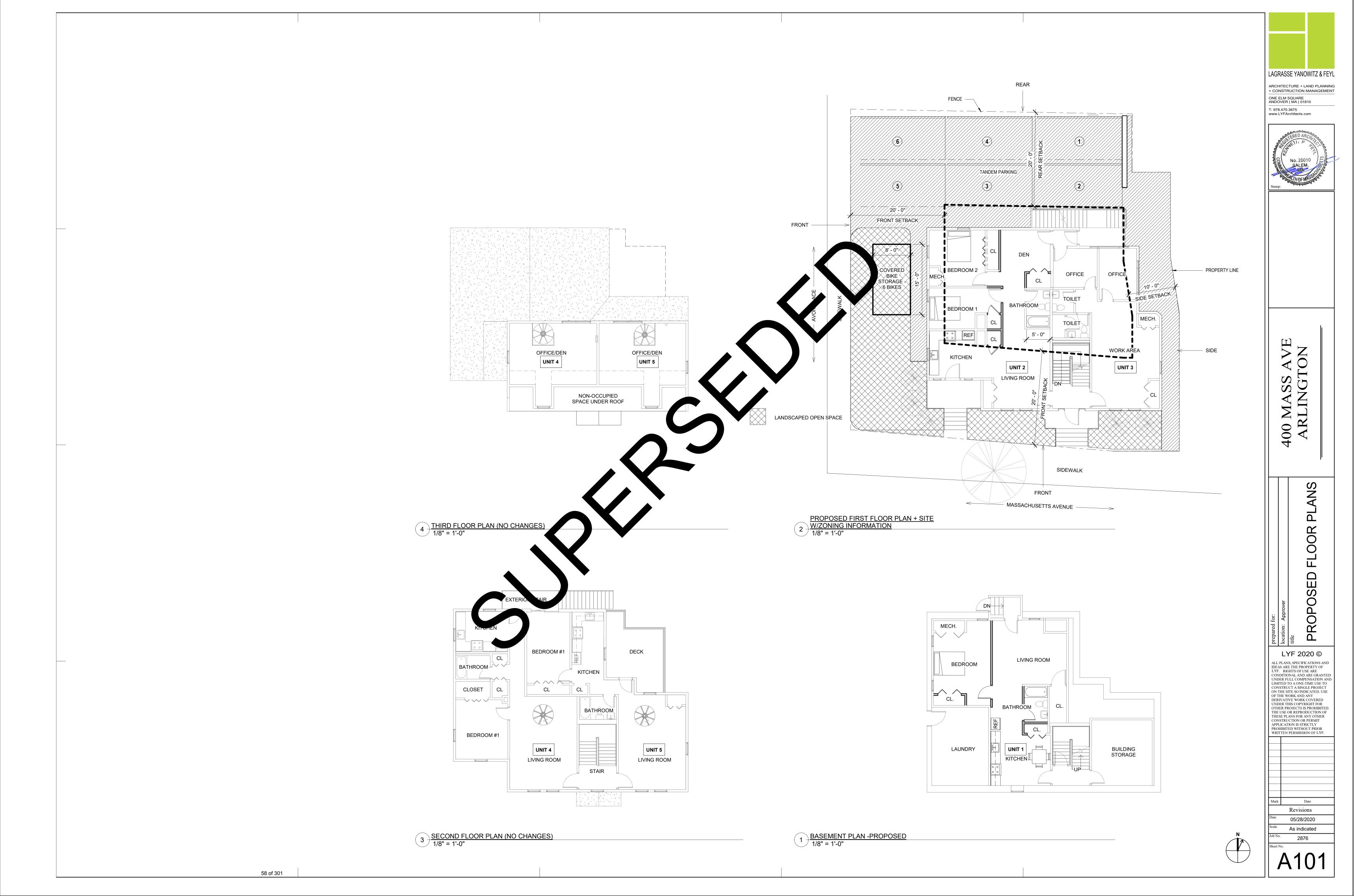
Date

Revisions

01/14/2020

As indicated 2876

ARCHITECTURE + LAND PLANNING + CONSTRUCTION MANAGEMENT ONE ELM SQUARE ANDOVER | MA | 01810 T: 978.470.3675 www.LYFArchitects.com

















# T: 978.470.3675 www.LYFArchitects.com

LAGRASSE YANOWITZ & FEYL

ARCHITECTURE + LAND PLANNING + CONSTRUCTION MANAGEMENT

ONE ELM SQUARE ANDOVER | MA | 01810

#### **400 MASS AVE – LEED CONSIDERATIONS**

The improvements at 400-402 Massachusetts Avenue will look to incorporate the items below per 'LEED\_v4.1\_Residential\_BD\_C\_Multifamily\_Homes' to support the sustainable building practices goal in Arlington, MA.

#### LOW EMITTING MATERIALS

These materials are to be integrated to reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment. Some of these building materials are as follows:

#### -Paints and Coatings

At least 75% of all paints and coatings, by volume or surface area, are to mee the VOC emissions evaluation AND 100% meet the VOC content evaluation.

#### -Adhesives and Sealants

At least 75% of all adhesives and sealants, by volume or su face a ea, are to meet the VOC emissions evaluation AND 100% meet the VOC content evaluation

#### -Flooring

At least 90% of all flooring materials (carpet, cearse, inyl, rubber, engineered, solid wood, laminates), by cost or surface area, is to meet the VOC emissions evaluation OR inherently non emitting sources criteria, OR salvaged and recombinaterials criteria.

#### **INDOOR AIR QUALITY**

The LEED objective is to establish Lette quality indoor air in the building after construction and during occupancy. Before each dwelling unit is occupied, air cleaning, a flush-out with a recirculating HEPA Air Filtration Device, and antesting in the unit to Demonstrate that 10 micron particles do not exceed 8 µg/m3 should be performed.

#### ACCESS TO QUALITY RANSIT

Functional entry is located within ¼ mile walking distance to existing bus stop.

#### **ENVIRONMENTALLY PREFERABLE PRODUCTS**

At least 70% of each new compliant building component (floor covering, insulation, framing/structural systems, drywall, doors cabinets, countertops and/or interior trim), by weight or volume, will aim meet one of the requirements below:

The product contains at least 25% reclaimed material, including salvaged, refurbished, or reused materials. For renovation projects, existing components are considered reclaimed. Wood byproducts can be counted as reclaimed material. These include items from secondary manufacturers; felled, diseased, or dead trees from urban or suburban areas; orchard trees that are unproductive and cut for replacement; and wood recovered from landfills or water bodies.

The product contains at least 25% postconsumer or 50% pre consumer content.

Wood products must be Forest Stewardship Council (FSC) Certified, or USGBC-approved equivalent.

Bio-based materials. Bio-based products must meet the Sustainable Agriculture Network's Sustainable Agriculture Standard. Bio-based raw materials must be tested using ASTM Test Method D6866 and be legally harvested, as defined by the exporting and receiving country. Exclude hide products, such as leather and other animal skin material.

Concrete that consists of at least 30% fly ash or slag used as a cement substitute.

Extended producer responsibility. Products purchased from a manufacturer (producer) that participates in an extended producer responsibility program or is directly responsible for extended producer responsibility.

#### WATER USE REDUCTION

The project will seek to reduce aggregate water consumption by 20% romane baseline for each new fixture (toilets, showerheads, dishwashers, etc.)

#### **MINIMUM ENERGY PERFORMANCE**

For new dwelling units, heating and cooling systems will bok to meet the following equipment selection sizing guidelines, or next nominal size:

Cooling Equipment:

Single-Speed Compressor: 90-130% of total bearing

Two-Speed Compressor: 90-140% a total heat gain

Variable-Speed Compressor: 20-16 1% f total heat gain

**Heating Equipment:** 

100-140% of total headloss AND energy performance compliance.

# USG BC

#### LEED v4 for BD+C: Core and Shell

Project Checklist

Credit Integrative Process 1

0	2	0	Location and Transportation	20		
			Credit LEED for Neighborhood Development Location	20		
			Credit Sensitive Land Protection	2		
			Credit High Priority Site	3		
			Credit Surrounding Density and Diverse Uses	6		
	1		Credit Access to Quality Transit	6		
	1		Credit Bicycle Facilities	1		
			Credit Reduced Parking Footprint	1		
			Credit Green Vehicles	1		

0	0	0	Susta	stainable Sites		
Υ			Prereq	Construction Activity Pollution Prevention	Required	
			Credit	Site Assessment	1	
			Credit	Site Development - Protect or Restore Habitat	2	
			Credit	Open Space	1	
			Credit	Rainwater Management	3	
			Credit	Heat Island Reduction	2	
			Credit	Light Pollution Reduction	1 🗸	
			Credit	Tenant Design and Construction Guidelines	4	

0	1	0	Water	Efficiency	1
Υ			Prereq	Outdoor Water Use Reduction	h fuired
Υ			Prereq	Indoor Water Use Reduction	Requ. d
Υ			Prereq	Building-Level Water Metering	Required
			Credit	Outdoor Water Use Reduction	2
	1		Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1

0	0	0	Energ	gy and Atmosphere	33
Υ			Prereq	Fundamental Commissioning and Verification	Required
Υ			Prereq	Minimum Energy Performance	Required
Υ			Prereq	Building-Level Energy Metering	Required
Υ			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

Project Name: 400 Mass Ave Apartments - Arlington, MA

Date: 10/9/2020

0	3	0	Mater	ials and Resources	14
Υ			Prereq	Storage and Collection of Recyclables	Required
Υ			Prereq	Construction and Demolition Waste Management Planning	Required
			Credit	Building Life-Cycle Impact Reduction	6
	1		Credit	Building Product Project and Optimization - Environmental Product Declarations	2
			Credit	Building Product Disclosus and Optimization - Sourcing of Raw Materials	2
	1		Credit	Building Product Scalog re and Optimization - Material Ingredients	2
	1		Credit	Corr ruction and Devolition Waste Management	2

0	5	0	Indoor Environmental Quality	10
Υ			Preret Minimum Indoor Air Quality Performance	Required
Υ		4	rereq Environmental Tobacco Smoke Control	Required
	2 -		Cre Etwanced Indoor Air Quality Strategies	2
	3		Zedit Zow-Emitting Materials	3
			Construction Indoor Air Quality Management Plan	1
			credit Daylight	3
			Credit Quality Views	1

0	0	0	Innova	nnovation			
			Credit	Innovation	5		
			Credit	LEED Accredited Professional	1		

0	0	0	Regional Priority	4
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1

0	11 0	TOTALS	Possible Points:	110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

## COMMONWEALTH OF MASSACHUSETTS JUL 17 AMMENT

#### MIDDLESEX, SS.

#### **ZONING BOARD OF APPEALS**

### ARLINGTON, MASSACHUSETTS

Bk: 75777 Pg: 474 Doc: DECIS Page: 1 of 5 10/01/2020 09:29 AM

In the matter of (a) (b) 400-402 Massachusetts Avenue (b) Arlington, Massachusetts (b) (a) (b)

400-402 Mass Avenue, LLC

Petitioner:

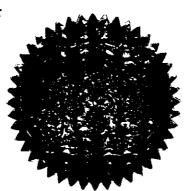
Docket Number 3624

PETITION FOR ZONING RELEIF REQUESTING AN AMENDMENT OF AN EXISTING SPECIAL PERMIT (DOCKET NO. 2306 ISSUED APRIL 9, 1980)

> Title reference: Book 70704, Page 49

HEARING DATE: June 23, 2020 DECISION: June 23, 2020

Christian Klein, Chair Patrick Hanlon, Vice Chair Roger DuPont Kevin Mills Steven Revilak



I hereby certify this is a True Copy of the Decision of the Arlington Zoning Board of Appeals as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on JULY 17, 2020 and that 20 days have elapsed after the Decision and no Appeal has been filed.

ATTEST

Date of Issue SEPTEMBER 29, 2020 Town Clerk

Robert Adnnese 1171 Massachuse Hes Massach Aduration. Mo-02476

#### STATEMENT OF PROCEEDINGS

The Petitioner seeks to amend the existing Special Permit issued in Docket No. 2306 on April 9, 1980 in order to allow the Redevelopment Board to review the proposed application for a mixed use development at the 400-402 Massachusetts Avenue real estate.

Some of the conditions of the existing Special Permit would need to be waived and jurisdiction transferred to the Arlington Redevelopment Board as the property being located on Massachusetts Avenue comes within the jurisdiction of the Arlington Redevelopment Board under Environmental Design Review.

The property is located in a B1 Zoning District.

Legal notice was provided in the Arlington Advocate for two (2) consecutive weeks, with the notice indicating that a hearing would be held on Tuesday, June 23, 2020 by way of Zoom Hearing due the COVID-19 Pandemic Crises with the hearing commencing at 7:30 p.m.

#### The Board was in receipt of the following:

- 1. Plans showing conversion of the property consisting of A100 and A101;
- 2. A photograph compilation of the property;
- 3. An e-mail dated December 17, 2019 from the Planning Department to Robert J. Annese indicating their position with respect to the conversion of the property to one office and four residential units:
- 4. Memorandum of Fact and Law submitted by Attorney Robert J. Annese;
- 5. Prior Zoning Board of Appeals Decision, Docket #2306; and
- 6. Memorandum from the Planning Department from the Town from Jennifer Raitt,
  Director, Department of Planning and Community Development dated June 17, 2019

## In addition, the Board was in receipt of the following correspondence from the public:

- E-mail from Chris Loreti to Christian Klein, Chair of the Zoning Board of Appeals,
   "Correction: Docket 3624, 400-402 Massachusetts Avenue", dated June 19, 2020.
- E-mail from Chris Loreti to Christian Klein, Chair of the Zoning Board of Appeals, "Additional Comments: Docket 3624, 400-402 Massachusetts Avenue", dated June 22, 2020
- E-mail from Chris Loreti to Christian Klein, Chair of the Zoning Board of Appeals, re Additional Comments: Docket 3624, 400-402 Massachusetts Avenue, dated June 23, 2020.
- E-mail from Patricia Worden to Christian Klein, Chair of the Zoning Board of Appeals, "hearing, 400-402 Massachusetts Av.", dated June 23, 2020.

The evidence introduced at the hearing indicated that the 1980 Zoning Decision provided that there be no more than two (2) apartments developed on the site and that there be at least one (1) onsite parking space per dwelling unit to be set aside for apartment tenants and that the entrance to the basement space be from the front of the building with an open stairway leading down from the inside entrance and clearly marked as to how to enter the basement.

Petitioner now seeks to amend that Special Permit in accordance with the new mixed use bylaw for the Town requesting that the building be allowed to have one (1) office unit and four (4) residential units in accordance with the plans submitted with its zoning application and that the requested relief be transferred to the Arlington Redevelopment Board since the ARB has the primary jurisdiction to hear the appeal.

The property contains 4,756 square feet and is nonconforming with respect to the terms of the present zoning bylaw with regard to front yard setback, side yard setback and there is no useable open space.

There are presently two (2) parking spaces at the property and Petitioner proposes a total of six (6) parking spaces while the required parking spaces would be 6.1 parking spaces in accordance with the zoning bylaw.

The Petitioner's evidence during the course of the Hearing indicated that the relief sought before the ARB related to a Special Permit issued by the Zoning Board on April 9, 1980 in Docket No. 2306 in accordance with Section 5-26 (Districts and Uses) of the Zoning Bylaw.

The Zoning Board's 1980 Decision limited the number of apartments in the structure to two (2). Since the date of the prior decision the Zoning Bylaw has been amended to allow for a mixed use development in the B1 Zoning District in which the property is located.

The evidence introduced by Petitioner indicated that Petitioner's requested relief relates to an increase in the number of allowable residential units in the building from two to four with the intent to maintain one office unit.

The total gross floor area (GFA) would remain the same.

The structure is non-conforming with respect to the Zoning Bylaw's lot size, floor area ratio, lot area per dwelling, front, side yards depths, usable open space and parking space minimum requirements contained in the Bylaw.

As a result of the increase in the requested number of residential units, the proposal would increase the non-conformity to the lot area per dwelling unit by reducing it from 2032 square feet per unit to 921 square feet per unit.

Petitioner proposes an increase in the number of parking spaces to six, which would meet the 1980 Special Permit's requirements of one parking space per one bedroom residential unit.

Petitioner indicated that if there is any increase in the number of bedrooms per unit, then the Petitioner, at the time of the Hearing before the ARB could request a parking reduction in the mixed use district subject to a "Transportation Demand Management Plan" (TDM).

## FINDINGS OF FACT AND DECISION OF THE BOARD

The Board finds that amending the existing Special Permit (Docket #2306, issued April 9, 1980) to allow the Arlington Redevelopment Board to openly and fully review a proposed application for mixed use on the property is appropriate. The Board finds that the original conditions for granting the Special Permit can be reconsidered during Environmental Design Review under Section 3.4 of the Zoning Bylaw and should be withdrawn in the event that the Redevelopment Board finds that the Special Permit Decision Criteria of Sections 3.3.3 and 3.4 would be met by the mixed-use proposal. In addition, the Board finds that if a proposed application for mixed-use is not approved by the Redevelopment Board, the existing use of the property continues to be appropriate, and the 1980 Special Permit conditions should remain in effect. The applicant seeks to amend the current special permit for this use in order to allow for a mixed-use development under the Zoning Bylaw. Under Section 3.4.2A and G the special permit "shall be acted upon by in accordance with the environmental design review procedures and standards of this Section 3.4." This Board does not have the authority to issue a special permit that would authorize the applicant's project. Indeed, if the property were not already subject to a special permit issued 30 years ago for a different use, the applicant would have filed its request for a Special Permit with the Redevelopment Board and we would not have been involved at all.

The property is, however, subject to an existing Special Permit that allows for two apartments and three offices on the site and makes provision for parking spaces for the dwelling units, entrances to the offices, and lighting and mechanical ventilation for basement offices. Refer to "In the matter of Frank Pacuito, Docket No. 2306 Opinion of the Board", dated April 9, 1980. This Special Permit is under the continuing jurisdiction of the Zoning Board of Appeals. If it remained in effect, and if the Redevelopment Board granted a Special Permit for the use that the applicant proposes today, the property would be subject to conflicting conditions.

Under the Zoning Bylaw, the Redevelopment Board is the Special Permit Granting Authority for this site and proposed use. It has the final say on whether the proposed project is consistent with the provisions of the Zoning Bylaw relating to Special Permits. Certainly the two Boards should not engage in duplicative review, particularly because approval of the application may involve discretionary conditions that must be prescribed by one board or the other.

The Redevelopment Board will, of course, grant a special permit only after finding that all applicable decision criteria have been met. If the Redevelopment Board approves the project, then the four conditions of the 1980 Special Permit must be withdrawn to avoid conflicting requirements. If the Redevelopment Board rejects the proposed project, then the Board of Appeals considers continuation of the current use under 1980 Special Permit's conditions to be appropriate. In order to facilitate review of the applicant's proposal by the Redevelopment Board, the jurisdiction of the Zoning Board of Appeals must be suspended during the pendency of proceedings before the Redevelopment Board.

At the close of the Hearing, the Board voted unanimously to grant the Petitioner's request to amend the existing Special Permit (Docket #2306, issued April 9, 1980) with the following conditions:

1. Pending the issuance of a Special Permit under Environmental Design Review by the Arlington Redevelopment Board, the four conditions set forth in the original decision are withdrawn.

- 2. Pending the issuance of a Special Permit under Environmental Design Review by the Arlington Redevelopment Board, the Zoning Board of Appeals shall terminate jurisdiction with respect to the original Special Permit grant.
- 3. Should the Applicant fail to secure a Special Permit from the Arlington Redevelopment Board, the above conditions are null and void, and the existing Special Permit shall remain in full force and effect.

The Inspector of Building is hereby notified that he is to monitor the site and should proceed with appropriate enforcement procedures at any time he determines that violations are present. The Inspector of Buildings shall proceed under Section 3.1 of the Zoning Bylaw of the Town of Arlington, Massachusetts and the provisions of Chapter 40A Section 21D of the Massachusetts General Laws, and institute non-criminal complaints. If necessary, the Inspector of Buildings may also approve and institute appropriate criminal action, also in accordance with Section 3.1.

The Board hereby makes a detailed record of all its proceedings relative to this appeal; sets forth the reasons for its decision and finding; directs that this record be filed in the office of the Redevelopment Board and in the office of the Town Clerk and shall be a public record, and that notice of this decision be made forthwith to each party in interest. Appeals to this decision, if any, shall be made pursuant to Section 17 of the Zoning Act (Massachusetts General Laws, Chapter 40A), and shall be filed within twenty days after the date of filing of such decision in the Office of the Town Clerk.

5

Christian Klein RA, Chair

Pat Haulon

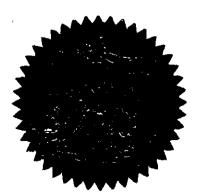
Patrick Hamon Vice Chair

Roger DuPont, Esquire

Docusigned by:

Kevin Malasos7F844493

Stephen Revilak



I hereby certify this is a True Copy of the Decision of the Arlington Zoning Board of Appeals as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on JULY 17, 2020 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST: Jumph H. M.

Date of Issue SEPTEMBER29, 2020 Town Clerk

400-402 Mass Ave 400 MASS. AVE. C.L. Docket # 2306

#### COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

# ZONING BOARD OF APPEALS ARLINGTON MASSACHUSETTS

In the Matter of		)			
Frank Pacuito		<b>\( \)</b>	Docket	No.	2306
Pet	itioner	}			
		}	un esta de la reconstrucción de la contraction d		
	REQUEST	FOR PERMIT			
	Hearing:	MAY 25	1980		
	Decision:	APR 9 1	980		
OPINION OF THE BOARD					<b>-</b>

#### Members Present:

F. Leo Fitzpatrick Harold C. Knight Robert Welch

#### OPINION OF THE BOARD

This is an application by Frank Pacuito of Winchester for Special Permit pursuant to Section 5.04 (Use Regulations) Section 8.11 (Municipal Parking Lots) and Section 8.12 (Parking and Loading Space Standards) of the Zoning By-Law for the Town of Arlington. Hearing was held on March 25, 1980 after statutory notice. No one opposed the application. Mr. Pacuito was represented by Atty. Richard Keshian of Arlington.

The Department of Planning & Community Development recommended granting Special Permits.

#### FINDINGS OF FACT

- 1. The applicant owns the property located at 400-402 Massachusetts Avenue, Arlington which lies within the Bl Zoning District.
- 2. Building on the property was damaged by fire in 1978 and applicant plans to renovate for combined office and apartment use.
- 3. Building will when renovated consist of two-one bedroom apartments on the second floor, two professional offices on the first floor and one professional office in a portion of the basement.

The building has been an eyesore and a blight on the Town for several years since damaged by fire and has become a veritable dumping ground for various types of debris.

The Board feels that conditions for granting a Special Permit have been established by the petition.

#### DECISION

Accordingly, the Board unanimously votes to grant the Special Permit with certain conditions.

- 1. No more than two apartments are developed on the site.
- 2. At least one on-site parking space per dwelling unit is set aside for apartment tenants.
- 3. Entrance to basement office be from front of building with open stairway leading down from front inside entrance and clearly marked as to how to enter basement office.
- 4. All basement offices must have outside lighting and mechanical ventilation.

The Board hereby makes a detailed record of all its proceedings relative to this petition; sets forth the reasons for its decisions and its findings; directs that this record be filed in the Office of the Town Clerk and shall be a public record and that notice of this decision be made forthwith to each party in interest.

TOWN OF ARLINGTON
APR 10 1980
PLANMING & COMMUNITY
DEVELOPMENT BEPARTMENT



#### TOWN OF ARLINGTON

MASSACHUSETTS 02174 643-6700

## DEPARTMENT of PLANNING and COMMUNITY DEVELOPMENT

MEMO TO: Zoning Board of Appeals

FROM: Dept. of Planning and Community Development

DATE: March 25, 1980

SUBJECT: Docket No. 2306 - 400-402 Massachusetts Avenue

The Department of Planning and Community Development has reviewed the petition of Frank Pasciuto to rennovate the property at 400-402 Massachusetts Avenue for combined office and apartment use, or alternatively for office use only. The building, which was damaged by fire in 1978, is noted in the Mill Brook Valley Historic Survey along with the adjoining property as follows:

#### 400-2 William Clark House. Federal, 1977

The home of several generations of the Clark family, this house is now much altered by a coat of stucco and the loss of its original doorway and window details; but it retains its handsome proportions and central location at the foot of Franklin Street, which was constructed some years after the house itself was built. In the 1920's it housed a small candy factory and shop.

#### 404 Carriage shop. Federal, 1799 or later

This structure was the shop of Wm. Clark & Co., harness makers and carriage trimmers and painters. It has been greatly altered and converted into a multi-family dwelling, but in its relationship to the William Clark House it still reminds us of the close union of a 19th century family's craft industry to their home life.

This property in the Bl zoning district contains 4,588 square feet of land.

For mixed office and residential uses, special paints would be required under Section 5.04, Use 6.22 (Offices in building constructed as residence), and Use 8.19 (accessory apartments). Complete office use would still require a special permit under Use 6.22. Either alternative would require a special permit under 8.11 or 8.12(n) for

one parking space. It is this department's understanding that the owner prefers the mixed-use alternative.

The special permits for both alternatives under Section 5.04 are evaluated according to Section 10.11 as follows:

- 1. The uses requested are listed in the Table of Use Regulations
- 2. Office and apartment uses are in demand and will contribute to Arlington's economy, and to the serious undersupply of housing.
- 3. Located on Massachusetts Avenue, the requested uses under either alternative will not create undue traffic congestion. Access to the site is further facilitated by its corner location which permits cars to enter and exit from the side street, rather than directly onto Massachusetts Avenue. Regarding parking, each alternative requires five parking spaces calculated as follows:

#### Office Plus Apartments

## Bsmt. gfa = 260 s.f.lst Fl. gfa = $\frac{1654 \text{ s.f.}}{1914 \text{ s.f.-q.f.a.}}$

Office parking is 1914/750= 2.55 spaces
Apartment parking is 2 x 1.15\* = 2.30
spaces for a total of 4.85 spaces

\* Assumes 2 one-bedroom apartments

#### Offices Only

Bsmt.gfa = 260 s.f. lst.F1. gfa = 1654 s.f. 2nd.F1. gfa =  $\frac{1494}{3408}$  s.f.  $\frac{3408}{5}$  s.f.

Parking required is 3408/750, or 4.53 spaces

Since fractions of spaces are rounded off in accordance with Section 8.04, both alternatives require five spaces. The site plan indicates expansion of the existing parking area from two-to four spaces. Thus one more space is required.

It is not recommended that a 20 percent reduction in spaces be granted by special permit under Section 8.12(n) since the parking standard for office space is not stringent; thus, the small overall requirement for only five spaces should closely approximate, or be slightly less than actual parking demand.

Substitution of one space within a municipal parking lot is warranted provided it is office parking. Office visitor parking is short-term (one- to two hours); whereas residential parking is long-term including overnight. Municipal parking in the area, such as the Broadway Plaza, is short-term and thus would not work as residential parking. It should be noted that the Broadway Plaza and the Russell Common lots are 350 ft. and 900 ft. respectively from the site; therefore, they are within the 1,000 feet required by Section 8.11.

- 4. The requested use on a previously developed lot will not overload any utility or drainage system.
- 5. Article 11 does not apply.
- 6. The requested use will not impair the character of the district provided there are not more than two apartments on this small lot. Use 8.19 allows up to three accessory apartments in accordance with the residential standards for the district. For the Bl district, each dwelling unit requires 2,500 square feet of lot area. Therefore, the density control in this situation restricts the number of apartments to two. Office use is ideally suited for this site which is in a transition area between the Central Business District and residential neighborhoods. The office/apartment mixture duplicates the building's use prior to the 1978 fire when a dentist was on the first floor and there were apartments above.
- 7. The proposed offices and apartments will, in fact, bring back a previous use to this neighborhood, and as such will not create an excess of such uses.

In conclusion, the Department recommends that the special permit be granted under Section 5.04, Use 6.22 and 8.19; and under Section 8.11 for parking, with the following conditions:

- 1. No more than two apartments are developed on the site.
- 2. At least one on-site parking space per dwelling unit is set aside for apartment tenants if the building includes apartments.

JMB/md

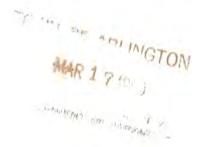
Blywos 4588 st level 5 wits /2 apts 8 rooms

74 of 301



# BOARDS OF APPEALS Town of Arlington Arlington, Massachusetts 02174





#### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 10.10,e,3 of the Zoning By-Law that there has been filed by Frank Pasciuto of Winchester, Massachusetts on February 28, 1980 a Petition seeking permission to use the premises located at 400-402 Massachusetts Avenue, Arlington, Massachusetts for mixed residential (second floor) and offices (basement and first floor) or in the alternative, all office use. Said proposal would require a Special Permit from Zoning By-Law under Section 5.04 (Use Regulations) Paragraph 6.22 and Paragraph 8.19 and Section 8.11 (Municipal Parking Lots) and Section 8.12 (Parking and Loading Space Standards) Paragraph N of the Zoning By-Law for the Town of Arlington.

Hearing in regard to the said Petition will be held in the Hearing Room, located on the second floor of the Robbins Town Hall, Arlington, Massachusetts on Tuesday evening, March 25, 1980 at 8:30 O'Clock P.M.

ZONENG BOARD OF APPEALS
Harold C. Knight
Secretary

Docket 2306 400-402 Man. An.

Calculate GFA From Flow Plans

First Flow 38.75 x 49.7 = 1920

Less: 14/2×12 = 144

4×12.5 = 50

1.7×15.25 = 72

1.7-266

266

Total-1st. Flow GFA = 1654

Basenet 17.5×15' = 260<sup>th</sup>

Second Floor 38.75 × 49.7 = 1920

Less: 12×12=144

10.8×17.2: 186 -426 4.7×20.4= 96 -426

426

Titel-2nd Flory G.FA = 14944

For Frist+Second, 5 31001+; Can

Lot Drec = 4588, S.F.

Max buler of dwally wit = 4588/2500 = 2 wits.

Parking:

a.) all Office

Bs.t. 260

lst 1654

2 rd. 1994 3408# b) Mixed Office 4/ Apts.

Bsut 260

1st. 1654

1914# 2750 = 2.55 pm.

Pkg. decel = 4.53 pkg. spens:

2 nel Flon Apts, Both-IBR

2×1.15 = 2.30 specs.

76 of 301 Spnes.

S.P. 5.14, P.G. 22 - Office is billy original results.

P8.19 - Up t 3 du. - 2 mts.

5 P. See. 8.11 - Substilt of spece with 1000 of site.

8.12 (n) reduct ypho speed 80% of im the wolters high to the use will reasonably justify reliebets.

77 of 301



#### TOWN OF ARLINGTON

MASSACHUSETTS 02174 643-6700

# DEPARTMENT of PLANNING and COMMUNITY DEVELOPMENT

MEMO TO: Zoning Board of Appeals

FROM: Dept. of Planning and Community Development

DATE: March 25, 1980

SUBJECT: Docket No. 2306 - 400-402 Massachusetts Avenue

The Department of Planning and Community Development has reviewed the petition of Frank Pasciuto to rennovate the property at 400-402 Massachusetts Avenue for combined office and apartment use, or alternatively for office use only. The building, which was damaged by fire in 1978, is noted in the Mill Brook Valley Historic Survey along with the adjoining property as follows:

#### 400-2 William Clark House. Federal, 1977

The home of several generations of the Clark family, this house is now much altered by a coat of stucco and the loss of its original doorway and window details; but it retains its handsome proportions and central location at the foot of Franklin Street, which was constructed some years after the house itself was built. In the 1920's it housed a small candy factory and shop.

#### 404 Carriage shop. Federal, 1799 or later

This structure was the shop of Wm. Clark & Co., harness makers and carriage trimmers and painters. It has been greatly altered and converted into a multi-family dwelling, but in its relationship to the William Clark House it still reminds us of the close union of a 19th century family's craft industry to their home life.

This property in the Bl zoning district contains 4,588 square feet of land.

For mixed office and residential uses, special paints would be required under Section 5.04, Use 6.22 (Offices in building constructed as residence), and Use 8.19 (accessory apartments). Complete office use would still require a special permit under Use 6.22. Either alternative would require a special permit under 8.11 or 8.12(n) for

one parking space. It is this department's understanding that the owner prefers the mixed-use alternative.

The special permits for both alternatives under Section 5.04 are evaluated according to Section 10.11 as follows:

- The uses requested are listed in the Table of Use Regulations
- 2. Office and apartment uses are in demand and will contribute to Arlington's economy, and to the serious undersupply of housing.
- 3. Located on Massachusetts Avenue, the requested uses under either alternative will not create undue traffic congestion. Access to the site is further facilitated by its corner location which permits cars to enter and exit from the side street, rather than directly onto Massachusetts Avenue. Regarding parking, each alternative requires five parking spaces calculated as follows:

#### Office Plus Apartments

#### Offices Only

Bsmt. gfa = 260 s.f.lst Fl. gfa =  $\frac{1654 \text{ s.f.}}{1914 \text{ s.f.-g.f.a.}}$ 

Office parking is 1914/750= 2.55 spaces
Apartment parking is 2 x 1.15\* = 2.30
spaces for a total of 4.85 spaces

Bsmt.gfa = 260 s.f. lst.Fl. gfa = 1654 s.f. 2nd.Fl. gfa =  $\frac{1494 \text{ s.f.}}{3408 \text{ s.f.}}$ 

Parking required is 3408/750, or 4.53 spaces

\* Assumes 2 one-bedroom apartments

Since fractions of spaces are rounded off in accordance with Section 8.04, both alternatives require five spaces. The site plan indicates expansion of the existing parking area from two-to four spaces. Thus one more space is required.

It is not recommended that a 20 percent reduction in spaces be granted by special permit under Section 8.12(n) since the parking standard for office space is not stringent; thus, the small overall requirement for only five spaces should closely approximate, or be slightly less than actual parking demand.

Substitution of one space within a municipal parking lot is warranted provided it is office parking. Office visitor parking is short-term (one- to two hours); whereas residential parking is long-term including overnight. Municipal parking in the area, such as the Broadway Plaza, is short-term and thus would not work as residential parking. It should be noted that the Broadway Plaza and the Russell Common lots are 350 ft. and 900 ft. respectively from the site; therefore, they are within the 1,000 feet required by Section 8.11.

- 4. The requested use on a previously developed lot will not overload any utility or drainage system.
- 5. Article 11 does not apply.
- 6. The requested use will not impair the character of the district provided there are not more than two apartments on this small lot. Use 8.19 allows up to three accessory apartments in accordance with the residential standards for the district. For the Bl district, each dwelling unit requires 2,500 square feet of lot area. Therefore, the density control in this situation restricts the number of apartments to two. Office use is ideally suited for this site which is in a transition area between the Central Business District and residential neighborhoods. The office/apartment mixture duplicates the building's use prior to the 1978 fire when a dentist was on the first floor and there were apartments above.
- 7. The proposed offices and apartments will, in fact, bring back a previous use to this neighborhood, and as such will not create an excess of such uses.

In conclusion, the Department recommends that the special permit be granted under Section 5.04, Use 6.22 and 8.19; and under Section 8.11 for parking, with the following conditions:

- 1. No more than two apartments are developed on the site.
- 2. At least one on-site parking space per dwelling unit is set aside for apartment tenants if the building includes apartments.

JMB/md

MEMO TO: Zoning Board of Appeals

FROM: Dept. of Planning and Community Development

DATE: March 25, 1980

SUBJECT: Docket No. 2306 - 400-402 Massachusetts Avenue

The Department of Planning and Community Development has reviewed the petition of Frank Pasciuto to rennovate the property at 400-402 Massachusetts Avenue for combined office and apartment use, or alternatively for office use only. The building, which was damaged by fire in 1978, is noted in the Mill Brook Valley Historic Survey along with the adjoining property as follows:

#### 400-2 William Clark House, Federal, 1977

The home of several generations of the Clark family, this house is now much altered by a coat of stucco and the lost of its original doorway and window details; but it retains its handsome proportions and central location at the foot of Franklin Street, which was constructed some years after the house itself was built. In the 1920's it housed a small candy factory and shop.

## 404 Carriage shop. Federal, 1999 or later

This structure was the shop of Wm. Clark & Co., harness makers and carriage trimmers and painters. It has been greatly altered and converted into a multi-family dwelling, but in its relationship to the William Clark House it still reminds us of the close union of a 19th century family's craft industry to their home like.

This property in the Bl zoning district contains 4,588 square feet of land.

For mixed office and residential uses, special paints would be required under Section 5.04, Use 6.22 (Offices in building constructed as residence), and Use 8.19 (accessory apartments). Complete office use would still require a special permit under Use 6.22. Either alternative would require a special permit under 8.11 or 8.12(n) for

one parking space. It is this department's understanding that the owner prefers the mixed-use alternative.

The special permits for both alternatives under Section 5.04 are evaluated according to Section 10.11 as follows:

- 1. The uses requested are listed in the Table of Use Regulations
- Office and apartment uses are in demand and will contribute to Arlington's economy, and to the serious undersupply of housing.
- 3. Located on Massachusetts Avenue, the requested uses under either alternative will not create undue traffic congestion. Access to the site is forther facilitated by its corner location which permits cars to enter and exit from the side street, rather than directly onto Massachusetts Avenue. Regarding parking, each alternative requires five parking spaces calculated as follows:

#### Office Plus Apartments

Bsmt. Gfa = 260 sff. 1st Fl. gfa = 1684.s.f. 1914 s.f.-g.f.a.

Office parking is 1914/750= 2.55 spaces
Apartment parking is 2 x 1.15\* = 2.30
spaces for a total of 4.85 spaces

\* Assumes 2 one-bedroom apartments

### Offices Only

Bsmt.gfa = 260 s.f. lst.Fl. gfa =1654 s.f. 2nd.Fl. gfa =1494 s.f. 3408 s.f.

Parking required is 3403/750, or 4.53 spaces

Since fractions of spaces are rounded off in accordance with Section 8.04, both alternatives require five spaces. The site plan indicates expansion of the existing parking area from two-to four spaces. This one more space is required.

It is not recommended that a 20 percent reduction in spaces be granted by special permit under Section 8.12(n) since the parking standard for office space is not stringent; thus, the small overall requirement for only five spaces should closely approximate, or be slightly less than actual actual parking demand.

Substitution of one space within a municipal parking lot is warranted provided it is office parking. Office visotor parking is short-term (one- to two hours); whereas residential parking is long-term including overnight. Municipal parking in the area, such as the Broadway Plaza, is short-term and thus would not work as residential parking. It should be noted that the Broadway Plaza and the Russell Common lots are 350 ft. and 900 ft. fespectively from the site; therefore, they are in the 1,000 feet required by Section 8.11.

- 4. The requested use on a previously developed lot will not overload any utility or frainage system.
- 5. Article 11 does not apply.
- 6. The requested use will not impair the character of the district provided there are not more than two apartments on this small lot. Use 8.19 allows up to three accessory apartments in accordance with the residential standards for the district. For the Bl district, each dwelling unit requires 2,500 square feet of lot area. Therefore, the density control in this situation restricts the number of apartments to two. Office use is ideally suited for this site which is in a transition area between the Central Business District and residential neighborhoods. The office/apartment mixture is duplicates the Building's use prior to the 1978 fire when a dentist was on the first floor and there were apartments above.
- 7. The proposed offices and apartments will, in fact, bring back a previous use to this neighborhood, and as such will not create an excess of such uses.

In conclusion, the Department recommends that the special permit be granted under Section 5.04, Use 6.22; and under Section 8.11 for parking, with the following conditions:

- 1. No more than two apartments are developed on the site.
- At least one on-site parking space per dwelling unit is set aside for apartment tenants if the building includes apartments.

JMB/md



### Town of Arlington, Massachusetts

Department of Planning & Community Development 730 Massachusetts Avenue, Arlington, Massachusetts 02476

## **Public Hearing Memorandum**

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 1416-1420 Massachusetts Avenue, Arlington, MA

Docket #3646

Date: February 17, 2021

#### I. Docket Summary

This is an application by 1420 Massachusetts Avenue, LLC, c/o Bierbrier Development, 420 Bedford Street, Lexington, MA, to reconstruct the Citizens Bank and make other site improvements at 1416-1420 Massachusetts Avenue, Arlington, MA in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review, and Section 6.2, Signs.

Materials submitted for consideration of this application:

- Application for EDR Special Permit;
- Proposed Site Plan Documents, prepared by Bohler Engineering, dated January 21, 2021;
- Conceptual Elevations, prepared by BKA Architects, dated January 20, 2021;
- Drainage Memorandum, prepared by Bohler Engineering, dated January 21, 2021;
- Sign Submittal Package, prepared by AGI, revised January 14, 2021.

#### II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

#### 1. Section 3.3.3.A.

Docket #: 3646 1416-1420 Massachusetts Avenue Page 2 of 8

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A bank with more than 2,000 square feet of gross floor area with drive-up banking services requires a special permit. A bank has operated at this location since 1977. The Board can find that this condition is met.

#### 2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The banking use is essential and desirable for the public convenience and welfare. The continuation of the use and the upgrades to the building and site are in the public's interest. The Board can find this condition is met.

#### 3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The existing traffic and circulation patterns at the site will remain the same. The fifteen off-street parking spaces will be retained. Pedestrian safety will be improved through the creation of an ADA compliant pathway from the sidewalk to the bank entrance. The plaza at the edge of the sidewalk is inviting and provides space for pedestrians to rest. The Board can find this condition is met.

#### 4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

A bank has operated in this location since the 1970s and will not overload any municipal systems. There is a decrease in impervious surfaces associated with the reconstruction of the Citizens Bank. Currently, most stormwater water flows into the municipal system. The new design will detain roof runoff onsite to the south of the building. The Board can find this condition met.

#### 5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations for this particular use. The Board can find this condition met.

#### 6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The continuation of the bank use, a use that has existed onsite since the late 1970s, will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health and welfare. The Board can find this condition is met.

#### 7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find this condition is met.

#### III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

#### 1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The existing site condition is developed. The landscaping around the perimeter of the site will remain in its current state. With the reconstruction of the building, new landscaping will be installed around the new building and down to the sidewalk. The Board can find this condition met.

#### 2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The building will be reconstructed in general the same location as the existing building. The proposed one-story building provides some visual interest with the over-height entrance, but the long façade facing Massachusetts Avenue may not be an improvement from the pedestrian-oriented entrance of the existing bank building. The addition of the plaza at the sidewalk will be an asset to the Arlington Heights business district, provides seating and bicycle parking, and provides a connection between the front door of the bank and the public sidewalk.

#### 3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open

space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The landscaped open space requirement is 10% for this permitted use. The amount of landscaped open space will increase from 23% to 28% with the proposed reconstruction of the building. The Board can find that this condition is met.

#### 4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The existing 15 parking spaces will be retained onsite. The existing building at 4,366 square feet required 15 parking spaces, but the new building at 2,400 square feet only requires 8 parking spaces. The bank should consider further reducing the amount of impervious surfaces on the site by eliminating some of the parking, especially due to the availability of on-street parking on Massachusetts Avenue in the business district.

The circulation on the site remains the same, and the elimination of the canopy and islands will eliminate any potential for property damage. The circulation is set 10 feet off of the rear property line and a series of retaining walls negotiate the slope between the property and the residential properties located in the R2 District to the north of the site. Section 5.3.21 requires that there be a 15-foot buffer. Due to the space on the site to the rear of the building and the additional parking spaces that may not be necessary, there may be the ability to provide a buffer in compliance with this section of the Zoning Bylaw.

The site plans indicate that there will be two short-term bicycle parking spaces located off of the plaza at the sidewalk, in compliance with the requirements for short-term bicycle parking. Additionally, the style of bike rack shown in the application materials is discouraged by the Bicycle Parking Guidelines. The applicant should review those Guidelines and select a different type of bike rack. Further, the application materials do not address the compliance with the long-term bicycle parking at the site. At least one long-term bicycle parking space needs to be provided.

#### 5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce

clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. In accordance with Section 3.3.4., the Board may require from any Applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the Applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

A Drainage Memorandum has been prepared for the proposed redevelopment of this site. It does indicate that there is an improvement to runoff rates and volume from the site due to the decrease in impervious surfaces. The existing system will remain in place, although some roof runoff will be directed to landscaped areas on site. The Board can find this condition is met.

#### 6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Existing utilities will be reused and upgraded as necessary. The Board can find this condition is met.

#### 7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The applicant submitted an updated sign package with a number of signs proposed:

- 1. The existing monument sign will be refaced in compliance with Section 6.2;
- 2. Two identical wall signs located at either corner of the main entrance of the building measuring 15.625 square feet each;
- 3. A large Citizens Bank logo on the Massachusetts Avenue windows;
- 4. Citizens Bank signage on the main entrance doors; and
- 5. The hours of operation and other information noted on the entrance door is exempt.

The updated signage package removed the wall sign on the drive thru elevation as it was identified as being in excess of the signage allowed by Section 6.2.

The large window logo facing Massachusetts Avenue provides some visual interest and may obscure views looking into the building, but no information is provided to document the size of the logo. The signage on the doors is compliant with Section 6.2.

#### 8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

There are no such special features proposed for the site. The Board can find this condition is met.

#### 9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

As noted in the application materials, security of the bank building was taken into consideration regarding the placement of landscaping around the building and the location of windows. The Board can find this condition is met.

#### 10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The existing structure is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* nor is it under the jurisdiction of the Arlington Historical Commission. As such, the site contains no historic, traditional or significant uses, structures or architectural elements. The Board can find that this condition is met.

#### 11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to

minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

There are no proposed changes that will impact the microclimate. The Board can find that this condition is met.

#### 12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The application materials indicate that the building will meet existing energy codes and will include low-flow plumbing fixtures and efficient appliances. A LEED Checklist was provided and indicates that the project would receive a low level of certification.

#### IV. Findings

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

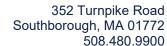
#### V. <u>Conditions</u>

#### General

- The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board at the time when future operators are identified. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
- Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
- 3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
- 4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.

Docket #: 3646 1416-1420 Massachusetts Avenue Page 8 of 8

- 5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
- 6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
- 7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.





January 22, 2021 Via hand delivery

Arlington Redevelopment Board 720 Massachusetts Avenue Arlington, MA 02476

Attn: Erin Zwirko, Assistant Director, Department of Planning and Community Development

RE: Special Permit Application Citizens Bank Redevelopment 1420 Massachusetts Avenue Arlington, MA 02476 Map #173, Block #2 & Lot #4.A

Dear Ms. Zwirko:

On behalf of 1420 Massachusetts Avenue, LLC c/o Bierbrier Development Inc., please find the below enclosed items as part of the Special Permit Application for the proposed Citizens Bank redevelopment at 1420 Massachusetts Avenue. Please note that electronic copies of the below will be submitted under a separate cover.

- Two (2) copies of the Completed and signed Application for Special Permit In Accordance with Environmental Design Review Procedures with attached narrative and site photos;
- Two (2) full size (24"x36") copies of the Proposed Preliminary Site Plan Documents prepared by Bohler dated January 21, 2021;
- Two (2) full size (24"x36") copies of the Architectural Elevations prepared by BKA Architects dated January 20, 2021;
- Two (2) copies of the Drainage Memorandum prepared by Bohler dated January 21, 2021;
- Two (2) copies of the Sign Submittal Package prepared by AGI dated January 12, 2021;
- Check for \$980 made payable to the Town of Arlington (check #1065)

We look forward to discussing with the Redevelopment Board during their upcoming meeting on February 22, 2021. Please do not hesitate to contact me at 508-480-9900 should you have any questions or require any additional information regarding this submission.

Sincerely,

**BOHLER** 

Nick Dewhurst

CC: Tom Godfrey, Granite Development, LLC (via email)

Randy Miron



## TOWN OF ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

Property Address 1416 -1420	Mass. Avenue Docket No
Name of Record Owner(s) 1420 Mic	55. hunce the Phone 101-200-111
Address of Owner C/o Bieroric Street	City, State, Zip 02420
Name of Applicant(s) (if different than a	bove) Same
Address	Phone
Status Relative to Property (occupant, pu	1 177 PI V #2 1 # # A A
Location of Property Nap	± 173, Block #2, Lot #4.A essor's Block Plan, Block, Lot No.
Ass	essors Block Fish, Block, Est 10.
Deed recorded in the Registry of deeds, I	Book 67758, Page 25]; c, Cert. No, in Book, Page
or- registered at Date Registration Office	elling units, if any) Bank with drive-up
resent Use of Property (include # of dwe	elling units, if any) Dan - with Sir 100 op
	welling units, if any) Bank with drive-up
roposed Use of Property (include # of d	welling units, it any)
ermit applied for in accordance with	5.5,3 Use Regulations for Bu
e following Zoning Bylaw section(s)	Districts
	section(s) title(s)
lease attach a statement that describes	your project and provide any additional information that may aid the clude any reasons that you feel you should be granted the requested pe
	Hacked
	7110000
at states that 1420 Moss Au	iow, strike out the words that do not apply)
Arlington located at 1416 -19	10 Mass Avenue
aubject of this application; and that ur	nfavorable action -or- no untavorable action has been taken by the Zo
on a similar application regarding this	s property within the last two years. The applicant expressly agrees upon this permission, either by the Zoning Bylaw or by the Red
ild the permit be granted.	300 apon 211 prosenting time of the 2011 prosenting time o
10000	
Wall	CGO, Biechnica Development
Applicant(s)	771 772 1046
entrie Davelopment	781 - 863 - 1800 or
	101 000 11
420 Bod Ford St.	781-863-1800 or Phone 781-258-1199
420 Bedford St. Lexington, MA 0242	Phone 781-258-1199



## Town of Arlington Redevelopment Board Application for Special Permit in accordance with Environmental Design Review (Section 3.4)

## Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at <a href="mailto:arlingtonma.gov/arb">arlingtonma.gov/arb</a>, for the full list of required submittals.

V	Dimensional and Parking Information Form (see attached	d)
	Site plan of proposal	
NA	Model, if required	
$\sqrt{}$	Drawing of existing conditions	
<u> </u>	Drawing of proposed structure	
$\sqrt{}$	Proposed landscaping. May be incorporated into site pla	n
$\sqrt{}$	Photographs	
<u> </u>	Impact statement	
V	Application and plans for sign permits	
<u> </u>	Stormwater management plan (for stormwater managem with new construction	ent during construction for projects
FOR (	OFFICE USE ONLY	
	_ Special Permit Granted	Date:
	Received evidence of filing with Registry of Deeds	Date:
	_ Notified Building Inspector of Special Permit filing	Date:

#### TOWN OF ARLINGTON REDEVELOPMENT BOARD

# Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

- Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing
  tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed
  areas.
- 2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
- 3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
- 4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
- 5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

- Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
- 7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

Updated August 28, 2018

- 8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- 9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
- 10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
- 11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
- 12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <a href="http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b">http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b</a>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

- 1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
- 2. The requested use is essential or desirable to the public convenience or welfare.
- 3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
  - 4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
- 5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
- The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
- The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

#### TOWN OF ARLINGTON

Dimensional and Parking Information for Application to The Arlington Redevelopment Board

Property Location	1416-1420	Mass. Ave.
Property Location	1110 112	1 1000

Owner: 1420 Mass. Ave, LLC

Present Use/Occupancy: No. of Dwelling Units:

Bank with drive -up

Proposed Use/Occupancy: No. of Dwelling Units:

Bank with drive-up

Address: 40 Bierorier Davelgoment,
A20 Bed Fore St., Lewington, MA
Uses and their gross square feet:

4,366 S.F.

Uses and their gross square feet:

2,400 sf.

Min. or Max.

Lot Size

Frontage

Floor Area Ratio

Lot Coverage (%), where applicable

Lot Area per Dwelling Unit (square feet)

Front Yard Depth (feet)

Side Yard Width (feet)

right side

left side

Rear Yard Depth (feet)

Height

Stories

Feet

Open Space (% of G.F.A.)

Landscaped (square feet)

Usable (square feet)

Parking Spaces (No.)

Parking Area Setbacks (feet), where applicable

Loading Spaces (No.)

Type of Construction

Distance to Nearest Building

Present Conditions	Proposed Conditions	Required by Zoning for Proposed Use
19,727 sf	no change	77 7 T U S V V
158.3	no change	min. nane
.18	•12	1.0
9.290	12.2%	max.
	_	max.
19.7'	16.3'	min.
78.4'	73.0	min.
35.4'	30.4'	min. 10
51.4'	51.3'	min. [O
-		min.
lu/baserat		stories 3
17.6"	20'	feet 35'
23.190	28.0%	min. 16%
4,557 sf	5,524 sf	(s.f.)
4,55759	5,524 sf	(s.f.)
15	15	min. 8
		min.
		min.
- ·		
35.4	30-4	min.

5

Updated August 28, 2018

#### Application for Special Permit Citizens Bank Redevelopment 1416-1420 Mass Ave, Arlington

The property consists of a 19,727 s.f. lot in the B4 Vehicular Oriented Business District.

A Citizens Bank currently occupies the property and a bank use with drive-up has existed on the property since the 1970s pursuant to a 1977 Special Permit. The property also benefits from a 1983 special permit related to signage.

Citizens Bank recently signed a new lease and received federal/state approval to build a new bank branch on the property and close temporarily while the new building is constructed.

The current footprint (building and canopies) totals 2,552 sf and the current building totals 4,236 sf (gross) including a 1,814 sf of basement.

The proposed building is designed as a single story 2,400 sf building in the same location as exists today.

The property and proposed building comply with all dimensional requirements of the B4 Vehicular Oriented Business Zoning District.

The project goals are to upgrade Citizens building with the least impact possible while reducing building size, footprint size and impervious area (increasing open space).

The project involves demolishing the existing building and reconstructing a new, modern energy efficient building in the same location.

The project preserves the perimeter of the site in the same condition that exists today with a limit of work that follows the outer curb line of the parking area. The area around the building will receive new landscaping and a pocket park will be constructed between the building and Mass Ave. A new ADA compliant access way from the sidewalk on Mass Ave to the building will be constructed replacing the existing noncompliant walkway, as well as new ADA compliant parking spaces.

The parking area will be repaved with same number of parking spaces in the same location that exist today. The vehicle entrances and traffic flow will remain the same, with some improvements to striping and signage.

#### **Special Permit Design Review Standards:**

Preservation of Landscape – There are no changes to the landscape around the perimeter of the property. New landscaping will be incorporated around the building and a pocket park will be created between the building and Mass Ave.

Relation of Building to the Environment – The building will be reconstructed in the same location as it exists today. The gross square footage of the building, will be reduced from approximately 4,366 sf to

2,400 sf. A pocket park is incorporated into the design to increase connectivity with pedestrians and provide seating and bike parking.

Open Space – Open space will be increased by the removal of pavement thereby decreasing the amount of impervious that exists onsite.

Circulation - The existing traffic patterns and parking will not change. Pedestrian safety will be enhanced by providing an ADA compliant access way from the sidewalk on Mass Ave to the building. A pocket park with bike parking and seating will be created between the building and Mass Ave.

Surface Water Drainage - The existing stormwater system will remain in place. Stormwater runoff rates and volumes generated from the site will be improved when compared to the existing condition due to the decrease in impervious areas. A further breakdown of the stormwater improvements is outlined within the Drainage Memorandum prepared by Bohler.

Utility Service - Existing utilities will be upgraded and reused.

Advertising Features – Site signage (existing free standing sign and directional sign) will remain. Updated building signage is detailed on the sign submittal package.

Special Features - There are no known special regulations applicable to the proposed use.

Safety - The prosed building is designed with two (2) egress doors to facilitate building evacuation and maximizing accessibility for emergency services. Special safety consideration has been incorporated into the landscaping around the building and placement of windows.

Heritage – There are no known historic features on the site.

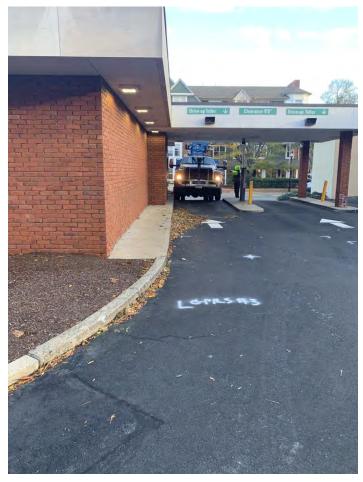
Microclimate - A landscaped depression will be constructed to accept the stormwater generated by the roof of the building to allow for infiltration and detention and to reduce stormwater runoff rates. In addition, the amount of open space onsite will be increased.

Sustainable Building and Site Design - The proposed building will meet or exceed current building and energy codes and will include roof and wall insulation with high R-values and energy efficient windows. The building will incorporate low-flow plumbing fixtures and efficient appliances.

#### **Criteria for Environmental Design Review:**

- 1. Use The proposed use is a bank with drive-up, greater than 2,000 s.f. which is listed in the use regulations section 5.5.3 as an allowed special permit use under zoning district B4 Vehicular Oriented Business District. The property received a special permit in 1997 to allow for a bank with drive-up and has operated as bank since.
- 2. Desirable and Public Convenience The existing and proposed bank use is an essential and desirable public convenience to the Arlington Heights neighborhood and has been serving the community as a bank since the 1970s.

- 3. Traffic Pedestrian Safety The existing traffic patterns and parking will remain the same. Pedestrian safety will be enhanced by providing an ADA compliant access way from the sidewalk on Mass Ave to the building. A pocket park with bike rack and seating will be created between the building and Mass Ave.
- 4. Utilities Existing utilities will be upgraded if necessary and reused. A landscaped depression will be constructed to accept the stormwater generated by the roof of the building to allow for infiltration and detention to reduce stormwater runoff. In addition, the amount of open space onsite will be increased.
- 5. Special Regulations There are no known special regulations applicable to the proposed use.
- Character Neighborhood The use is proposed to be a continuation of the same use that has
  operated on the property since the 1970s. The architectural intent and materials have been
  designed to complement the existing buildings and character of the neighborhood.
- 7. The proposed use will not be in excess or detriment to the character of the neighborhood and will be a continuation of a convenience use for the benefit of the neighborhood.









# PROPOSED SITE PLAN DOCUMENTS

------ FOR ------

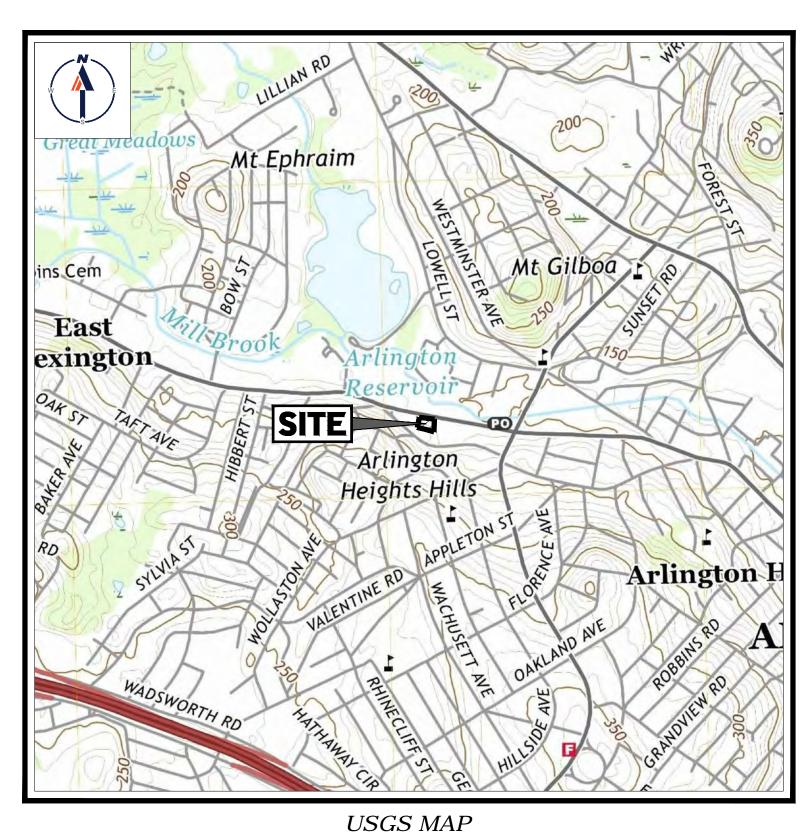
1420 MASSACHUSETTS AVENUE, LLC C/O BIERBRIER DEVELOPMENT, INC.

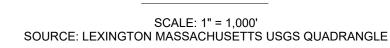
**PROPOSED** 

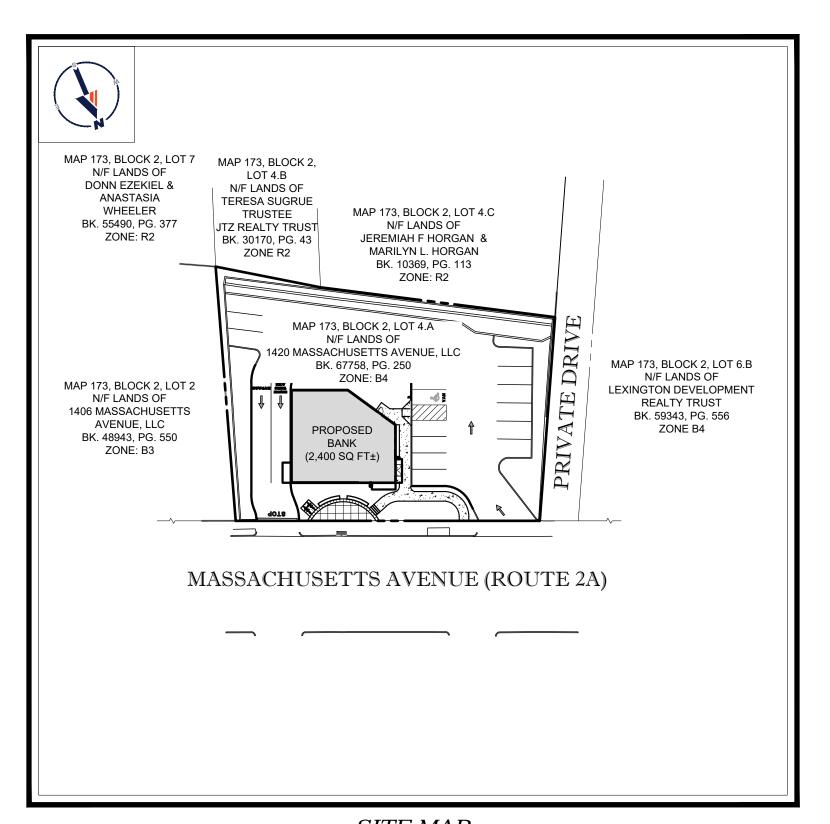
CITIZENS BANK REDEVELOPMENT

**LOCATION OF SITE:** 

1420 MASSACHUSETTS AVENUE, TOWN OF ARLINGTON MIDDLESEX COUNTY, MASSACHUSETTS MAP #173, BLOCK #2, LOT #4.A







SITE MAP SCALE: 1" = 50'

PREPARED BY



## DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
DETAIL SHEET	C-901
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 SHEET

	REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY	



## PERMIT SET

DRAWN BY: CHECKED BY: CAD I.D.: W161132-TTB-0\_24X36

## PROJECT:

PROPOSED SITE PLAN DOCUMENTS

1420 MASSACHUSETTS **AVENUE, LLC** C/O BIERBRIER

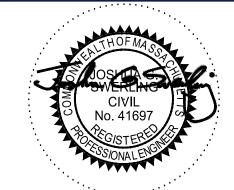
**DEVELOPMENT, INC.** 

CITIZENS BANK REDEVELOPMENT MAP #173, BLOCK #2, LOT #4.A **1420 MASSACHUSETTS AVENUE TOWN OF ARLINGTON** MIDDLESEX COUNTY

**SOUTHBOROUGH, MA 01772** Phone: (508) 480-9900

**MASSACHUSETTS** 

www.BohlerEngineering.com



COVERSHEET

C-101

## GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL UBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 07/15/16, REVISED THRU 08/28/20.
- "REPORT OF GEOTECHNICAL INVESTIGATION", PREPARED BY WHITESTONE ASSOCIATES, INC., DATED 12/28/20.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY

- ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seg. AND 42 U.S.C. § 4151 et seg.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED.
- CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS. 5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY. RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND. IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICA REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE 6 ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- . ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK
- POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- 0 PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE 10. LATEST ARCHITECTURAL PLANS (INCLUDING BUT NOT LIMITED TO STRUCTURAL MECHANICAL FLECTRICAL PLUMBING AND FIRE SUPPRESSION PLAN WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS. DISCREPANCIES OR
- 1. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT STRUCTURES ETC. WHICH ARE TO 11. REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJEC
- 4 THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF 12. CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC, AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH 13. APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF
- 5. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS. MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS. METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT
- 7. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME
- 8. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING. AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN 18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM. ERS OFFICERS DIRECTORS PARTNERS SHAREHOLDERS MEMBERS PRINCIPALS COMMISSIONERS AGENTS SERVANTS EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES. OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS 20. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR 18.
- SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS 23 HAVE NOT BEEN RECEIVED.
- 20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL 25. CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT 26. STORMWATER ROOF DRAIN LOCATIONS OF SAME BASED ON DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGUL ATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
- 21.IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS. INCLUDING THE NOTES CONTAINED HEREIN. WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME
- 22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE
- 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT 24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO
- ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND

JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER

26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

- 27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- 28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A
- 29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF SUBCONTRACTORS. ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE
- 30 AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER. THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED

## GENERAL GRADING & UTILITY PLAN NOTES

MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

- 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF 1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE

  • "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 07/15/16, REVISED THRU 08/28/20. BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIFLD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, ELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION
- ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY 5. BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES. REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD. IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE
- DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES
- THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. GREASE TRAFF REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR NSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER. IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME
- WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE 8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE
- CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS OF ENTRY/EXIT 9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS
  - SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES, EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
  - ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST 9. BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS. FILL AND COMPACTION MUST. AT A MINIMIUM COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER. CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
  - THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
  - PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
  - APPLICABLE STANDARDS. REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF
  - ONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK
  - WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN. WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
  - THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION. MUST BE AT THE CONTRACTOR'S OWN RISK AND. FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME
- ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION
- INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT D IMMEDIATELY NOTIFY THE DESIGN ENGINEER. IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS
- MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK 19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, 21. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP
- OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE 22. STORM DRAINAGE PIPE UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR
  - SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE
  - UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS: FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034
  - FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTMD3034 FOR PIPE WITHIN 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLLMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.

DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

- STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
- ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY 27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL.
  - REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MI IST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE. THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH
  - SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER

REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE

WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USIN

- AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION. 29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK
- 30. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY
- 25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES AND DESIGN FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT 31. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY

## GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS. AMENDMENTS OR REVISIONS TO SAME
- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE
- CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS. CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
- A.OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK
- B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
- C.INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE
- D.IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY
- E.LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- F PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES
- 3. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED RTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- LINITHE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOLIS MATERIAL THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTICY THE OWNER AND ENGINEER OF THE DISCOVERY OF SLICH MATERIALS.
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE
- THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOLINDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
  - CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY
  - CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
  - DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL VERNMENTAL AGENCIES WITH JURISDICTION
  - THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION"
  - 16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED
  - CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY WHICH MUST INCLUDE BUT NOT BE LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS. FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
  - THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS METHODS SEQUENCING TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS METHODS SEQUENCING TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY
  - DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST
  - 20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK

## ADA INSTRUCTIONS TO CONTRACTOR:

WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE

PERSONS AT ANY TIME.

- CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROLLES FOR THE SITE. THESE COMPONENTS. AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS. REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT
- ARE NOT LIMITED TO THE FOLLOWING: PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED

   CURB RAMPS SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
  - LANDINGS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY
  - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE
  - DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
  - WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION. MODIFICATION. REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES. IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA
  - THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND
  - IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF

## TYPICAL ABBREVIATIONS

KEY	DESCRIPTION	KEY	DESCRIPTION
ВС	BOTTOM CURB	PROP.	PROPOSED
TC	TOP CURB	TBR/R	TO BE REMOVED AND REPLACED
BOC	BACK OF CURB	TBR	TO BE REMOVED
BW	BOTTOM OF WALL GRADE	TPF	TREE PROTECTION FENCE
TW	TOP OF WALL	BLDG.	BUILDING
EXIST.	EXISTING	SF	SQUARE FEET
BM.	BENCHMARK	SMH	SEWER MANHOLE
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE
Ą.	CENTERLINE	STM.	STORM
FF	FINISHED FLOOR	SAN.	SANITARY
V.I.F.	VERIFY IN FIELD	CONC.	CONCRETE
GC	GENERAL CONTRACTOR	ARCH.	ARCHITECTURAL
HP	HIGH POINT	DEP.	DEPRESSED
LP	LOW POINT	R	RADIUS
TYP.	TYPICAL	MIN.	MINIMUM
INT.	INTERSECTION	MAX.	MAXIMUM
PC.	POINT OF CURVATURE	No. /#	NUMBER
PT.	POINT OF TANGENCY	W.	WIDE
PI.	POINT OF INTERSECTION	DEC.	DECORATIVE
PVI.	POINT OF VERTICAL INTERSECTION	ELEV.	ELEVATION
STA.	STATION	UNG.	UNDERGROUND
GRT	GRATE	R.O.W.	RIGHT OF WAY
INV.	INVERT	LF	LINEAR FOOT
DIP	DUCTILE IRON PIPE	LOD	LIMIT OF DISTURBANCE
PVC	POLYVINYL CHLORIDE PIPE	LOW	LIMIT OF WORK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	L.S.A.	LANDSCAPED AREA
RCP	REINFORCED CONCRETE PIPE	±	PLUS OR MINUS
S	SLOPE	۰	DEGREE
ME	MEET EXISTING	Ø / DIA.	DIAMETER

END	$\Gamma YP$	
PI		

EXISTING		PROPOSED
11	PROPERTY LINE	
	SETBACK	
	EASEMENT	
	CURB	
0	STORM MANHOLE	<b>©</b>
<b>S</b>	SEWER MANHOLE	<b>©</b> )
	CATCH BASIN	
<u> </u>	WETLAND FLAG	
	WETLAND LINE	
× 54.83	SPOT ELEVATION	53.52
× TC 54.58 G 53.78	TOP & BOTTOM OF CURB	TC=54.32 BC=53.82
53	CONTOUR	50
	FLOW ARROW	5%
	PAINTED ARROW	<b>\</b>
	RIDGE LINE	
	GAS LINE	
	TELEPHONE LINE	TT
EE	ELECTRIC LINE	ЕЕ
WW	WATER LINE	
OHOH	OVERHEAD WIRE	OH — OH —
= = = = = = = =	STORM PIPE	
=======================================	SANITARY LINE	SS
10	PARKING COUNT	4
<del>-</del>	SIGN	-
<*>	LIGHT POLE	
	GUIDE RAIL	T T
Ø	UTILITY POLE	ø

EXISTING		PROPOSED
	PROPERTY LINE	
	SETBACK	
	EASEMENT	
	CURB =	
<b>Ø</b>	STORM MANHOLE	<b>©</b>
<b>S</b>	SEWER MANHOLE	<b>©</b>
Ш	CATCH BASIN	
	WETLAND FLAG	
	- WETLAND LINE	
× 54.83	SPOT ELEVATION	53.52
× TC 54.58 G 53.78	TOP & BOTTOM OF CURB	TC=54.32 BC=53.82
53	CONTOUR	50
	FLOW ARROW	<b>5</b> %_
<b>\</b>	PAINTED ARROW	<b>—</b>
	RIDGE LINE	
	GAS LINE	
	TELEPHONE LINE	TT
EE	ELECTRIC LINE	EE
WW	— WATER LINE	
OHOH	OVERHEAD WIRE	— ОН — ОН —
= = = = = = =	= STORM PIPE	
=======	SANITARY LINE	SS
10	PARKING COUNT	4
	SIGN	
< </td <td>LIGHT POLE</td> <td></td>	LIGHT POLE	
	GUIDE RAIL -	I I
Ø	UTILITY POLE	ø

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE/ **ZONING INFORMATION & NOTES** 

REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REVISIONS COMMENT REV DATE

**ALWAYS CALL 811** It's fast. It's free. It's the law.

Call before you dig

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: CFD/NPE

W161132-TTB-0 24X3

CAD I.D.:

CHECKED BY:

PROJECT: PROPOSED SITE

PLAN DOCUMENTS

1420 MASSACHUSETTS AVENUE, LLC C/O BIERBRIER

PROPOSED

**DEVELOPMENT, INC.** 

CITIZENS BANK REDEVELOPMENT MAP #173. BLOCK #2. LOT #4.A 1420 MASSACHUSETTS AVENUE **TOWN OF ARLINGTON** MIDDLESEX COUNTY.

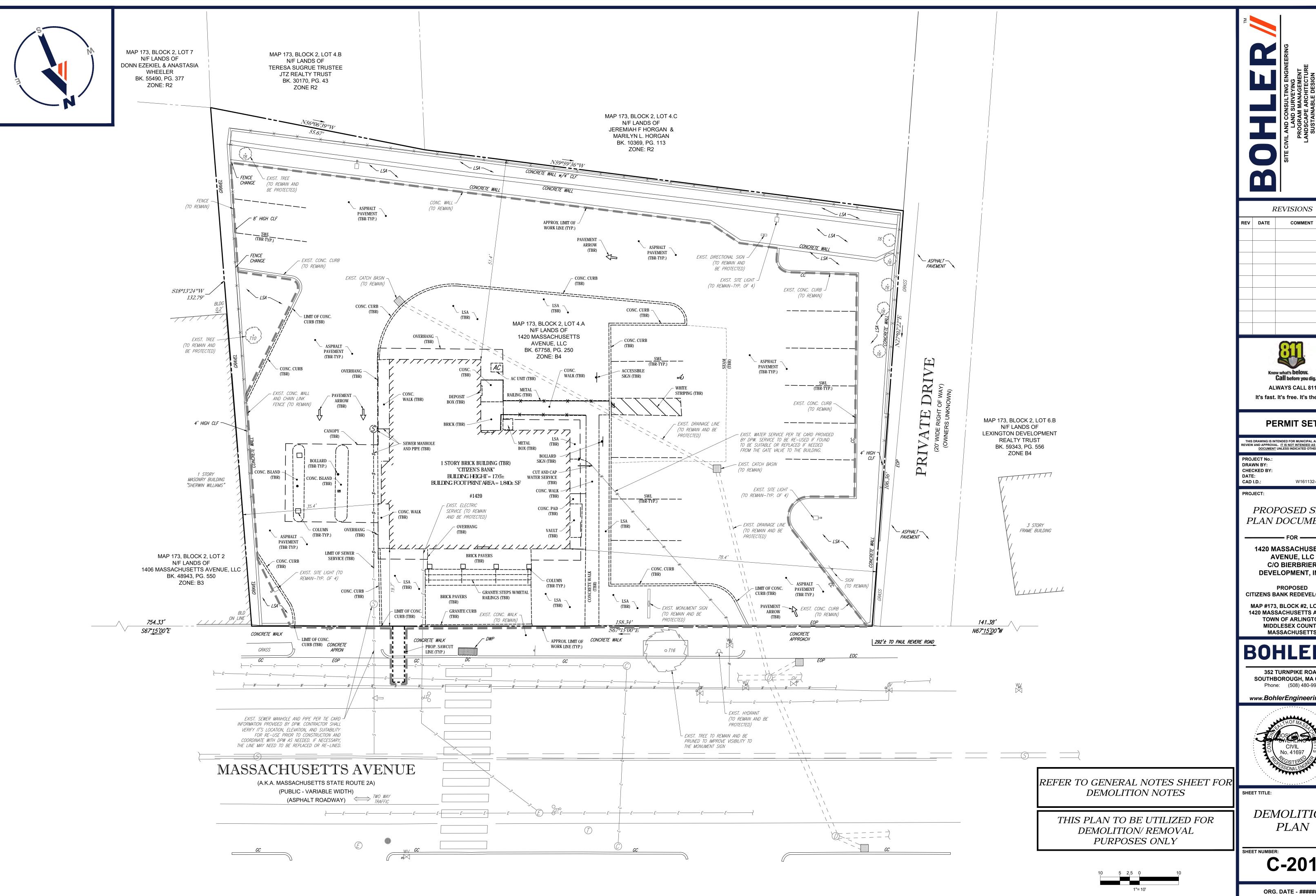
352 TURNPIKE ROAD **SOUTHBOROUGH, MA 01772** 

MASSACHUSETTS

Phone: (508) 480-9900 www.BohlerEngineering.com

SHEET TITLE:

GENERAL NOTES SHEET



COMMENT

Know what's below. Call before you dig.

**ALWAYS CALL 811** It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTIC DOCUMENT UNLESS INDICATED OTHERWISE.

W161132 CFD/NPD 01/21/2021 W161132-TTB-0\_24X36

PROPOSED SITE PLAN DOCUMENTS

1420 MASSACHUSETTS AVENUE, LLC

C/O BIERBRIER **DEVELOPMENT, INC.** 

PROPOSED CITIZENS BANK REDEVELOPMENT

MAP #173, BLOCK #2, LOT #4.A **1420 MASSACHUSETTS AVENUE** TOWN OF ARLINGTON MIDDLESEX COUNTY, **MASSACHUSETTS** 

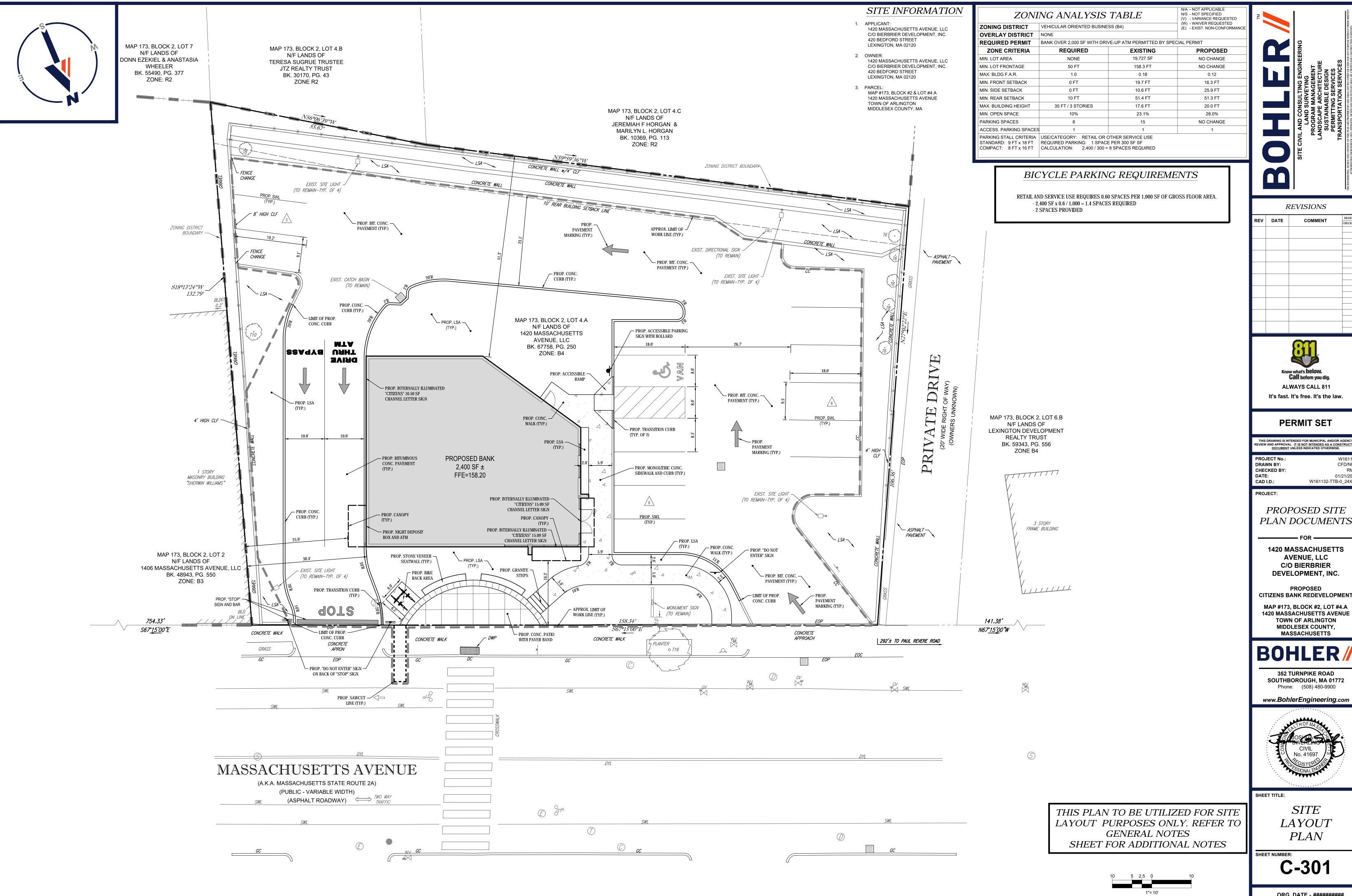
**352 TURNPIKE ROAD** SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

www.BohlerEngineering.com



**DEMOLITION** PLAN

C-201



*REVISIONS* 

COMMENT



It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTIC DOCUMENT UNLESS INDICATED OTHERWISE.

W161132 CFD/NPD 01/21/2021 W161132-TTB-0\_24X36

PROPOSED SITE PLAN DOCUMENTS

1420 MASSACHUSETTS AVENUE, LLC C/O BIERBRIER

PROPOSED

MAP #173, BLOCK #2, LOT #4.A **1420 MASSACHUSETTS AVENUE** TOWN OF ARLINGTON MIDDLESEX COUNTY,

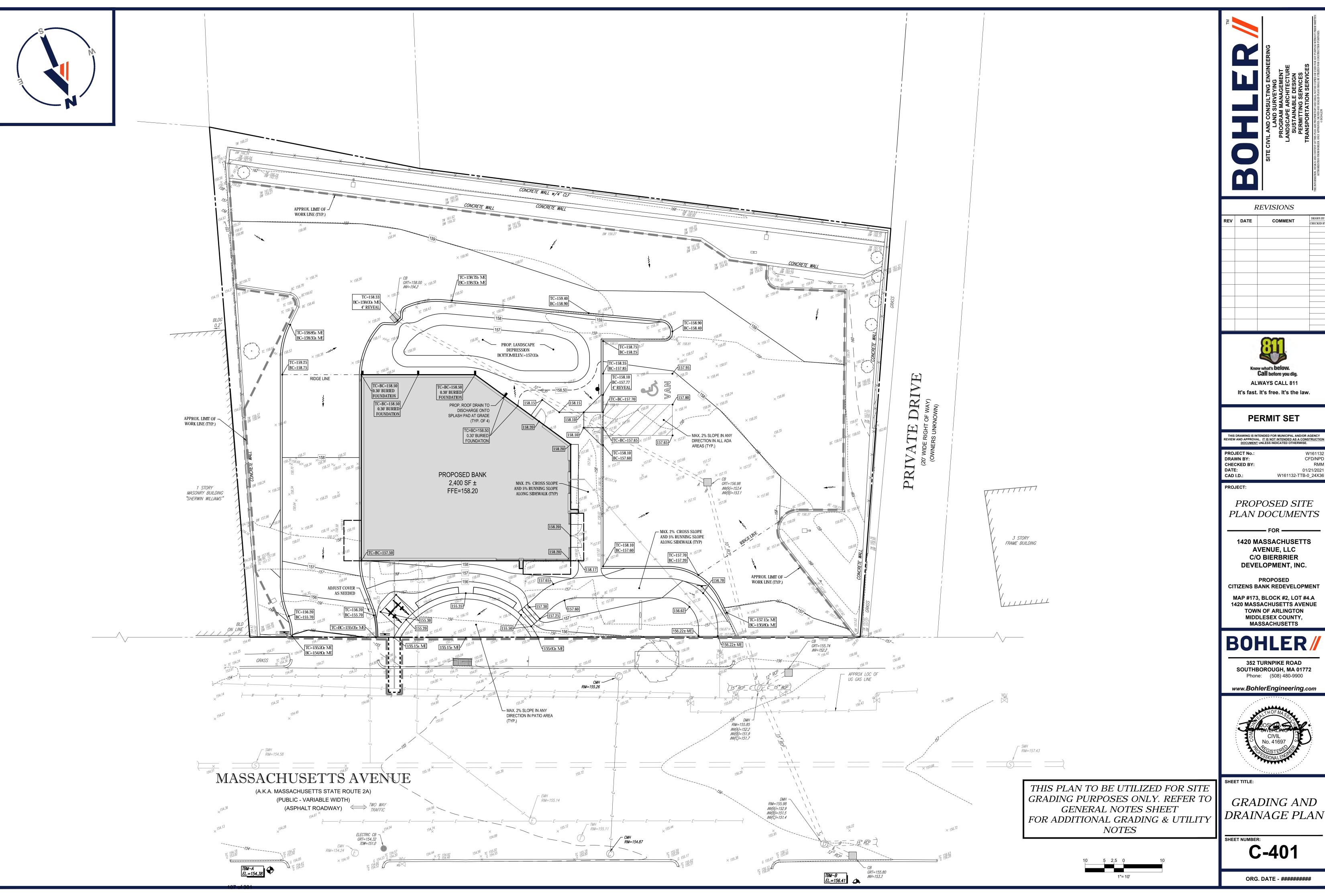
**352 TURNPIKE ROAD** SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

www.BohlerEngineering.com



SITE *LAYOUT* PLAN

C-301



REV DATE COMMENT



It's fast. It's free. It's the law.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROPOSED SITE PLAN DOCUMENTS

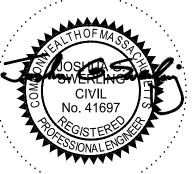
> 1420 MASSACHUSETTS **AVENUE**, LLC C/O BIERBRIER

> > PROPOSED

MAP #173, BLOCK #2, LOT #4.A **1420 MASSACHUSETTS AVENUE TOWN OF ARLINGTON** 

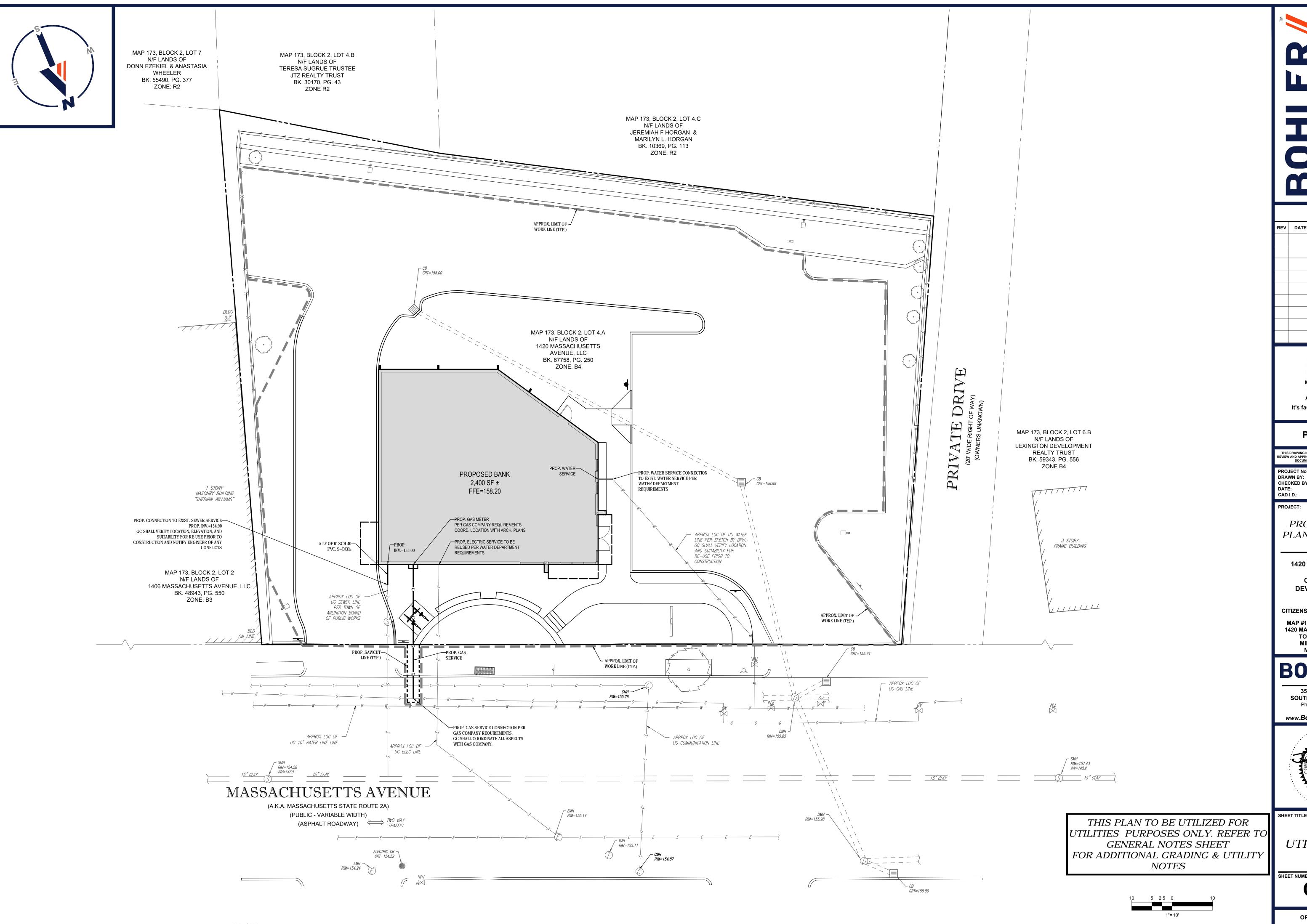
352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

www.BohlerEngineering.com



GRADING AND DRAINAGE PLAN

C-401



REVISIONS

REV DATE COMMENT



It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W161132 CFD/NPD CHECKED BY: 01/21/2021 W161132-TTB-0\_24X36

PROPOSED SITE PLAN DOCUMENTS

1420 MASSACHUSETTS AVENUE, LLC C/O BIERBRIER

DEVELOPMENT, INC. **PROPOSED** 

CITIZENS BANK REDEVELOPMENT MAP #173, BLOCK #2, LOT #4.A

**1420 MASSACHUSETTS AVENUE** TOWN OF ARLINGTON MIDDLESEX COUNTY, **MASSACHUSETTS** 

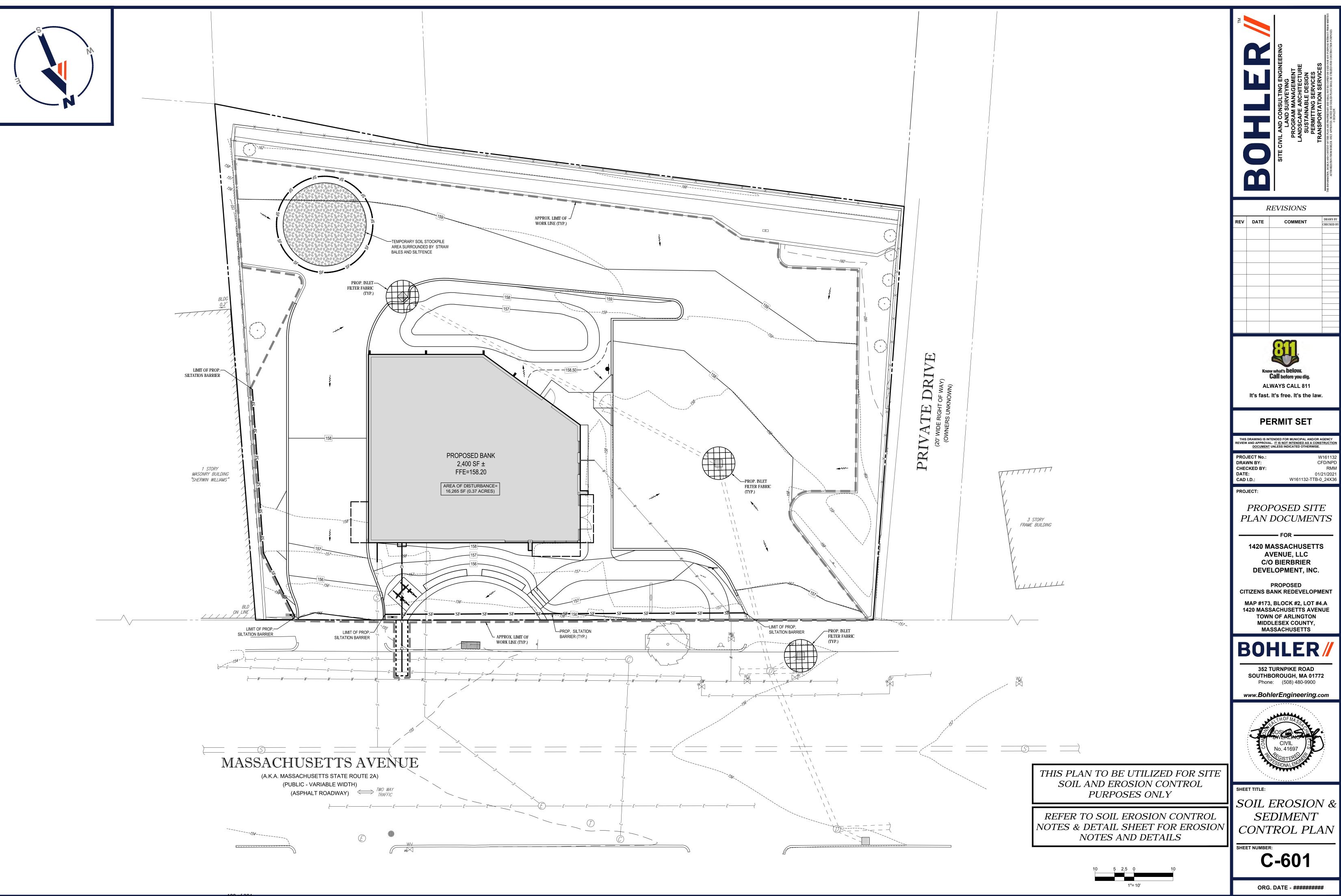
**352 TURNPIKE ROAD** SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900

www.BohlerEngineering.com



UTILITY PLAN

C-501



REVISIONS

REV DATE COMMENT



It's fast. It's free. It's the law.

**PERMIT SET** 

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

DRAWN BY: 01/21/2021 W161132-TTB-0\_24X36

PROPOSED SITE PLAN DOCUMENTS

1420 MASSACHUSETTS

**AVENUE**, LLC C/O BIERBRIER DEVELOPMENT, INC.

PROPOSED
CITIZENS BANK REDEVELOPMENT

MAP #173, BLOCK #2, LOT #4.A 1420 MASSACHUSETTS AVENUE

**352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772** Phone: (508) 480-9900

www.BohlerEngineering.com

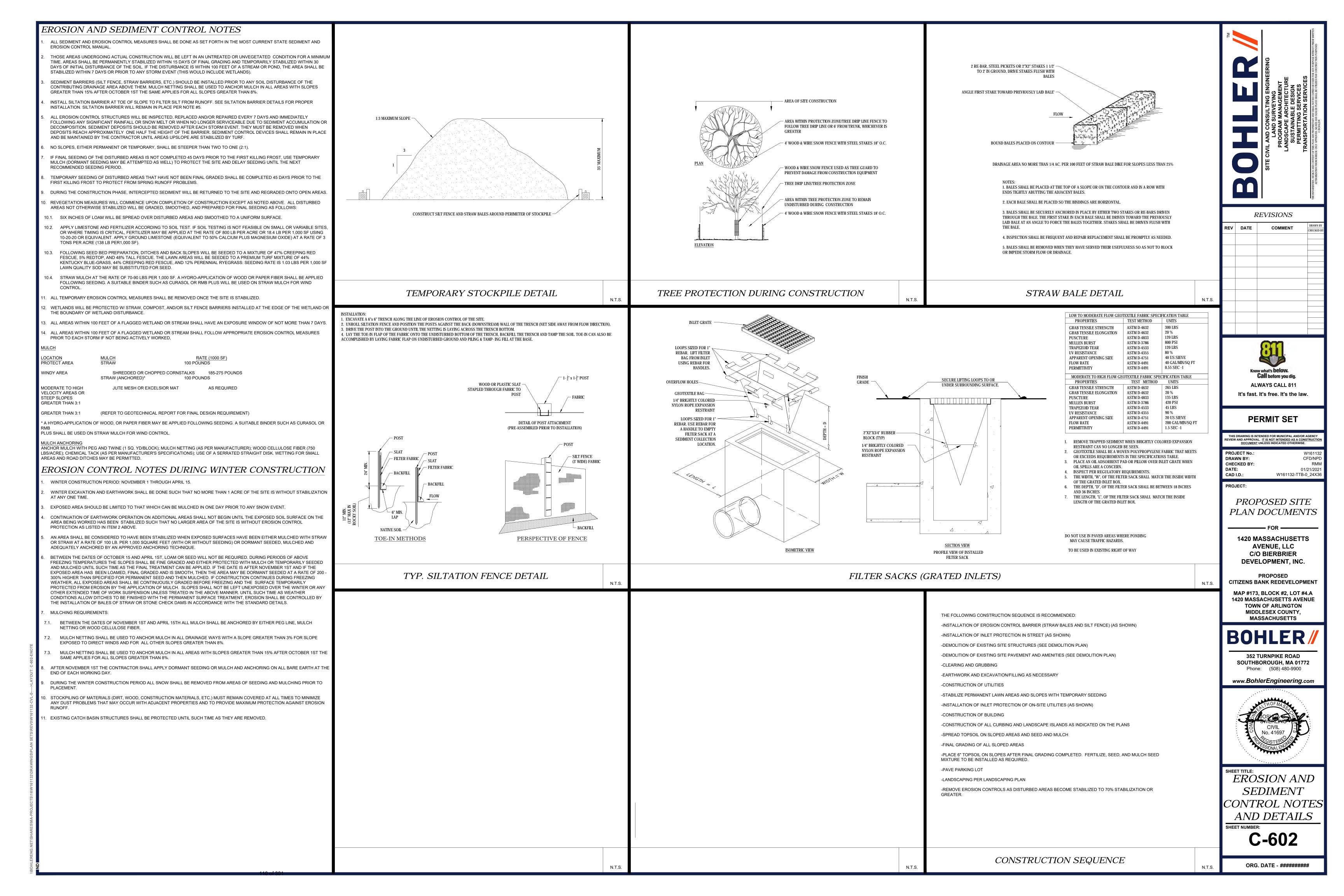


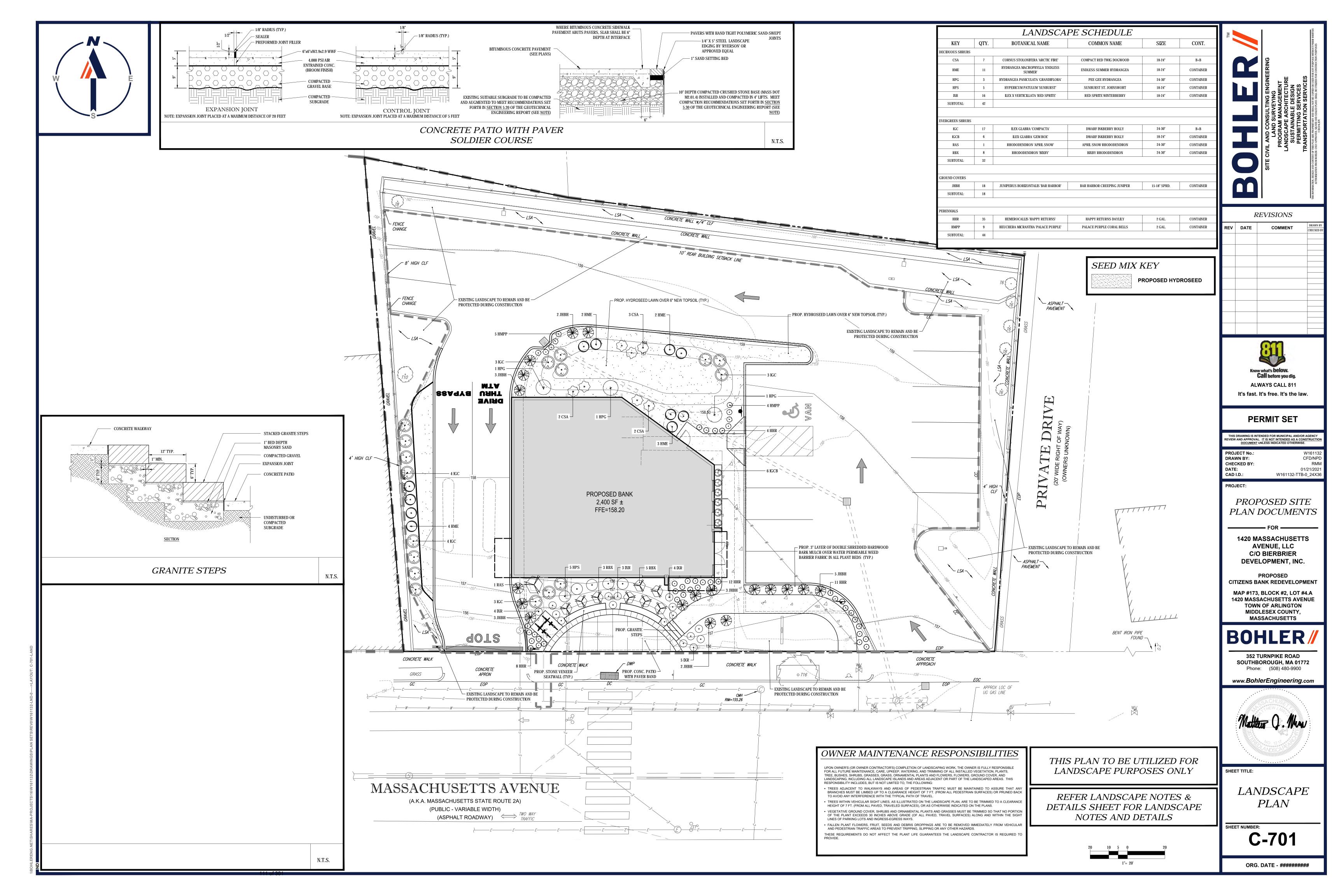
SHEET TITLE:

SOIL EROSION & SEDIMENT

C-601

ORG. DATE - #########





### LANDSCAPE SPECIFICATIONS

### . SCOPE OF WORK

1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

- GENERAL ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S
- TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN
- LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 2.3.1.
- 2.3.2. SOD SHALL BE STRONGLY ROOTED. WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1
- MULCH ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES /DETAILS.
- FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY

#### PLANT MATERIA

- ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSLOGO 1) LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
- IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR TREES WITHABRASION OF THE BARK, SUNSCALDS, DISFIGURATION OR FRESHCUTS OF LIMBS OVER 11/4", WHICHHAVE NOT BEEN COMPLETELY
- BRANCHES ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES 2.6.5.
- DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES

CALLUSED, SHALL BE REJECTED, PLANTS SHALL NOT BE ROUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK

- (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL. GENERAL WORK PROCEDURE
- CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN
- ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR
- CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK

BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY.

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE. WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT
- TREE PROTECTION ZONE SHALL BE HONORED. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION
- SOIL MODIFICATIONS
- CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A
- CERTIFIED SOIL LABORATORY LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS
- THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY
- TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. THOROLIGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". LISE COMPOSTED BARK COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL 6.3.3.

### FINISHED GRADING

- UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS. UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING

## WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

- CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN
- PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING
- AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE
- ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1.000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.I)
- 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
- 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
- THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

- INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED

ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER

PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE

- BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN. MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING
- PLANTS: MARCH 15 TO DECEMBER 15
- LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED

- PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL

LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED

DURING THE FALL PLANTING SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA **QUERCUS VARIETIES** LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA

PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. FACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

ZELKOVA VARIETIES

3 PARTS TOPSOIL BY VOLUME 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:

2 TABLETS PER 1 GALLON PLANT 3 TABLETS PER 5 GALLON PLANT 9.8.4.2

9.8.4.3. 4 TABLETS PER 15 GALLON PLANT

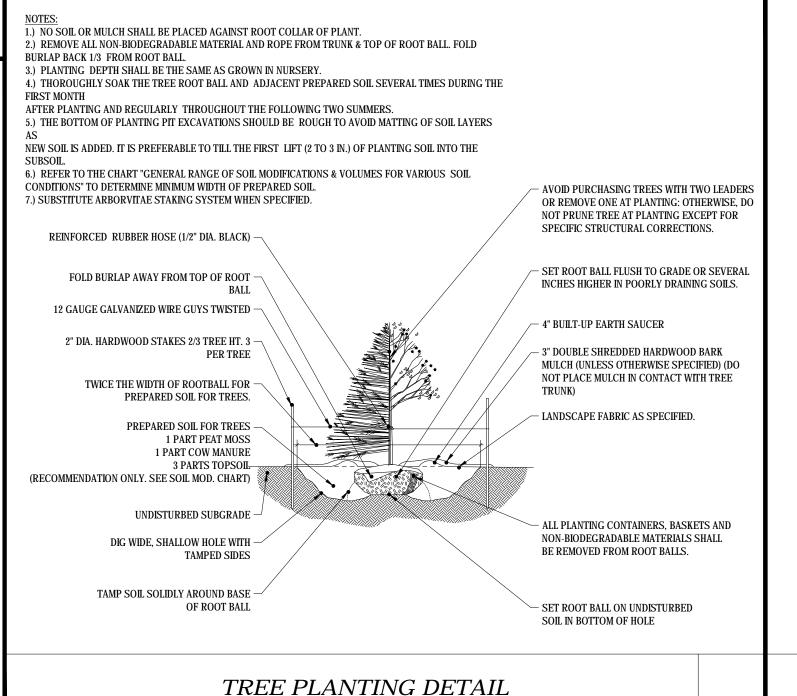
1 PART COMPOSTED COW MANURE BY VOLUME

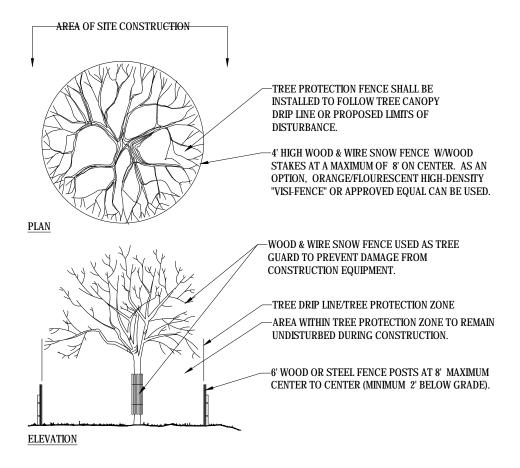
LIRIODENDRON TULIPIFERA

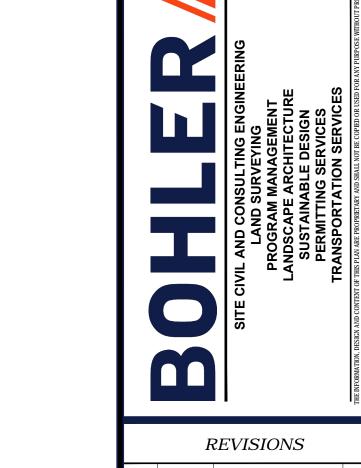
- 9.8.4.4. LARGER PLANTS: 2TABLETS PER 1/2 CALIPER OF TRUNK 9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY
- 9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
- 9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- 9.12. GROUND COMER AREAS SHALL RECEIVE A 1/4 LAYER OF HUMLS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COMER
- AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION. 9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS. 9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH
- 9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
- 10. TRANSPLANTING (WHEN REQUIRED 10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT
- 10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- 10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- 10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- 10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN 10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY

### BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

- 11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY
- SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED. 11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL
- NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES. 11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE
- SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
- 12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPI INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND
- 12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION
- 12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- 12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
- 13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- 13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. 14. MAINTENANCE (ALTERNATIVE BID):
- 44.1 A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR

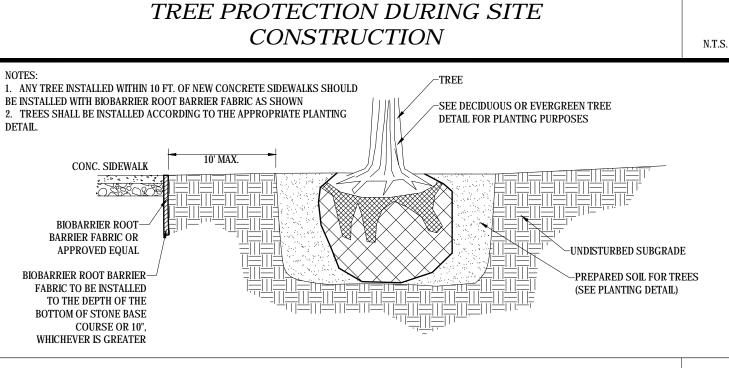


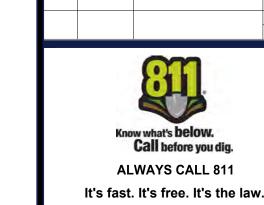




REV DATE

COMMENT





PROJECT No.

**CHECKED BY** 

DRAWN BY:

CAD I.D.:

PROJECT:

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC

DOCUMENT UNLESS INDICATED OTHERWISE

PROPOSED SITE

PLAN DOCUMENTS

FOR —

1420 MASSACHUSETTS

AVENUE. LLC

C/O BIERBRIER

**DEVELOPMENT, INC** 

PROPOSED

CITIZENS BANK REDEVELOPMENT

MAP #173. BLOCK #2. LOT #4.A

**1420 MASSACHUSETTS AVENUE** 

**TOWN OF ARLINGTON** 

MIDDLESEX COUNTY,

MASSACHUSETTS

352 TURNPIKE ROAD

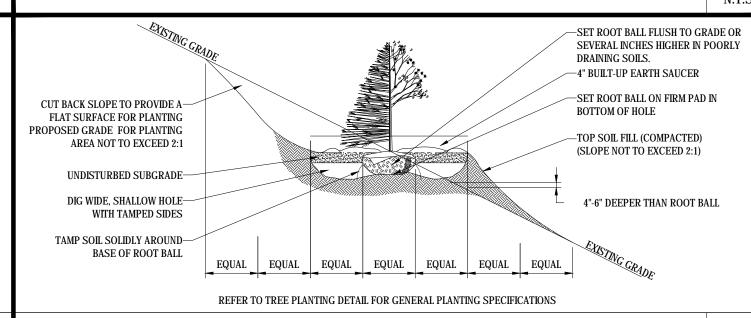
**SOUTHBOROUGH, MA 01772** 

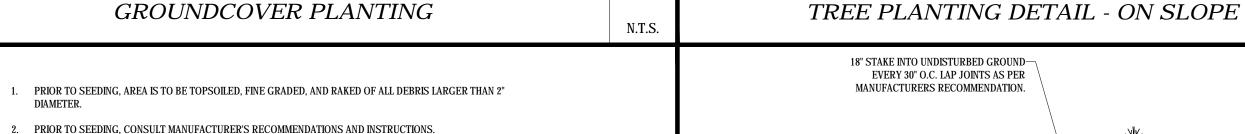
Phone: (508) 480-9900

CFD/NPI

W161132-TTB-0 24X3

# BIOBARRIER ROOT BARRIER DETAIL





N.T.S.

FOR CONTAINER-GROWN SHRUBS, PLANT SHALL BE

THE PERIMETER OF THE CONTAINER.

-LANDSCAPE FABRIC AS SPECIFIED

UNDISTURBED SUBGRADE

CONTINUOUS PLANTING HOLE.

-FINISHED GRADE

TRANSPLANTED AT THE SAME GRADE AS IN THE CONTAINER

TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING

SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE

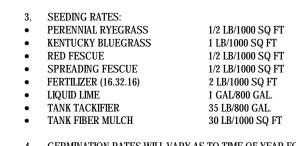
-3" DOUBLE-SHREDDED HARDWOOD BARK MULCH (DO NOT

PUT MULCH AGAINST THE BASE OF THE PLANT).

-PLACE SHRUB ON FIRM SOIL IN BOTTOM OF HOLE.

-WHEN APPROPRIATE, PLANT MULTIPLE SHRUBS IN

REMOVE THE CONTAINER, USE FINGER OR SMALL HAND TOOLS



PLANT SHALL BE PLANTED SO THAT THE POINT-

EVEL WITH GRADE, CUT AND REMOVE BURLAP

AT WHICH THE ROOT FLARE BEGINS IS SET

FROM TOP ONE-THIRD OF ROOT BALL AS

SHOWN.

PLANTING MIX:-

1 PART PEAT MOSS

3 PARTS TOPSOIL

PREPARED SOIL

INCORPORATE 2" OF PEAT INTO 6"

OF PLANTING MIXTURE, AS

1" DOUBLE SHREDDED-

EDGING

(AS SPECIFIED)

HARDWOOD BARK MULCH

BIND WITH NEW SOIL.

1 PART COW MANURE

(SEE SOIL MODIFICATION CHART)

BEFORE PLANTING, ADD 3" TO 4" OF—

SOIL SURFACE ROUGHENED TO-

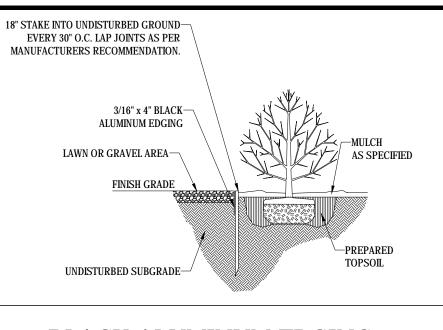
WELL-COMPOSTED LEAVES AND RECYCLED

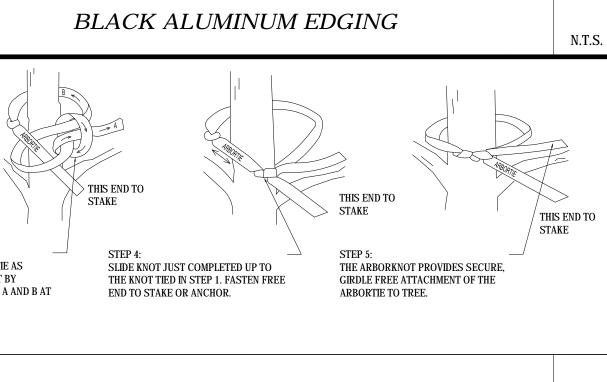
YARD WASTE TO BED AND TILL INTO TOP 6" OF

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

24" MINIMUM

SHRUB PLANTING DETAIL





www.BohlerEngineering.com



SHEET TITLE:

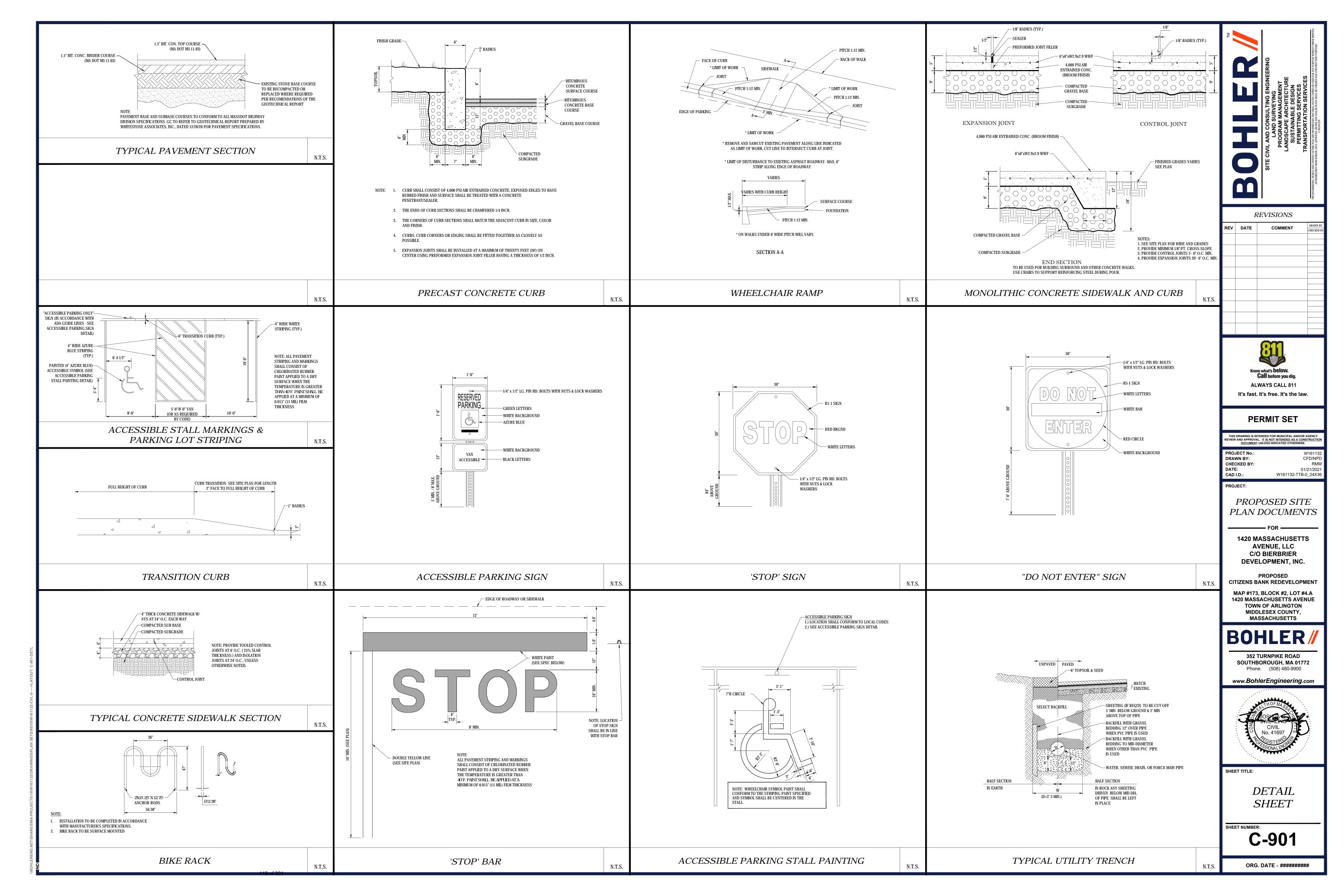
*LANDSCAPE* NOTES AND **DETAILS** 

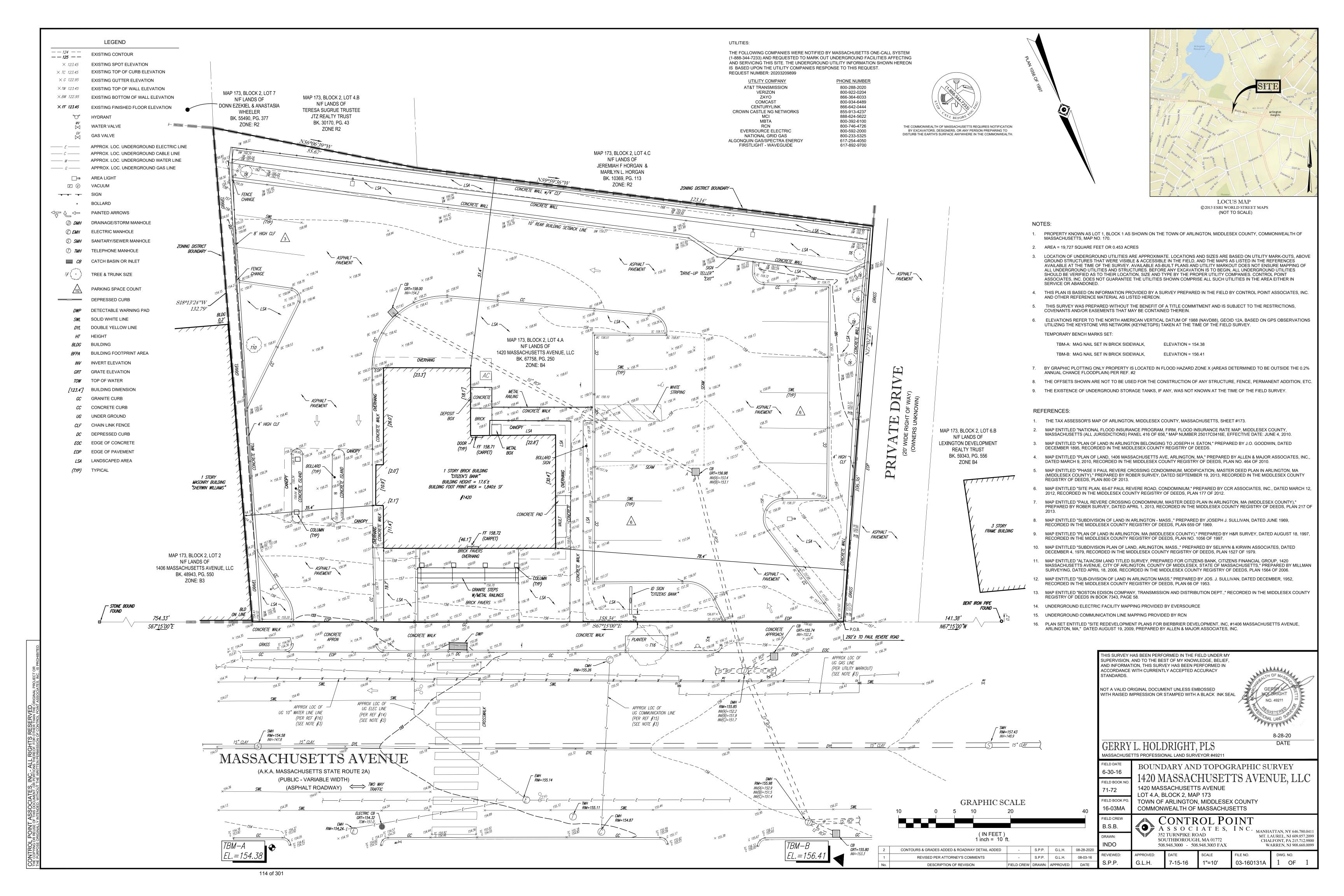
C-702

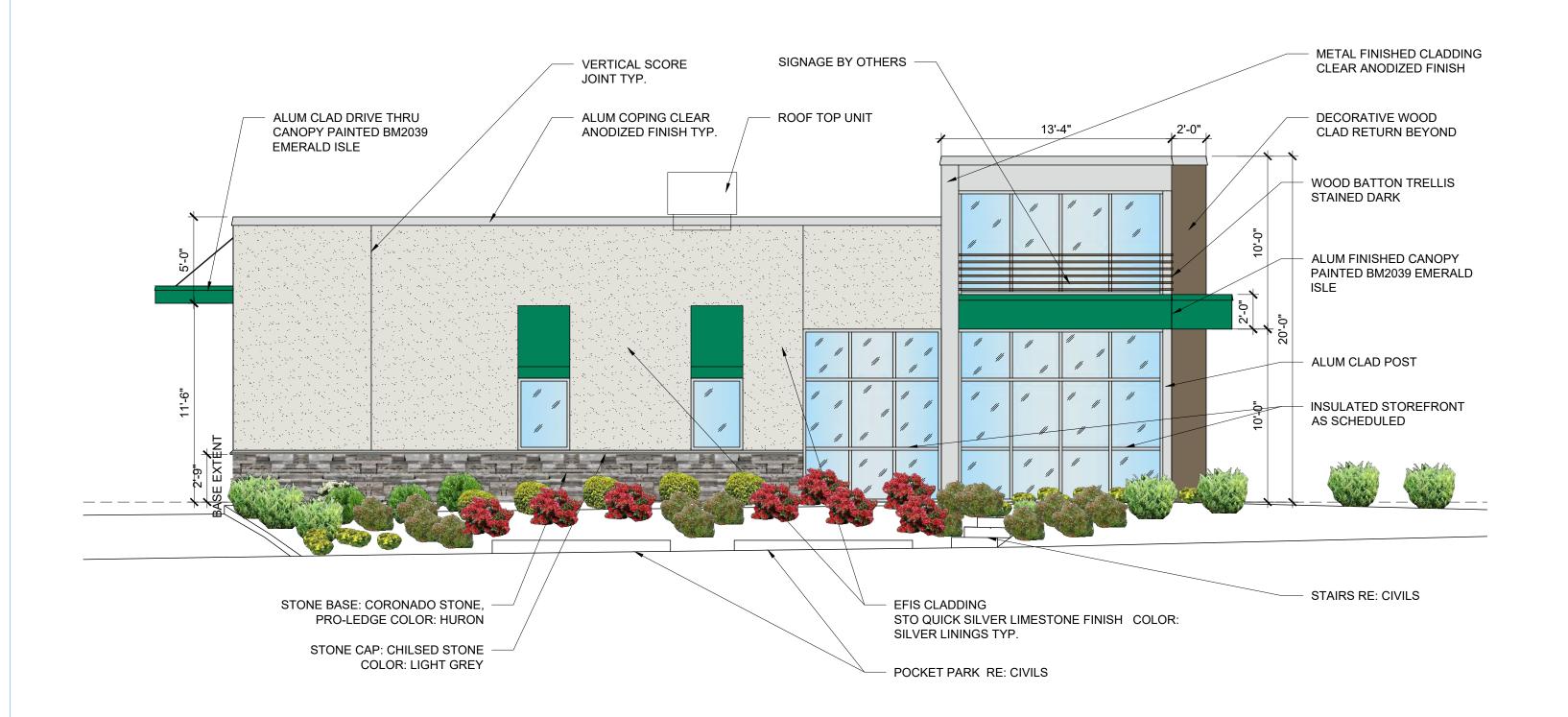
ORG. DATE - ########

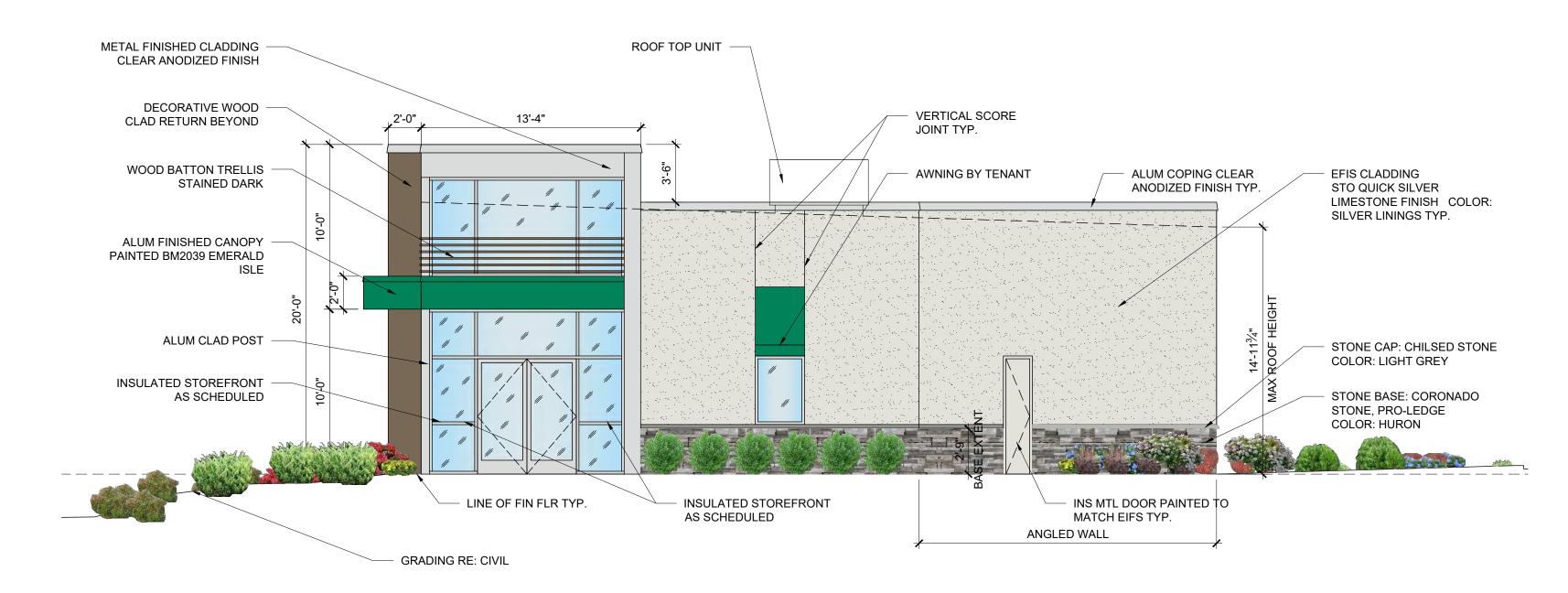
HYDROSEED SPECIFICATIONS SPECIFIED ARBORTIE GREEN (OR WHITE) STAKING THIS END WRAPPED AND GUYING MATERIAL IS TO BE FLAT WOVEN AROUND TREE AFTER POLYPROPYLENE MATERIAL KNOT IS TIGHTENED 3/4" WIDE, 900 LB. BREAK STRENGTH. ARBORTIE SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.  $\le$  THIS END TO MIN. OF THREE (3) TYPICAL GUYING STAKES TO EACH INSTALLATION THIS END TO STEP 2: TIE A SIMPLE KNOT 18-24" FROM FOLLOW MOTION OF ARBORTIE AS WRAP THIS END AROUND TREE. EITHER END OF THE ARBORTIE. SHOWN, FINISHING THE KNOT BY BEGIN A NEW KNOT BELOW THE PULLING TIGHTLY ON POINTS A AND B AT (DEPENDING ON THE DIAMETER KNOT THAT WAS TIED IN STEP THE SAME TIME OF THE TREE)

ARBORTIE STAKING DETAIL





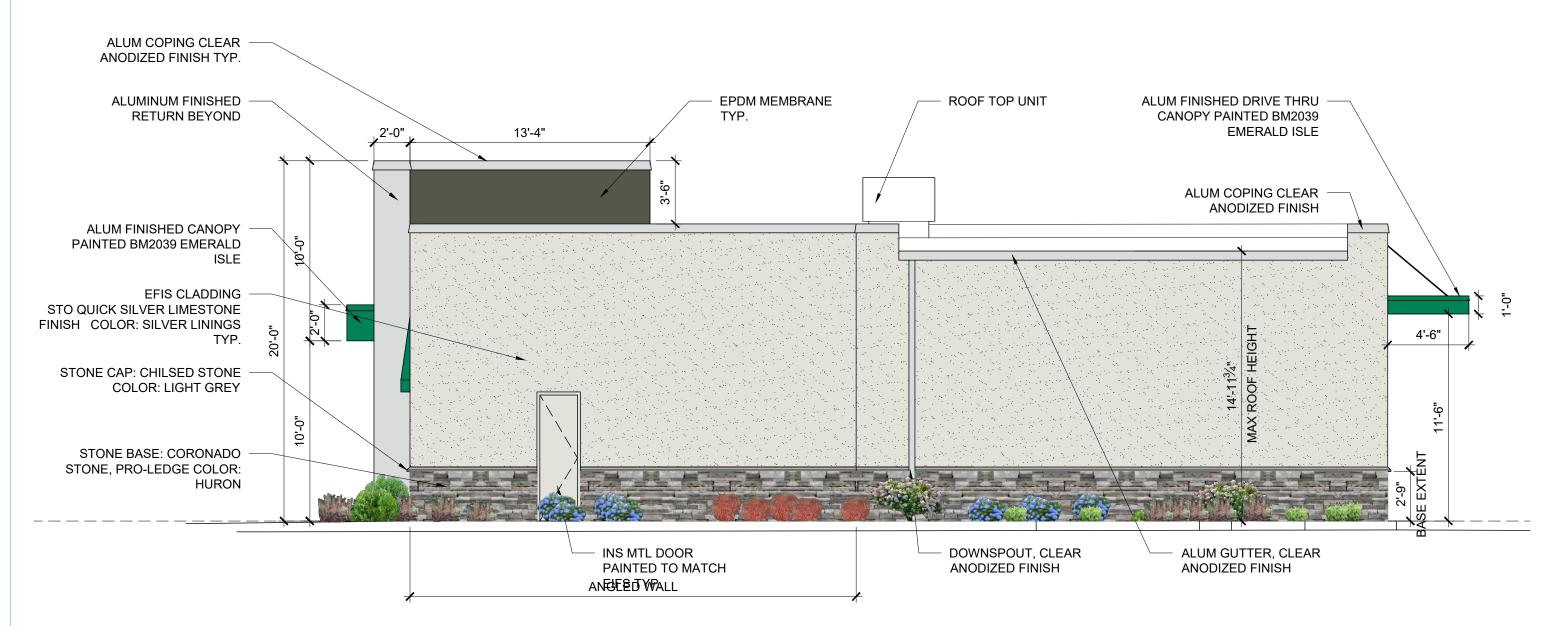


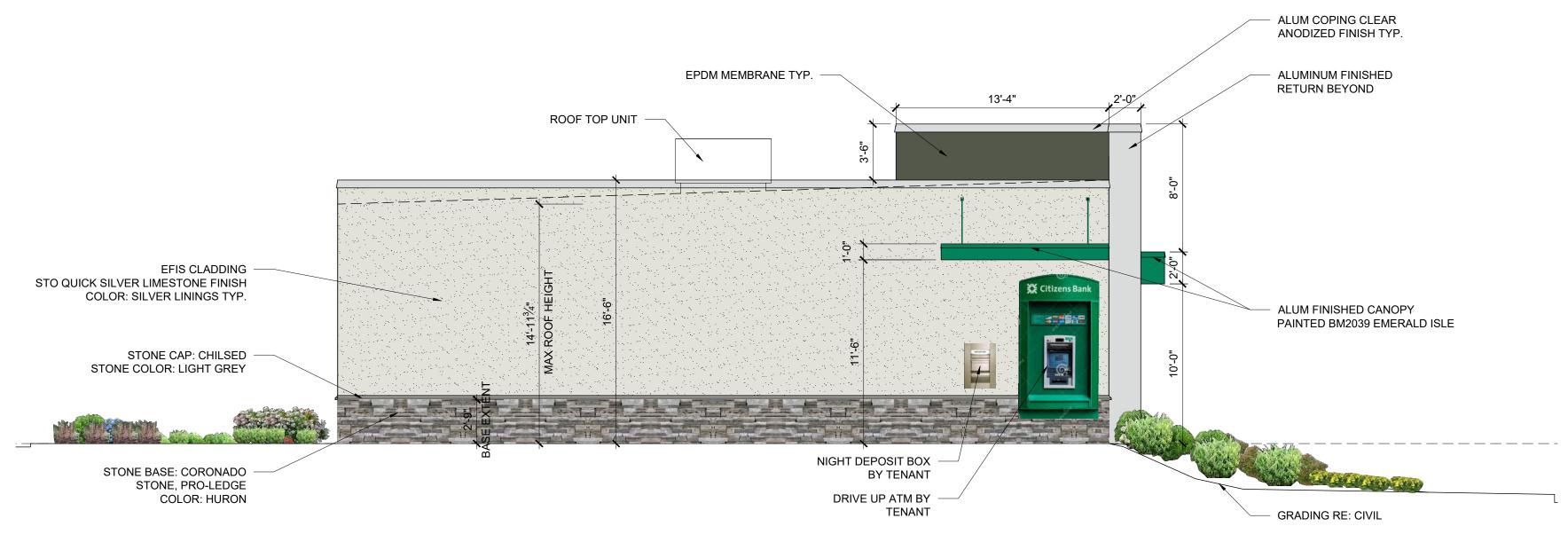


# PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"-1'-0"

PROPOSED RIGHT SIDE ELEVATION SCALE: 3/16"-1'-0"





PROPOSED REAR ELEVATION SCALE: 3/16"-1'-0"

PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU) SCALE: 3/16"-1'-0"

PROJECT NO: 220145

### **DRAINAGE MEMORANDUM**

For



### 1420 Massachusetts Avenue Town of Arlington, Massachusetts Middlesex County

Prepared by:

BOHLER 352 Turnpike Road Southborough, MA 01772 (508) 480-9900 TEL.



Joshua G. Swerling, P.E. Massachusetts P.E. Lic. # 41697



January 21, 2021

#W161132



### **TABLE OF CONTENTS**

[.	SUMMARY	. 1
	. RATIONAL DRAINAGE CALCULATIONS	
	I. STORMWATER MANAGEMENT STANDARDS	
	Standard #1: No New Untreated Discharges	. 4
	Standard #2: Peak Rate Attenuation	. 4
	Standard #3: Recharge	. 4
	Standard #4: Water Quality	. 4
	Standard #5: Land Use with Higher Potential Pollutant Loads	. 4
	Standard #6: Critical Areas.	. 4
	Standard #7: Redevelopment	. 4
	Standard #8: Construction Period Pollution Prevention and Erosion and Sedimentation Control	
	Standard #9: Operation and Maintenance Plan (O&M Plan)	
	Standard #10: Prohibition of Illicit Discharges	



#### **APPENDICIES**

APPENDIX A: MASSACHUSETTS STORMWATER MANAGEMENT CHECKLIST APPENDIX B: PROJECT LOCATION MAPS

- USGS MAP
- > FEMA FIRMETTE

APPENDIX C: SOIL AND WETLAND INFORMATION

- ➤ NCRS CUSTOM SOIL RESOURCE REPORT
- ➢ SOIL TESTING RESULTS

APPENDIX D: RAINFALL DATA

➤ INTENSITY-DURATION-FREQUENCY CURVE

APPENDIX E: OPERATION AND MAINTENANCE

- > STORMWATER OPERATION AND MAINTENANCE PLAN
- INSPECTION REPORT
- ➤ INSPECTION AND MAINTENANCE LOG FORM
- ➤ LONG-TERM POLLUTION PREVENTION PLAN
- > ILLICIT DISCHARGE STATEMENT
- > SPILL PREVENTION

### I. SUMMARY

This report examines the changes in drainage that can be expected as the result of the redevelopment consisting of the demolition of the existing building and construction of a new 2,400± SF bank with associated utility construction and minor parking renovations located at 1420 Massachusetts Avenue in the Town of Arlington, Massachusetts. The site, which contains approximately 0.45 acres of land, contains an existing building, paved parking lot, and associated landscaped areas.

The proposed project includes the construction of a new 2,400± SF bank with associated ATM drive-through. The project also includes construction of new landscaped areas and a new pocket park area along with repaving of the existing parking lot. This report addresses a comparative analysis of the pre- and post-development site runoff conditions using the Rational Method. The project will also provide erosion and sedimentation controls during the demolition and construction periods, as well as long term stabilization of the site.

The majority of the site area currently drains to existing catch basins within the parking area that flow to an existing drain manhole within Massachusetts Avenue. The remainder of the site sheet flows toward Massachusetts Avenue. As a result of this redevelopment, a decrease in flow is expected to all discharge points as a result of the decrease of approximately 970 SF of impervious area.

The proposed site conditions will improve water quality through the decrease in impervious area. The building's roof will be directed to a landscaped depression to the south of the building that will also result in an increase of water quality from the existing condition. Implementation of stormwater Best Management Practices will comply with Massachusetts DEP standards. Stormwater management will meet all redevelopment requirements of the current Massachusetts Department of Environmental Protection Stormwater Policy Handbook and the Town of Arlington's requirements for stormwater drainage.

The soils at the site are mapped as Urban land and Canton-Charlton-Urban land complex Paxton-Urban land complex, which is classified as Hydraulic Soil Group (HSG) A. Based off the data

oort of Geotechnical Industrial Market 1985 and		
	••	

### II. RATIONAL DRAINAGE CALCULATIONS

### **EXISTING CONDITIONS**

Coverage type	<u>acres</u>	pct.	"C"	frac.	
Impervious	0.35	0.78	0.95	0.74	
Landscape / Grass	0.1	0.22	0.30	0.07	
Total	0.45			0.8	(Composite "C")

### PROPOSED CONDITIONS

Coverage type	acres	pct.	"C"	frac.	
Impervious	0.32	0.71	0.95	0.68	
Landscape / Grass	0.13	0.29	0.30	0.09	
Total	0.45			0.76	(Composite "C")

### Time of Concentration 5 MIN

IDF Chart	<u>"I"</u>
2-yr storm	4.3
10-yr storm	5.8
50-yr storm	7.2
100-yr storm	8.0

### RUNOFF CALCULATIONS "Q" = C x I x A

Existing Conditions	С	- 1	Α	Q	
2-yr storm	0.80	4.3	0.448	1.55	cfs
10-yr storm	0.80	5.8	0.448	2.09	cfs
50-yr storm	0.80	7.2	0.448	2.60	cfs
100-yr storm	0.80	8.0	0.448	2.88	cfs
Proposed Conditions	С	1	Α	Q	
Proposed Conditions 2-yr storm	C 0.76	ا 4.3	A 0.45	Q 1.47	cfs
	_	l 4.3 5.8			cfs cfs
2-yr storm	0.76		0.45	1.47	

### Difference (Existing vs. Proposed)

		-5%
-0.10	cfs	-5%
-0.13	cfs	-5%
-0.14	cfs	-5%
	-0.13	-0.10 cfs -0.13 cfs -0.14 cfs

### III. STORMWATER MANAGEMENT STANDARDS

### **Standard #1: No New Untreated Discharges**

The project has been designed to maintain existing drainage patterns and the amount of impervious area discharging to Massachusetts Avenue has been decreased from the existing condition.

### Standard #2: Peak Rate Attenuation

As outlined in **Section II**, the development of the site has been designed so that post-development peak rates of runoff as well as volume are below pre-development conditions for the 2-, 10-, 50-, and 100-year storm events.

### Standard #3: Recharge

The project is a redevelopment and results in a decrease of impervious area. Thus, no recharge is required. However, on-site recharge will be increased due to the increase in pervious landscaped areas.

### **Standard #4: Water Quality**

The project is a redevelopment and results in a decrease of impervious area. Thus, no water quality is required. However, water quality will be increased due to the increase in pervious area.

#### **Standard #5: Land Use with Higher Potential Pollutant Loads**

Not Applicable for this project.

#### **Standard #6: Critical Areas**

Not Applicable for this project.

#### **Standard #7: Redevelopment**

The site is considered a redevelopment and results in a decrease of approximately 970 SF of impervious area.

# <u>Standard #8: Construction Period Pollution Prevention and Erosion and Sedimentation Control</u>

The proposed project will provide construction period erosion and sedimentation controls as indicated within the site plan set provided for this project. This includes a proposed construction exit, protection for stormwater inlets, protection around temporary material stock piles and various other techniques as outlined on the erosion and sediment control sheets. Additionally, the project is required to file a Notice of Intent with the US EPA and implement a Stormwater Pollution Prevention Plan (SWPPP) during the construction period. The SWPPP will be prepared prior to the start of construction and will be implemented by the site contractor under the guidance and responsibility of the project's proponent.

### Standard #9: Operation and Maintenance Plan (O&M Plan)

An Operation and Maintenance (O&M) Plan for this site has been prepared and is included in **Appendix E** of this report. The O&M Plan outlines procedures and timetables for the long term operation and maintenance of the proposed site stormwater management system, including initial inspections upon completion of construction and periodic monitoring of the system components, in accordance with established practices and the manufacturer's recommendations. The O&M Plan includes a list of responsible parties.

#### Standard #10: Prohibition of Illicit Discharges

The proposed stormwater system will only convey allowable non-stormwater discharges (firefighting waters, irrigation, air conditioning condensation, etc.) and will not contain any illicit discharges from prohibited sources.

	STORMWATE	



Bureau of Resource Protection - Wetlands Program

### **Checklist for Stormwater Report**

### A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals. This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>&</sup>lt;sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>&</sup>lt;sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Bureau of Resource Protection - Wetlands Program

### **Checklist for Stormwater Report**

### **B. Stormwater Checklist and Certification**

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

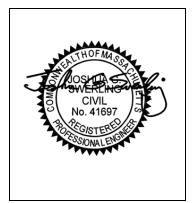
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### **Registered Professional Engineer's Certification**

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Signature and Date

### **Checklist**

	<b>Project Type:</b> Is the application for new development, redevelopment, or a mix of new and redevelopment?				
	New development				
$\boxtimes$	Redevelopment				
	Mix of New Development and Redevelopment				



Bureau of Resource Protection - Wetlands Program

### **Checklist for Stormwater Report**

### Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

$\boxtimes$	No disturbance to any Wetland Resource Areas
	Site Design Practices (e.g. clustered development, reduced frontage setbacks)
$\boxtimes$	Reduced Impervious Area (Redevelopment Only)
	Minimizing disturbance to existing trees and shrubs
	LID Site Design Credit Requested:
	☐ Credit 1
	☐ Credit 2
	☐ Credit 3
	Use of "country drainage" versus curb and gutter conveyance and pipe
	Bioretention Cells (includes Rain Gardens)
	Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
	Treebox Filter
	Water Quality Swale
	Grass Channel
	Green Roof
	Other (describe):
Sta	ndard 1: No New Untreated Discharges
$\boxtimes$	No new untreated discharges
	Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
	$Supporting\ calculations\ specified\ in\ Volume\ 3\ of\ the\ Massachusetts\ Stormwater\ Handbook\ included.$



# **Massachusetts Department of Environmental Protection**Bureau of Resource Protection - Wetlands Program

# **Checklist for Stormwater Report**

Cr	necklist (continued)
Sta	ndard 2: Peak Rate Attenuation
	Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.  Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
	Calculations provided to show that post-development peak discharge rates do not exceed pre- development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24- hour storm.
Sta	ndard 3: Recharge
$\boxtimes$	Soil Analysis provided.
	Required Recharge Volume calculation provided.
	Required Recharge volume reduced through use of the LID site Design Credits.
	Sizing the infiltration, BMPs is based on the following method: Check the method used.
	☐ Static ☐ Simple Dynamic ☐ Dynamic Field¹
	Runoff from all impervious areas at the site discharging to the infiltration BMP.
	Runoff from all impervious areas at the site is <i>not</i> discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
	Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
$\boxtimes$	Recharge BMPs have been sized to infiltrate the Required Recharge Volume <i>only</i> to the maximum extent practicable for the following reason:
	☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
	M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
	☐ Solid Waste Landfill pursuant to 310 CMR 19.000
	Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
	Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
	Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

<sup>&</sup>lt;sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# **Massachusetts Department of Environmental Protection**Bureau of Resource Protection - Wetlands Program

# **Checklist for Stormwater Report**

calculating the water quality volume are included, and discharge:  ☐ is within the Zone II or Interim Wellhead Protection Area  ☐ is near or to other critical areas  ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)  ☐ involves runoff from land uses with higher potential pollutant loads.  ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.		
The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.  □ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.  Standard 4: Water Quality  The Long-Term Pollution Prevention Plan typically includes the following:  □ Good housekeeping practices;  □ Provisions for storing materials and waste products inside or under cover;  □ Vehicle washing controls;  □ Requirements for routine inspections and maintenance of stormwater BMPs;  □ Spill prevention and response plans;  □ Provisions for maintenance of lawns, gardens, and other landscaped areas;  □ Provisions for storage and use of fertilizers, herbicides, and pesticides;  □ Pet waste management provisions;  □ Provisions for operation and management of septic systems;  □ Provisions for operation and management;  □ Snow disposal and plowing plans relative to Wetland Resource Areas;  □ Winter Road Salt and/or Sand Use and Storage restrictions;  □ Street sweeping schedules;  □ Provisions for prevention of illicit discharges to the stormwater management system;  □ Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;  □ Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;  □ List of Emergency contacts for implementing Long-Term Pollution Prevention Plan;  □ List of Emergency contacts for implementing Long-Term Pollution Prevention Plan;  □ List of Emergency contacts for implementing Long-Term Pollution Prevention Plan;  □ List of Emergency contacts for implementing Long-Term Pollution Prevention Plan;  □ List of Emergency contacts for implementing Long-Term Pollution Prevention Plan;  □ List of Emergency contacts for implementing Long-Term Pollution Prevention Plan;  □ List of Emergency contacts fo	Cł	necklist (continued)
year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.  Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.  Standard 4: Water Quality  The Long-Term Pollution Prevention Plan typically includes the following: Good housekeeping practices; Provisions for storing materials and waste products inside or under cover; Vehicle washing controls; Requirements for routine inspections and maintenance of stormwater BMPs; Spill prevention and response plans; Provisions for maintenance of lawns, gardens, and other landscaped areas; Requirements for storage and use of fertilizers, herbicides, and pesticides; Pet waste management provisions; Provisions for solid waste management of septic systems; Provisions for operation and management of septic systems; Provisions for solid waste management; Snow disposal and plowing plans relative to Wetland Resource Areas; Winter Road Salt and/or Sand Use and Storage restrictions; Street sweeping schedules; Provisions for prevention of illicit discharges to the stormwater management system; Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL; Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan; List of Emergency contacts for implementing Long-Term Pollution Prevention Plan; List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.  A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.  Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:  is within the Zone II or Interim Wellhead Protection Area  is near or to other critical areas  is within soils with a rapid infiltration rate (greater than 2.4 inc	Sta	andard 3: Recharge (continued)
resource areas.  Standard 4: Water Quality  The Long-Term Pollution Prevention Plan typically includes the following: Good housekeeping practices; Provisions for storing materials and waste products inside or under cover; Vehicle washing controls; Requirements for routine inspections and maintenance of stormwater BMPs; Spill prevention and response plans; Provisions for maintenance of lawns, gardens, and other landscaped areas; Requirements for storage and use of fertilizers, herbicides, and pesticides; Pet waste management provisions; Provisions for operation and management of septic systems; Provisions for operation and management; Snow disposal and plowing plans relative to Wetland Resource Areas; Winter Road Salt and/or Sand Use and Storage restrictions; Street sweeping schedules; Provisions for prevention of illicit discharges to the stormwater management system; Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL; Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan; List of Emergency contacts for implementing Long-Term Pollution Prevention Plan; List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.  A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.  Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule fo calculating the water quality volume are included, and discharge:  is within the Zone II or Interim Wellhead Protection Area  is near or to other critical areas  is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)		year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding
The Long-Term Pollution Prevention Plan typically includes the following:  Good housekeeping practices;  Provisions for storing materials and waste products inside or under cover;  Vehicle washing controls;  Requirements for routine inspections and maintenance of stormwater BMPs;  Spill prevention and response plans;  Provisions for maintenance of lawns, gardens, and other landscaped areas;  Requirements for storage and use of fertilizers, herbicides, and pesticides;  Pet waste management provisions;  Provisions for operation and management of septic systems;  Provisions for solid waste management;  Snow disposal and plowing plans relative to Wetland Resource Areas;  Winter Road Salt and/or Sand Use and Storage restrictions;  Street sweeping schedules;  Provisions for prevention of illicit discharges to the stormwater management system;  Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;  Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;  List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.  A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.  Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:  is within the Zone II or Interim Wellhead Protection Area  is near or to other critical areas  is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)  involves runoff from land uses with higher potential pollutant loads.		
<ul> <li>Good housekeeping practices;</li> <li>Provisions for storing materials and waste products inside or under cover;</li> <li>Vehicle washing controls;</li> <li>Requirements for routine inspections and maintenance of stormwater BMPs;</li> <li>Spill prevention and response plans;</li> <li>Provisions for maintenance of lawns, gardens, and other landscaped areas;</li> <li>Requirements for storage and use of fertilizers, herbicides, and pesticides;</li> <li>Pet waste management provisions;</li> <li>Provisions for operation and management of septic systems;</li> <li>Provisions for solid waste management;</li> <li>Snow disposal and plowing plans relative to Wetland Resource Areas;</li> <li>Winter Road Salt and/or Sand Use and Storage restrictions;</li> <li>Street sweeping schedules;</li> <li>Provisions for prevention of illicit discharges to the stormwater management system;</li> <li>Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;</li> <li>Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;</li> <li>List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.</li> <li>✓ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.</li> <li>Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule fo calculating the water quality volume are included, and discharge:  is within the Zone II or Interim Wellhead Protection Area</li> is near or to other critical areas involves runoff from land uses with higher potential pollutant loads. </ul>	Sta	ndard 4: Water Quality
	The	a Long-Term Pollution Prevention Plan typically includes the following: Good housekeeping practices; Provisions for storing materials and waste products inside or under cover; Vehicle washing controls; Requirements for routine inspections and maintenance of stormwater BMPs; Spill prevention and response plans; Provisions for maintenance of lawns, gardens, and other landscaped areas; Requirements for storage and use of fertilizers, herbicides, and pesticides; Pet waste management provisions; Provisions for operation and management of septic systems; Provisions for solid waste management; Snow disposal and plowing plans relative to Wetland Resource Areas; Winter Road Salt and/or Sand Use and Storage restrictions; Street sweeping schedules; Provisions for prevention of illicit discharges to the stormwater management system; Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL; Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan; List of Emergency contacts for implementing Long-Term Pollution Prevention Plan. A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.  Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:  is within the Zone II or Interim Wellhead Protection Area  is near or to other critical areas
		The Required Water Quality Volume is reduced through use of the LID site Design Credits.  Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if

applicable, the 44% TSS removal pretreatment requirement, are provided.



# **Massachusetts Department of Environmental Protection** Bureau of Resource Protection - Wetlands Program

# **Checklist for Stormwater Report**

Cł	necklist (continued)
Sta	ndard 4: Water Quality (continued)
	The BMP is sized (and calculations provided) based on:
	☐ The ½" or 1" Water Quality Volume or
	☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
	The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
	A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.
Sta	ndard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)
	The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.  The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted <i>prior</i> .
	<ul><li>to the discharge of stormwater to the post-construction stormwater BMPs.</li><li>The NPDES Multi-Sector General Permit does not cover the land use.</li></ul>
ш	The NFDES Multi-Sector General Fermit does not cover the land use.
	LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
	All exposure has been eliminated.
	All exposure has <i>not</i> been eliminated and all BMPs selected are on MassDEP LUHPPL list.
	The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.
Sta	ndard 6: Critical Areas
	The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
	Critical areas and BMPs are identified in the Stormwater Report.



Bureau of Resource Protection - Wetlands Program

### **Checklist for Stormwater Report**

### Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

$\boxtimes$	The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
	☐ Limited Project
	<ul> <li>Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.</li> <li>Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area</li> <li>Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff</li> </ul>
	☐ Bike Path and/or Foot Path
	□ Redevelopment Project
	Redevelopment portion of mix of new and redevelopment.
	Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.  The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

#### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Bureau of Resource Protection - Wetlands Program

### **Checklist for Stormwater Report**

Checklist (continued) Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued) The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has not been included in the Stormwater Report but will be submitted **before** land disturbance begins. ☐ The project is *not* covered by a NPDES Construction General Permit. The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report. The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins. Standard 9: Operation and Maintenance Plan ☐ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information: Name of the stormwater management system owners; Party responsible for operation and maintenance; Schedule for implementation of routine and non-routine maintenance tasks; ☐ Plan showing the location of all stormwater BMPs maintenance access areas; Description and delineation of public safety features; Estimated operation and maintenance budget; and □ Operation and Maintenance Log Form. The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions: A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs; A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions. Standard 10: Prohibition of Illicit Discharges ☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

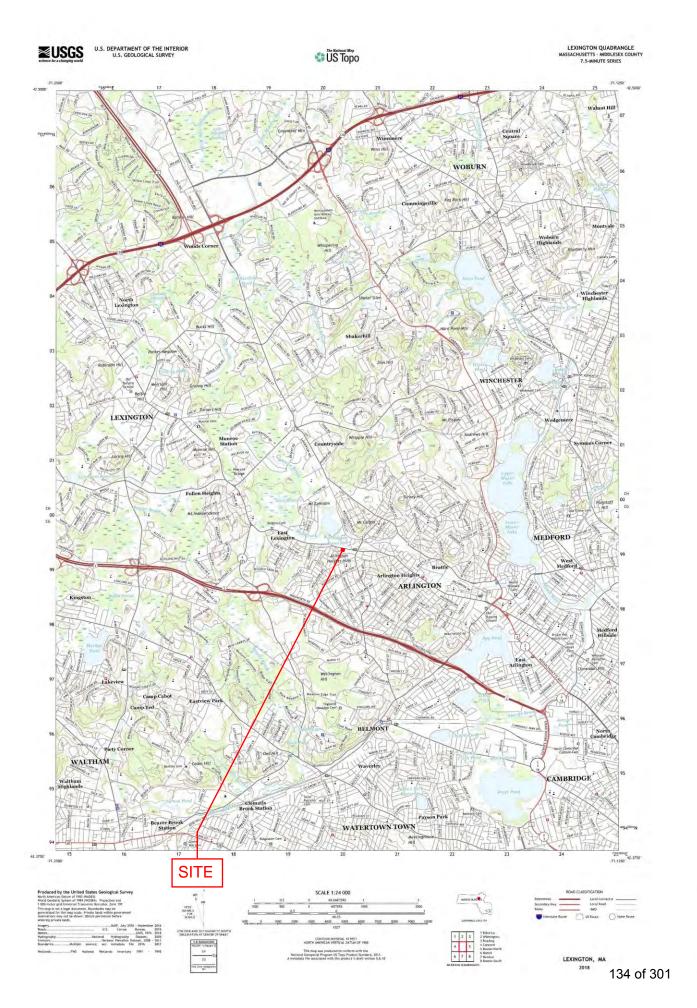
NO Illicit Discharge Compliance Statement is attached but will be submitted *prior to* the discharge of

An Illicit Discharge Compliance Statement is attached;

any stormwater to post-construction BMPs.

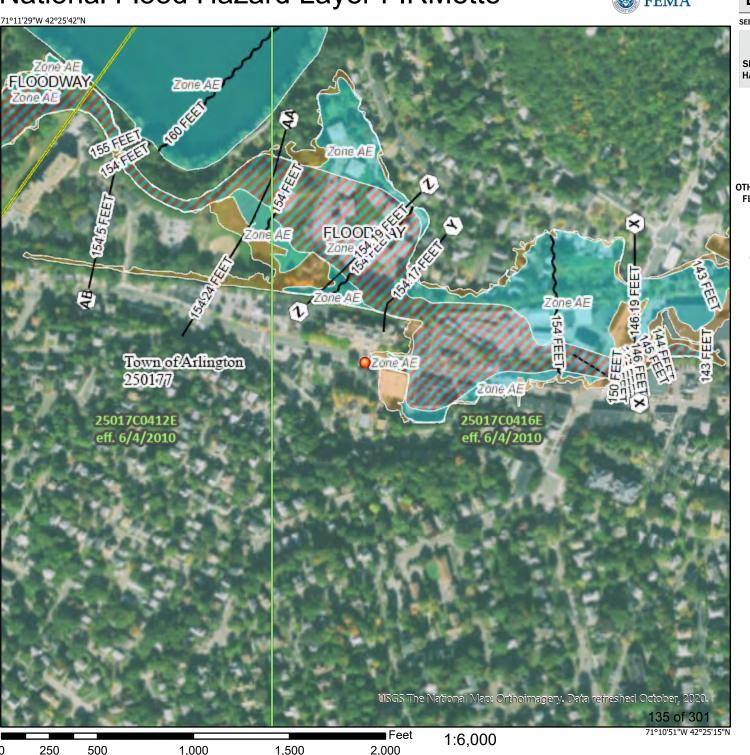
### APPENDIX B: PROJECT LOCATION MAPS

- ➤ <u>USGS MAP</u>
- ➤ <u>FEMA FIRMETTE</u>



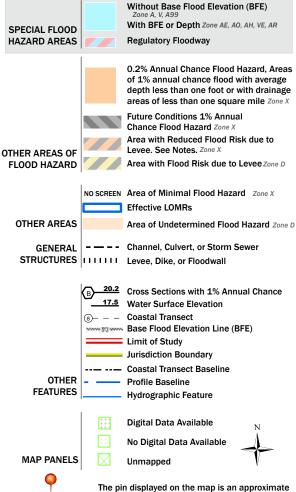
### National Flood Hazard Layer FIRMette





#### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

point selected by the user and does not represent

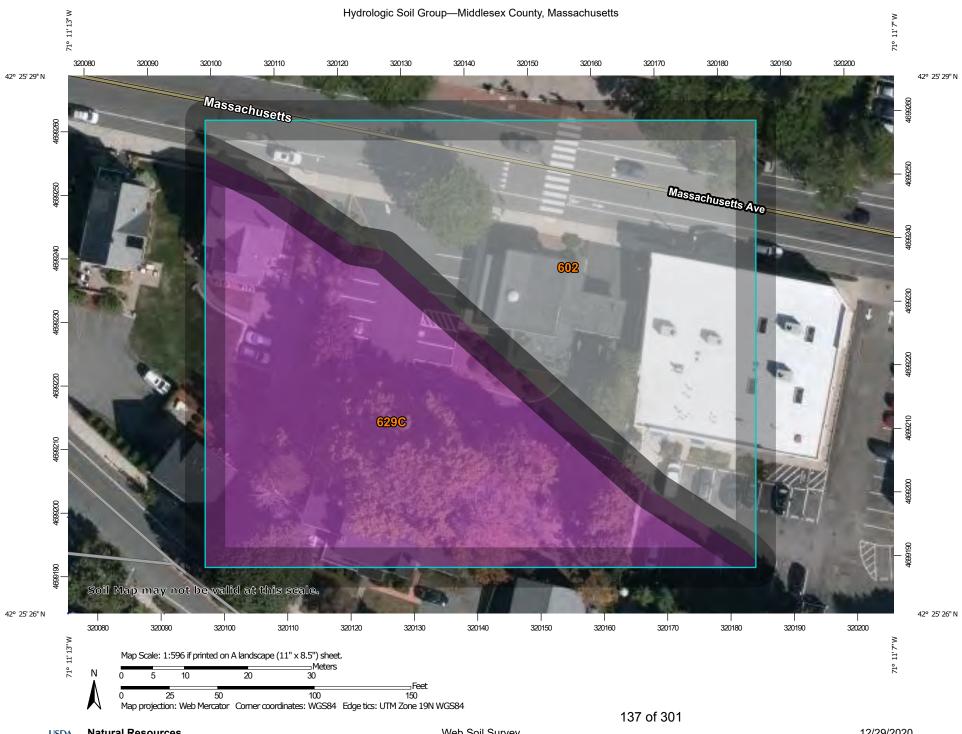
an authoritative property location.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/29/2020 at 9:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

### **APPENDIX C: SOIL AND WETLAND INFORMATION**

- > NCRS CUSTOM SOIL RESOURCE REPORT
- > SOIL TESTING RESULTS



#### MAP LEGEND MAP INFORMATION The soil surveys that comprise your AOI were mapped at Area of Interest (AOI) С 1:25.000. Area of Interest (AOI) C/D Soils Warning: Soil Map may not be valid at this scale. D **Soil Rating Polygons** Enlargement of maps beyond the scale of mapping can cause Not rated or not available Α misunderstanding of the detail of mapping and accuracy of soil **Water Features** line placement. The maps do not show the small areas of A/D Streams and Canals contrasting soils that could have been shown at a more detailed Transportation B/D Rails ---Please rely on the bar scale on each map sheet for map measurements. Interstate Highways C/D Source of Map: Natural Resources Conservation Service **US Routes** Web Soil Survey URL: D Major Roads Coordinate System: Web Mercator (EPSG:3857) Not rated or not available -Local Roads Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts Soil Rating Lines Background distance and area. A projection that preserves area, such as the Aerial Photography Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. Soil Survey Area: Middlesex County, Massachusetts Survey Area Data: Version 20, Jun 9, 2020 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Not rated or not available Date(s) aerial images were photographed: Sep 11, 2019—Oct 5. 2019 **Soil Rating Points** The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background A/D imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident. B/D

### **Hydrologic Soil Group**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
602	Urban land		0.8	50.4%
629C	Canton-Charlton-Urban land complex, 3 to 15 percent slopes	A	0.8	49.6%
Totals for Area of Intere	est	1.5	100.0%	

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

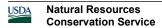
Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

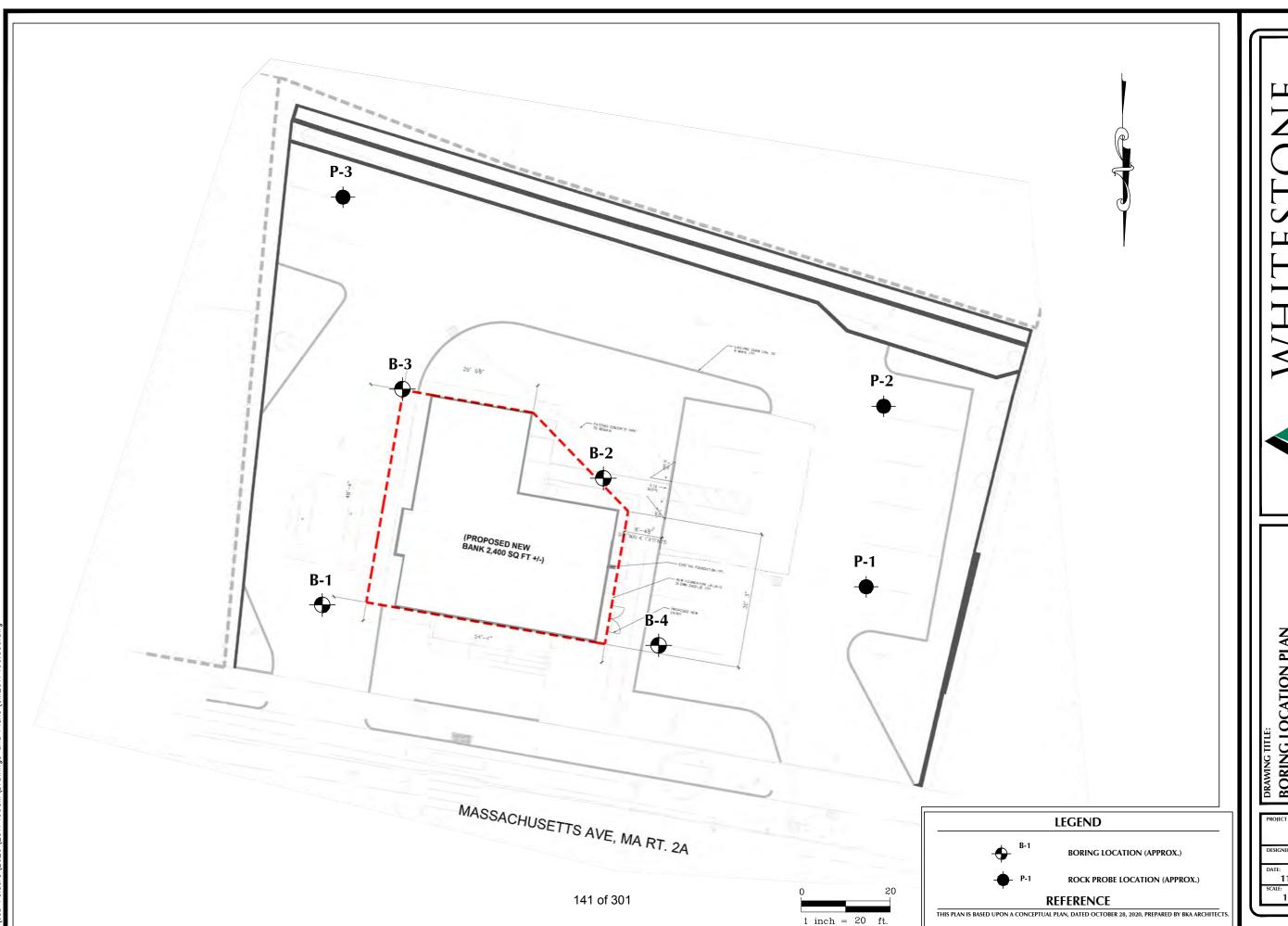
### **Rating Options**

Aggregation Method: Dominant Condition



Component Percent Cutoff: None Specified

Tie-break Rule: Higher





GM2017460.000 OJ. MGR.: RR 11/24/20 1" = 20'

SIGNED BY:



# **APPENDIX A Records of Subsurface Exploration**



### **RECORD OF** WHITESTONE ASSOCIATES, INC. SUBSURFACE EXPLORATION

Boring No.: B-1 Page 1 of 1

Project:		Proposed Citizens Bank Rebuild WAI Project No.: GM2017460.000											
Location:		1416	- 1420 Massachuse	tts Av	enue, Aı	rlington, I	, Middlesex County, Massachusetts			Client: 1420 Massachusetts Avenue,		etts Avenue, LLC	
Surface El	Surface Elevation: ± NS feet above NAVD88						Date Started: 11/3/2020			Wate	ter Depth   Elevation Cave-In Depth   Elevation		
Terminatio	Termination Depth: 22.0 feet bgs						Date Completed: 11/3/2		11/3/2020	(	feet bgs)   (ft NAVD88)	(fe	eet bgs)   (ft NAVD88)
Proposed Location: Building							Logged By:	TU		During:	10.0   👽		
Drill / Test	Metho	od:	HSA / SPT				Contractor:	SE		At Completion:	<u></u>   <u></u> \	At Completion:	<u></u> l ፳절
			Autohammer				Equipment:	Mobile	B-57	24 Hours:	<u></u>   <u></u> 🔻	24 Hours:	<u>   💆</u>
	64	MDL	E INFORMATION	ı		l						l	
Double	SA	WIPLE	INFORMATION			DEPTH	STRATA			DESCRIPTIO	N OF MATERIALS		REMARKS
Depth (feet)	No	Туре	Blows Per 6"	Rec. (in.)	N	(feet)				(Clas	sification)		
						0.0					•		
		$\setminus$					PAVEMENT		4.5" Asphalt				
0 - 2	S-1	V	12 - 14 - 13 - 10	8	27	_		888	Brown, Medium D	ense, Poorly Graded	Sand with Silt and Grave	l (FILL)	
-		Λ					1	IXX.					
		$\longrightarrow$				<b> </b>		IXX.					
		$\setminus$					EV/OTING	IXX					
2 - 4	S-2	Χ	25 - 18 - 7 - 9	6	25	_	EXISTING	188	As Above (FILL)				
		$/ \setminus$					FILL	188					
		$\overline{}$					1	188					
						5.0	╡	IXX.					
						<u> </u>	1	IXX.					
	0.0	$\vee$		١.	40	6.0		888	As Above, Loose	(FILL)			
5 - 7	S-3	Λ	2 - 3 - 13 - 49	4	16			111	Brown, Medium D	ense, Poorly Graded	Sand with Silt and Grave	(SP-SM)	
		$\angle$											
		\ /											
7 - 9	S-4	V	20 - 19 - 24 - 21	14	43	_			As Above, Dense	(SP-SM)			
		$\Lambda$											
		igspace				<b> </b>	01.4010						
						10.0	GLACIO- FLUVIAL						
						10.0	DEPOSIT						
		$\setminus /$				-	- DEFOOR		As Above, Medium	n Dense (SP-SM)			
10 - 12	S-5	Х	11 - 10 - 12 - 13	12	22	_	1		,	,			
		$/\setminus$				-	1						
						l _							
							_						
						_							
						45.0	4						
						15.0		1940					
		$ \backslash / $					1		Brown Very Dens	e, Silty Sand with Gr	avel (SM)		
15 - 17	S-6	Х	22 - 26 - 27 - 31	16	53	_	1		, ,	,, cana mai Oi	/=/		
		$/\setminus$				•	1						
						i –							
						_ '	GLACIAL						
							TILL						
						_							
							4						
						20.0	4						
		$\setminus$					-		As Above (SM)				
20 - 22	S-7	Х	12 - 21 - 37 - 40	10	58	_	1		As Above (SIVI)				
		$/\setminus$					1						
									Boring Log B-1 Te	erminated at a Depth	of 22.0 Feet Below Groun	d Surface.	
						•	1			·			
							]						
						]							
						25.0	4						
												143 (	of 301



### **RECORD OF** WHITESTONE SUBSURFACE EXPLORATION

Boring No.: B-2 Page 1 of 1

Project:	ject: Proposed Citizens Bank Rebuild WAI Project No.: GM2017460.000									WAI Project No.: GM2017460.000		
Location:		1416	- 1420 Massachuse	tts Av	enue, A	rlington, N	/liddlesex Cour	nty, Mas	ssachusetts	Client: 1420 Massachusetts Avenue, L	LC	
Surface Elevation: ± NS feet above NAVD88							Date Started: 11/3/2020			Water Depth   Elevation   Cave-In Depth   Elevation		
						Date Completed: 11/3/2020			(feet bgs)   (ft NAVD88) (feet bgs)   (ft NA			
							-	-	11/0/2020		,	
							Logged By:	TU			t_n	
Drill / Test	Metho	od:	HSA / SPT				Contractor:	SE		At Completion:    🗸 At Completion:	<u> </u>	
			Autohammer				Equipment:	Mobile	e B-57	24 Hours:      24 Hours:	<u> </u>	
	SΔ	MPLE	E INFORMATION			DEDT						
Double				Rec.	Ι	DEPTH	STRAT	Α		DESCRIPTION OF MATERIALS REMAR	KS	
Depth (feet)	No	Туре	Blows Per 6"	(in.)	N	(feet)				(Classification)		
, ,		<u>, , , , , , , , , , , , , , , , , , , </u>		` ,		0.0						
						i –	TS	<u> </u>	6" Mulch			
0.0	0.4	V	0 0 10 10	40	04			88	Brown, Medium D	Dense, Poorly Graded Sand with Silt and Gravel (FILL)		
0 - 2	S-1	Λ	3 - 8 - 13 - 10	12	21		1	$  \rangle \rangle$				
		/ \				-	EXISTING					
							FILL	1888				
2 - 4	S-2	V	17 - 17 - 8 - 4	5	25	•	1	IXX	As Above (FILL)			
2-4	3-2	Λ	17 - 17 - 0 - 4	3	25		1					
		/ \				4.0		88				
								711				
						5.0						
5 - 7	S-3	V	13 - 15 - 5 - 6	7	20	_			Brown, Medium D	Dense, Poorly Graded Sand with Silt and Gravel (SP-SM)		
0 1	0 0	Λ	10 10 0 0	'	20							
		$/ \setminus$										
		\ /										
7 - 9	S-4	V	7 - 6 - 6 - 6	8	12	_			As Above (SP-SM	M)		
, 0	0 1	Λ	, , ,		'-							
		$\langle \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$				l _						
							<u> </u>					
						10.0	¥					
		\ /										
10 - 12	S-5	Υ	10 - 12 - 8 - 9	7	20		GLACIO-		As Above (SP-SM	M)		
		Λ					FLUVIAL					
		igwedge				l _	DEPOSIT					
							4					
						_	4					
							4					
						_	4					
						45.0	-					
					<u> </u>	15.0	-		I			
		$\setminus$					-		As Above Loose	e to Medium Dense (SP-SM)		
15 - 17	S-6	X	3 - 5 - 5 - 7	10	10	l –	-		, is Above, Loose	o to modium bondo (or -om)		
		$/ \setminus$										
						-	1					
						•	1		I			
						-	1		I			
						l .	1					
						I –	1					
						20.0		-111				
									Boring Log B-2 Te	Terminated upon Auger Refusal at a Depth of 20.0 fbgs.		
						·			I			
									I			
									I			
						·			I			
						25.0			I			
										144 of 301		



## **RECORD OF** WHITESTONE SUBSURFACE EXPLORATION

Boring No.: B-3 Page 1 of 1

Project:		Prop	osed Citizens Bank I	Rebuil	d						WAI Project No.:	GM2017460.000	
Location:		1416	- 1420 Massachuse	tts Ave	enue, A	rlington, l	Middlesex Cour	nty, Ma	ssachusetts		Client:	1420 Massachuse	etts Avenue, LLC
Surface El	evatio	n:	± NS fee	t abov	e NAVI	880	Date Started:		11/11/2020	Wate	er Depth   Elevation	Cave-In	Depth   Elevation
Terminatio	n Dep	th:	15.0 fee	t bgs			Date Complet	ed:	11/11/2020	(	(feet bgs)   (ft NAVD88)	(fe	eet bgs)   (ft NAVD88)
Proposed	Locati	ion:	Building				Logged By:	TU		During:	10.0   🕎		
Drill / Test	Metho	od:	HSA / SPT				Contractor:	SE		At Completion:	<u></u>   \	At Completion:	<u></u>   <u></u> <u>F</u>
			Autohammer				Equipment:	Mobile	e B-57	24 Hours:	<u> </u>	24 Hours:	<u>   💆 </u>
	SΔ	MPI	E INFORMATION	ı		DEDT							
Donth		IVII E		Rec.		DEPTH	STRAT	Α		DESCRIPTIO	N OF MATERIALS		REMARKS
Depth (feet)	No	Туре	Blows Per 6"	(in.)	N	(feet)				(Clas	sification)		
						0.0							
		Ν/	1			,	PAVEMENT		4.5" Asphalt				
0 - 2	S-1	ΙX	14 - 15 - 18 - 12	14	33	_	4	IXX	Brown, Dense, Po	oorly Graded Sand wi	th Silt and Gravel (FILL)		
		$ / \setminus$					EXISTING	IXX					
		$\left( -\right)$	<del>)</del>			<del> </del>	FILL	IXX					
		$\mathbb{N}$					-	IXX	As Above, Mediur	m Dense (FILL)			
2 - 4	S-2	ΙX	23 - 12 - 6 - 20	8	18	-	1	IXX	,	,			
		$V \setminus$				4.0	7	888					
						1 -		111					
						5.0							
		Ν/	1			,							
5 - 7	S-3	ΙX	20 - 12 - 8 - 9	2	20	_	4		Brown, Medium D	ense, Poorly Graded	Sand with Silt and Grave	I (SP-SM)	
		$ / \setminus$											
		$\leftarrow$	<del>)</del>			<del> </del>							
		$\mathbb{N}$					-		As Above, Dense	(SP-SM)			
7 - 9	S-4	ΙX	17 - 19 - 22 - 23	16	41	-	7			,			
		$V \setminus$					GLACIO-						
						Ι	FLUVIAL						
						10.0	▼ DEPOSIT						
		Ν/	1			,							
10 - 12	S-5	ΙX	5 - 7 - 7 - 9	20	14	-	4		As Above, Mediur	m Dense (SP-SM)			
		$ / \setminus$					4						
			Y			1 -	-						
							7						
						,							
						15.0		ZEH	D : 1 DOT		D ( ) ( ) ( ) ( )		
							_		Boring Log B-3 Te	erminated upon Auge	r Refusal at a Depth of 15	0.0 fbgs.	
						_	_						
						_	1						
						'							
						_							
							_						
						20.0	4						
							-						
						-	+						
						'	1						
						_	1						
							1						
							_[						
						25.0	4						
						25.0	-						
			1			I	1		1			145	of 301



## **RECORD OF** WHITESTONE ASSOCIATES, INC. RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-4 Page 1 of 1

Project:		Propo	osed Citizens Bank F	Rebuil	d						WAI Pı	roject No.:	GM2017460.000	
Location:		1416	- 1420 Massachuse	tts Av	enue, A	rlington, I	Middlesex Cour	ity, Mas	sachusetts			Client:	1420 Massachuse	etts Avenue, LLC
Surface El	evatio	n:	± NS fee	t abov	e NAVE	088	Date Started:		11/11/2020	Wate	er Depth	Elevation	Cave-In	Depth   Elevation
Terminatio	n Dep	th:	12.5 fee	t bgs			Date Complete	ed:	11/11/2020		(feet bgs)	(ft NAVD88)	(fe	eet bgs)   (ft NAVD88)
Proposed	Locati	on:	Building				Logged By:	TU		During:	10.0	<u> Ā</u>		
Drill / Test	Metho	od:	HSA / SPT			,	Contractor:	SE		At Completion:		I <u></u> ▽	At Completion:	<u>\</u>
			Autohammer				Equipment:	Mobile	e B-57	24 Hours:		<u></u>	24 Hours:	I <u>\</u>
	SA	MPLI	E INFORMATION			DEPTH	STRAT	Δ.		DESCRIPTIO	N OF M	IATERIAI S		REMARKS
Depth (feet)	No	Туре	Blows Per 6"	Rec. (in.)	N	(feet)					ssification			
(1001)		. , po	2.0	()		0.0				,		- /		
						† –	PAVEMENT		4.5" Asphalt					
0 - 2	S-1	V	7 - 19 - 20 - 28	15	39	<u> </u>		XX	Brown, Dense, Po	oorly Graded Sand wi	ith Silt and	Gravel (FILL)		
0 2	٠.	Λ	20 20					IXX						
		(-)				<b>∤</b> –	EXISTING	IXX						
		$\setminus$					FILL	IXX	As Above (EILL)					
2 - 4	S-2	X	21 - 21 - 24 - 21	10	45	_	-	IXX	As Above (FILL)					
		$/ \setminus$				4.0	-	IXX						
		, ,				† <sup></sup> –		211						
						5.0	1							
						<u> </u>	1							
5 - 7	S-3	V	12 - 28 - 22 - 32	9	50				Brown, Dense to	Very Dense, Poorly C	Graded San	nd with Silt and	Gravel (SP-SM)	
3-7	3-3	Λ	12 - 20 - 22 - 32	9	30									
		$\square$				<b>!</b> _								
		Ν/	1				GLACIO-							
7 - 9	S-4	X	19 - 18 - 32 - 23	15	50	_	FLUVIAL		As Above (SP-SM	1)				
		$/ \setminus$					DEPOSIT							
		$\overline{}$				. –	-							
						10.0	-							
							Ť							
		\/				•	1		As Above, Mediur	m Dense (SP-SM)				
10 - 12	S-5	X	7 - 17 - 9 - 9	9	26	_								
		$V \setminus$					1							
							_		Boring Log B-4 Te	erminated upon Auge	er Refusal a	at a Depth of 12	2.5 fbgs.	
							4							
						_	-							
						15.0								
						_	1							
							1							
						_								
						l -								
						_								
							_							
						_	4							
						20.0	-							
						20.0	+							
							1							
						-	1							
						'	1							
						_	1							
						•	]							
						_	_							
							4							
						25.0	4							
							1		1				146	of 301



# RECORD OF SUBSURFACE EXPLORATION

Probe No.: P-1

Page 1 of 1

Project:		Propo	sed Citizens Bank I	Rebuil	d						WAI Project No.:	GM2017460.000		
Location:		1416 -	1420 Massachuse	tts Av	enue, A	rlington, N	/liddlesex Cour	ity, Mas	sachusetts		Client:	1420 Massachuse	etts Avenue, LLC	
Surface El					e NAVE		Date Started:		11/11/2020	Water	Depth   Elevation		Depth   Elevation	
Terminatio				t bgs			Date Complete	-	11/11/2020	<b>-</b>	eet bgs)   (ft NAVD88)		eet bgs)   (ft NAVD88)	
Proposed			Parking	J			Logged By:	TU		During:	<b>T</b>		<u> </u>	_
Drill / Test			Auger Probe /	/ <b></b>			Contractor:	SE		At Completion:		At Completion:	I <u>\</u>	l
			<u>g</u>				Equipment:	Mobile	B-57	24 Hours:		24 Hours:	<u>-</u> -  <u>=</u>	
							1. 1			-  -	<u></u>		' <del>\</del>	_
	SAI	MPLE	INFORMATION	ı		DEPTH	070/-			DECORIDE	LOE MATERIALS		DEMARKS	
Depth				Rec.			STRAT	A			N OF MATERIALS		REMARKS	
(feet)	No	Type	Blows Per 6"	(in.)	N	(feet) 0.0				(Class	sification)			
						0.0								_
						-	-							
						_								
						-	1							
						_								
						·	]							
						_	_							
						l <u>.</u> .								
						5.0								
							4							
						-	4							
							-							
						-	1							
						-	1							
						-								
						l -								
						10.0	_							
						_								
						_	_							
						-								
						_	_							
						-								
						-	1							
						-	1							
						-	1							
						15.0								
						_								
						] .	_							
						_	4							
							-							
						-	-							
						-	1							
						-	1							
						20.0			Probe Log P-1 T	Terminated upon Auger F	Refusal at a Depth of 19.	5 fbgs.		_
						_								
						<u> </u>								
							_							
						l _								
						] .	_							
						-								
						-	4							
						-								
						25.0	-							
							1					=-	6004	
												147 (	of 301	



# RECORD OF SUBSURFACE EXPLORATION

Probe No.: P-2

Page 1 of 1

Project:		Propo	sed Citizens Bank I	Rebuil	d						WAI Project No.:	GM2017460.000	
Location:		1416 -	1420 Massachuse	tts Av	enue, A	rlington, N	/liddlesex Cour	ity, Mas	sachusetts		Client:	1420 Massachuse	etts Avenue, LLC
Surface El					e NAVE		Date Started:		11/11/2020	Water	Depth   Elevation		Depth   Elevation
Terminatio				t bgs			Date Complete	-	11/11/2020	<b>-</b>	eet bgs)   (ft NAVD88)		eet bgs)   (ft NAVD88)
Proposed			Parking	3			Logged By:	TU		During:	<b>T</b>	,	<u> </u>
Drill / Test			Auger Probe /	/			Contractor:	SE		At Completion:		At Completion:	I <u></u> គ점
							Equipment:	Mobile	B-57	24 Hours:		24 Hours:	<u>\</u>
										-   -			i <u>\</u>
	SAI	MPLE	INFORMATION	ı		DEPTH	l			DECCE:			
Depth				Rec.			STRAT	A			N OF MATERIALS		REMARKS
(feet)	No	Туре	Blows Per 6"	(in.)	N	(feet)				(Class	sification)		
						0.0							
						-	4						
						_	1						
						-	1						
						_							
						-							
						l <u> </u>							
						5.0							
							4						
						-	4						
						-	_						
						_							
						-	-						
						_							
						-							
						_							
						10.0							
						_	_						
							_						
						_							
						-							
						_							
						-	1						
						-	1						
						15.0							
							_		Probe Log P-2 T	Ferminated upon Auger F	Refusal at a Depth of 16.	0 fbgs.	
						-	4						
						-	4						
						-	-						
						-	1						
						-	1						
						20.0							
						ļ <u>.</u>	_						
						_	_						
						-	4						
							-						
						-							
						25.0	1						
						-	1						5.004
												1 <u>48</u> (	of 301



# RECORD OF SUBSURFACE EXPLORATION

Probe No.: P-3

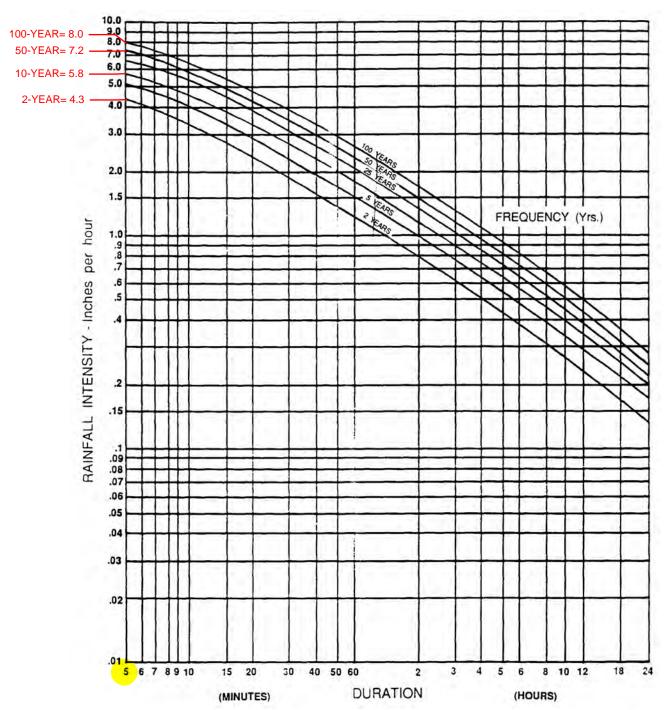
													. age e	
Project:			sed Citizens Bank								WAI Project No.:	GM2017460.000		
Location:		1416	- 1420 Massachuse	etts Av	enue, A	rlington,	Middlesex Cour	ıty, Mas	sachusetts		Client:	1420 Massachuse	etts Avenue, LLC	
Surface El	evatio	n:	± NS fee	et abov	ve NAVI	880	Date Started:	_	11/11/2020	Wate	er Depth   Elevation	Cave-In	Cave-In Depth   Elevation	
Termination	n Dep	th:	20.0 fee	et bgs			Date Complete	ed:	11/11/2020	(	feet bgs)   (ft NAVD88)	(fe	eet bgs)   (ft NAVD88)	
Proposed	Locati	on:	Parking				Logged By:	TU		During:	<u></u>   <u></u>			
Drill / Test	Metho	od:	Auger Probe	/			Contractor:	SE		At Completion:	<u></u>   ▽	At Completion:	<u></u>   <u></u> <u>F</u>	
							Equipment:	Mobile	B-57	24 Hours:	<b>T</b>	24 Hours:	<u></u>   <u></u> <u>⊠</u>	
	0.41													
	SA	MPLE	INFORMATION			DEPTI	STRAT	Δ.		DESCRIPTIO	N OF MATERIALS		REMARKS	
Depth (feet)	No	Туре	Blows Per 6"	Rec. (in.)	N	(feet)	J OTTAL	^			sification)		KEMAKKO	
(1661)	NO	Type	Blows Fel 0	(111.)	IN	0.0				(0.00	omounon,			
						_	1							
						_	1							
						_								
						_								
						5.0	4							
						5.0	_							
							4							
						_	-							
							=							
						_	1							
						_	7							
						10.0								
						_								
							_							
						_	-							
							-							
						_	1							
							1							
						_	1							
						15.0								
						_								
						_								
						_	4							
							4							
						-	-							
							+							
						_	+							
						20.0	1							
									Probe Log P-3 Te	erminated upon Auger	Refusal at a Depth of 20.	0 fbgs.		
						_								
							_							
						_	_							
							4							
						-	4							
						25.0	-							

149 of 301

	APPENDIX D	: RAINFALL DA	<u>ATA</u>	
> <u>INTENSITY</u>	'-DURATION-FRE	QUENCY CURVE	<u> </u>	



Exhibit 8-14 Intensity - Duration - Frequency Curve for Worcester, MA



Source: TR55 - Urban Hydrology for Small Wetlands, NRCS

## **APPENDIX E: OPERATION AND MAINTENANCE**

- > STORMWATER OPERATION AND MAINTENANCE PLAN
- ➤ INSPECTION REPORT
- > INSPECTION AND MAINTENANCE LOG FORM
- ➤ LONG-TERM POLLUTION PREVENTION PLAN
- > ILLICIT DISCHARGE STATEMENT
- > SPILL PREVENTION

## STORMWATER OPERATION AND MAINTENANCE PLAN

Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

## **RESPONSIBLE PARTY DURING CONSTRUCTION:**

Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

## **RESPONSIBLE PARTY POST CONSTRUCTION:**

Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

#### Construction Phase

During the construction phase, all erosion control devices and measures shall be maintained in accordance with the final record plans, local/state approvals and conditions, the EPA Construction General Permit and the Stormwater Pollution Prevention Plan (SWPPP). Additionally, the maintenance of all erosion / siltation control measures during construction shall be the responsibility of the general contractor. Contact information of the OWNER and CONTRACTOR shall be listed in the SWPPP for this site. The SWPPP also includes information regarding construction period allowable and illicit discharges, housekeeping and emergency response procedures. Upon proper notice to the property owner, the Town/City or its authorized designee shall be allowed to enter the property at a reasonable time and in a reasonable manner for the purposes of inspection.

#### Post Development Controls

Once construction is completed, the post development stormwater controls are to be operated and maintained in compliance with the following permanent procedures (note that the continued implementation of these procedures shall be the responsibility of the Owner or its assignee):

- Parking lots and on-site driveways: Sweep at least four (4) times per year and on a more frequent basis depending on sanding operations. All resulting sweepings shall be collected and properly disposed of offsite in accordance with MADEP and other applicable requirements.
- 2. Catch basins, manholes and piping: Inspect four (4) times per year and at the end of foliage and snow-removal seasons. These features shall be cleaned four (4) times per year. or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the catch basin or underground system. Accumulated sediment and hydrocarbons present must be removed and properly disposed of off site in accordance with MADEP and other applicable requirements.

## STORMWATER MANAGEMENT SYSTEM

## POST-CONSTRUCTION INSPECTION REPORT

## **LOCATION:**

Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

## **RESPONSIBLE PARTY:**

Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

NAME OF INSPECTOR:	INSPECTION DATE:
Note Condition of the Following (sediment depth, debris	s, standing water, damage, etc.):
Catch Basins:	
Discharge Points/ Flared End Sections / Rip Rap:	
Discharge Folitis/ Flared End Sections / Kip Kap.	
Other:	
Note Recommended Actions to be taken on the Followin	ng (sediment and/or debris removal, repairs,
etc.):	
Catch Basins:	

Discharge Points /	Rip Rap:		
Other:			
Other:			
Comments:			

STORMWATER INSPECTION AND MAINTENANCE LOG FORM									
Bierbrier Development, Inc.									
1420 Massachusetts Avenue	– Arlington, MA								
Stormwater Management	Responsible Party	Date	Maintenance Activity						
Practice	Responsible Faity	Date	Performed						
		1							
		1							

## **LONG-TERM POLLUTION PREVENTION PLAN**

Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

#### **RESPONSIBLE PARTY DURING CONSTRUCTION:**

Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

## **RESPONSIBLE PARTY POST CONSTRUCTION:**

Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

For this site, the Long-Term Pollution Prevention Plan will consist of the following:

- No outdoor maintenance or washing of vehicles allowed.
- The property owner shall be responsible for "good housekeeping" including proper periodic maintenance of building and pavement areas, curbing, landscaping, etc.
- Proper storage and removal of solid waste (dumpsters).
- Sweeping of driveways a minimum of twice per year with a commercial cleaning unit. Any sediment removed shall be disposed of in accordance with applicable local and state requirements.
- Regular inspections and maintenance of Stormwater Management System as noted in the "O&M Plan".
- Snow removal shall be the responsibility of the property owner. Snow shall not be plowed, dumped and/or placed in forebays, infiltration basins or similar stormwater controls. Salting and/or sanding of pavement / walkway areas during winter conditions shall only be done in accordance with all state/local requirements and approvals.

## OPERATON AND MAINTENANCE TRAINING PROGRAM

The Owner will coordinate an annual in-house training session to discuss the Operations and Maintenance Plan, the Long-Term Pollution Prevention Plan, and the Spill Prevention Plan and response procedures. Annual training will include the following:

Discuss the Operations and Maintenance Plan

- Explain the general operations of the stormwater management system and its BMPs
- Identify potential sources of stormwater pollution and measures / methods of reducing or eliminating that pollution
- Emphasize good housekeeping measures

Discuss the Spill Prevention and Response Procedures

- Explain the process in the event of a spill
- Identify potential sources of spills and procedures for cleanup and /or reporting and notification
- Complete a yearly inventory or Materials Safety Data sheets of all tenants and confirm that no potentially harmful chemicals are in use.
- Trash and other debris shall be removed from all areas of the site at least twice yearly.
- In no case shall snow be disposed of or stored in resource areas (wetlands, floodplain, streams or other water bodies).
- If necessary, stockpiled snow will be removed from the Site and disposed of at an off-site location in accordance with all local, state and federal regulations.

## **ILLICIT DISCHARGE STATEMENT**

Certain types of non-stormwater discharges are allowed under the U.S. Environmental Protection Agency Construction General Permit. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this LTPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. Any existing illicit discharges, if discovered during the course of the work, will be reported to MassDEP and the local DPW, as applicable, to be addressed in accordance with their respective policies. No illicit discharges will be allowed in conjunction with the proposed improvements.

Duly Acknowledged:	
Name & Title	

# SPILL PREVENTION AND RESPONSE PROCEDURES (POST CONSTRUCTION)

In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil or come into contact with stormwater, the following steps will be implemented:

- 1. All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, acids, paints, paint solvents, cleaning solvents, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
- 2. The minimum practical quantity of all such materials will be kept on site.
- 3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on site.
- 4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
- 5. It is the OWNER's responsibility to ensure that all Hazardous Waste on site is disposed of properly by a licensed hazardous material disposal company. The OWNER is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authorities.

In the event of a spill of Hazardous Substances or Oil, the following procedures should be followed:

- 1. All measures should be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to stormwater or off-site. (The spill area should be kept well ventilated and personnel should wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.)
- 2. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.
- 3. For spills greater than five (5) gallons of material immediately contact the MADEP at the toll-free 24-hour statewide emergency number: **1-888-304-1133**, the local fire department (**9-1-1**) and an approved emergency response contractor. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill to the emergency response contractor or coordinator, and proceed with prevention, containment and/or clean-up if so desired. (Use the form provided, or similar).
- 4. If there is a Reportable Quantity (RQ) release, then the National Response Center should be notified immediately at (800) 424-8802; within 14 days a report should be submitted to the EPA regional office describing the release, the date and circumstances of the release and the steps taken to prevent another release. This Pollution Prevention Plan should be updated to reflect any such steps or actions taken and measures to prevent the same from reoccurring.

#### SPILL PREVENTION CONTROL AND COUNTERMEASURE FORM

## Bierbrier Development, Inc. 1420 Massachusetts Avenue Arlington, MA

Where a release containing a hazardous substance occurs, the following steps shall be taken by the facility manager and/or supervisor:

- 1. Immediately notify The Auburn Fire Department (at 9-1-1)
- 2. All measures must be taken to contain and abate the spill and to prevent the discharge of the pollutant(s) to off-site locations, receiving waters, wetlands and/or resource areas.
- 3. Notify the Arlington Board of Health at (781) 316-3170 and the Conservation Commission at (781) 316-3012.
- 4. Provide documentation from licensed contractor showing disposal and cleanup procedures were completed as well as details on chemicals that were spilled to the Town of Arlington Board of Health and Conservation Commission.

Date of spill:	Time:	Reported By:
Weather Conditions:		

Material Spilled	Location of Spill	Approximate Quantity of Spill (in gallons)	Agency(s) Notified	Date of Notification

Cause of Spill:		
Measures Taken to Clean up Spill:		
Type of equipment:License or S/N:		Size:
Location and Method of Disposal		
Procedures, method, and precautions	instituted to prevent a simila	ur occurrence from recurring:

## Additional Contact Numbers:

- DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) EMERGENCY PHONE: 1-888-304-1133
- NATIONAL RESPONSE CENTER PHONE: (800) 424-8802
- U.S. ENVIRONMENTAL PROTECTION AGENCYPHONE: (888) 372-7341

# 3X Citizens

SIGN SUBMITTAL PACKAGE

# **Arlington Heights**

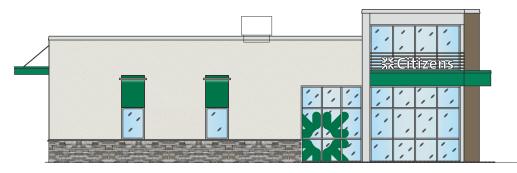


		TABLE OF CONTENTS			VARIANCE
GENERAL NOTES	PAGE	SIGN TYPE	SQ.FT.	COLOR	REQUIRED? EXPLANATION (IF REQD.)
& PERMIT TIMES	2	Site map			
		Massachusetts Avenue			
	3	S1 - ICLL-2-18 - Illum. White channel letters	15.09	White	No
	4	S3 - ALB-1 - Green awning with light bar	-	Green	No
	11	S8 - Green window vinyl	-	Green	No
	7	S9 - DHR-2 - Door hours double doors	-	White	No
	7	S10 - DH-1 - Door handles	-	Green	No
		Total Sign Area Requested this Elevation	15.09		
		Right Side (West) Entry Elevation			
	5	S2 - ICLL-2-18 - Illum. White channel letters	15.09	White	Yes
	6	S4 - ALB-1 - Green awning with light bar	-	Green	No
		Total Sign Area Requested this Elevation	15.09		
ELECTRICAL ACCESS		Left Side (East) Drive Thru			
It is recommend for	8	S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.	-	Green	No
Electrician to put all exterior signage on a	8	S6 - ATM-NGP-1 - ATM network panel	-	Gray	No
single circuit with a	10	S7 - ICLL-1-15- Illum. Green Channel letters	10.5	Green	Yes
timer or photo-cell to		Total Sign Area Requested this Elevation	10.5		
allow for signs to illuminate at night only.					
,,,,,,,,		Freestanding Signage			
	12	S11 - D/F Pylon Sign Reface			
	13	Code Check			
		Total Sign Area Allowable	40		
		Total Sign Area Requested	40.68		
		Difference	0.68		
CONTACTS		APPROVAL STAMP:			ent is the sole property of AGI, and all design,

Page 1 of 14



BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD
BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

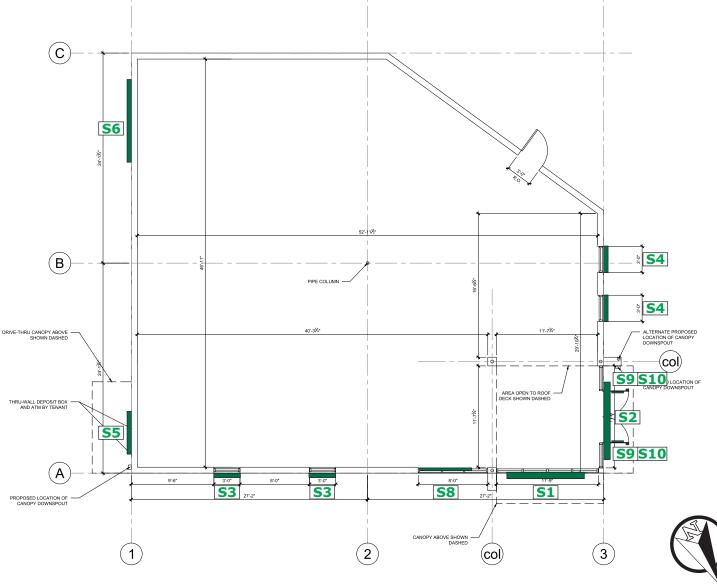
PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:

citizens bank design manager: 163 of 301

APPROVAL STAIR

manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.











2655 International Pkwy., Virginia Beach, VA 23452 PHONE: (757) 427-1900 - FAX: (757) 430-1297 www.AGI.net

**BRANCH NUMBER:** R/C NUMBER: REQUIRES VARIANCE: ☐NO ☐YES ☐TBD **BRANCH NAME & ADDRESS:** Citizens - Arlington Heights 1420 Massachusetts Avenue

Arlington, MA DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021 CITIZENS BANK DESIGN MANAGER: 164 of 301 PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER:

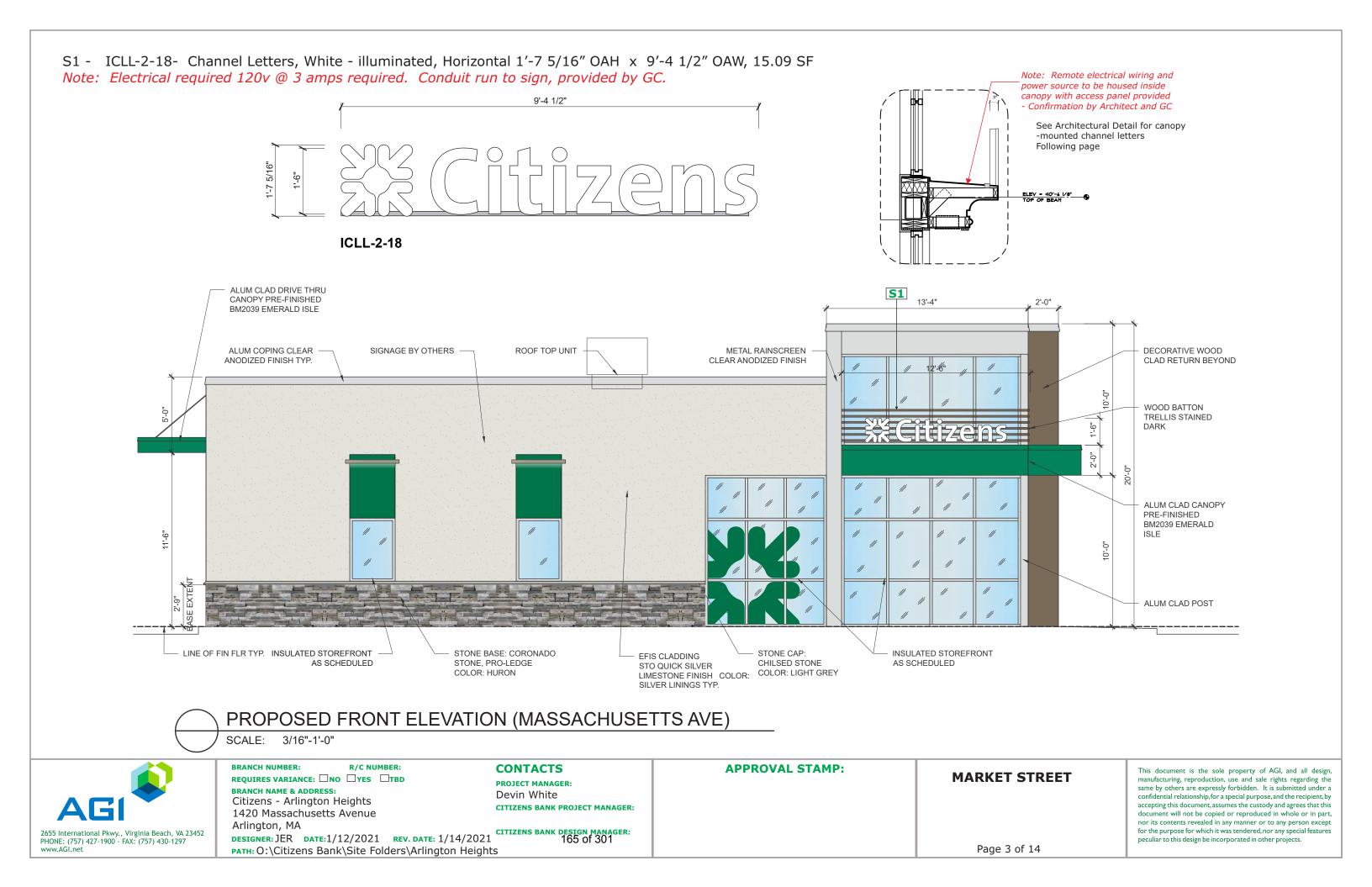
**APPROVAL STAMP:** 

PROPOSED FLOOR PLAN

**SITE MAP** 

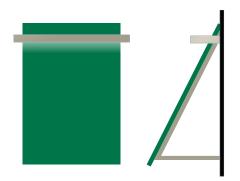
This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

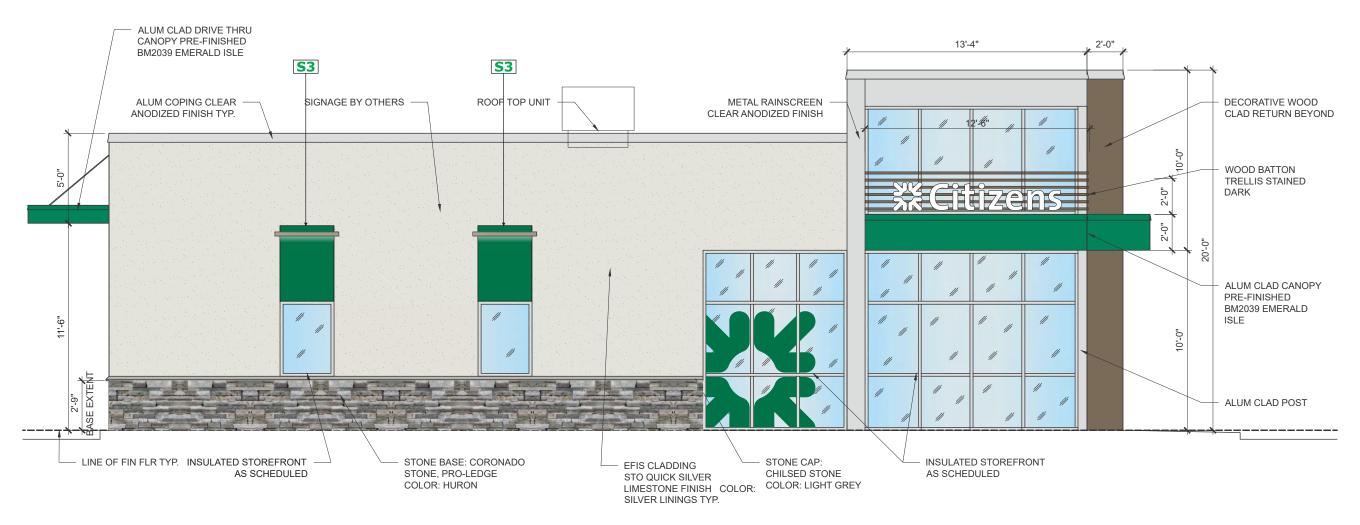
Page 2 of 14



## S3 - ALB-1 - Green awning with light bar

Note: Dimensions ( $\pm 4'$ -2"H x  $\pm 3'$ -0"W) to be verified Note: Electrical required 120v @ 3 amps required. Conduit stub out required for awning light bar by GC.







## PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"-1'-0"



BRANCH NUMBER: R/C NUMBER:

REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:

Devin White

CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER:

166 of 301

**APPROVAL STAMP:** 

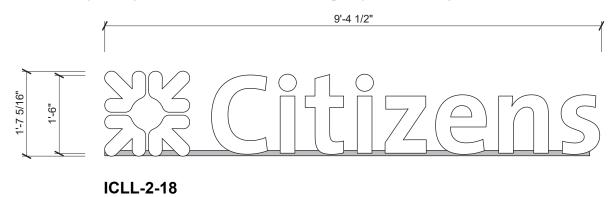
**MARKET STREET** 

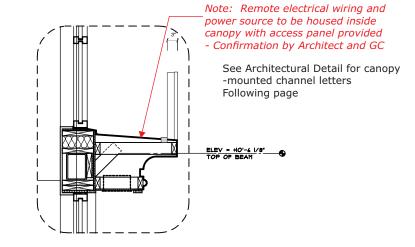
This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

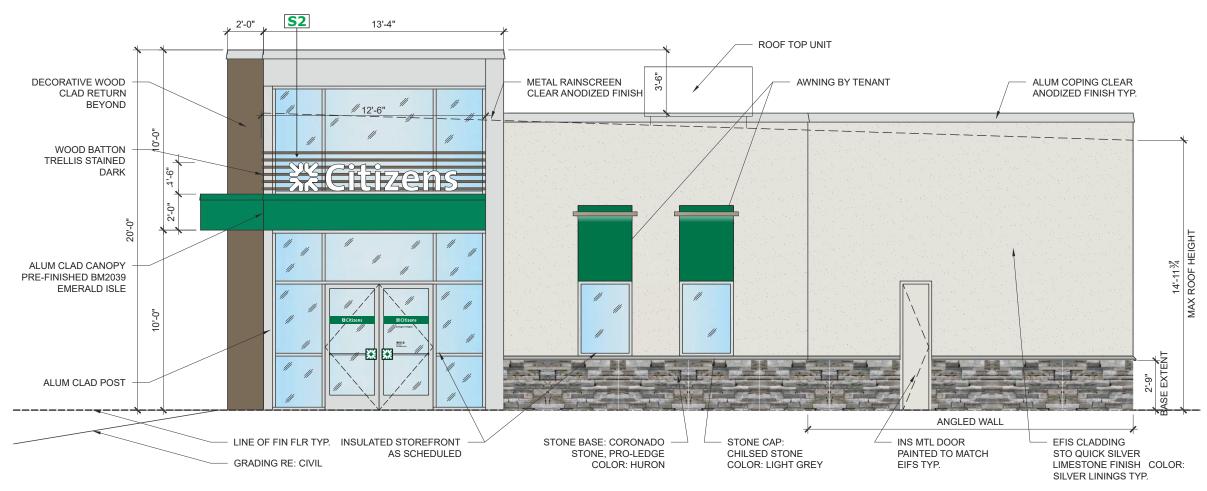
Page 4 of 14

S2 - ICLL-2-18- Channel Letters, White - illuminated, Horizontal 1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF

Note: Electrical required 120v @ 3 amps required. Conduit run to sign, provided by GC.









PATH: O:\Citizens Bank\Site Folders\Arlington Heights

## PROPOSED RIGHT SIDE ELEVATION (HIGHLAND AVE)

SCALE: 3/16"-1'-0"



BRANCH NUMBER:

REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

CONTACTS

PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER:
167 Of 301

**APPROVAL STAMP:** 

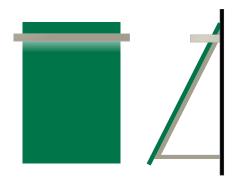
**MARKET STREET** 

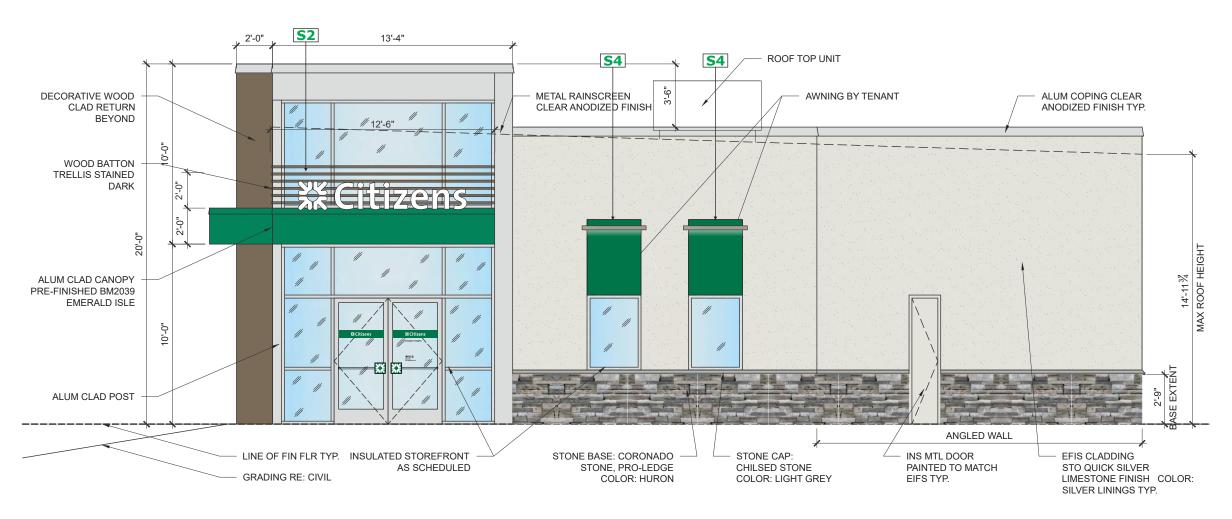
This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 5 of 14

## S4 - ALB-1 - Green awning with light bar

Note: Dimensions ( $\pm 4'$ -2"H x  $\pm 3'$ -0"W) to be verified Note: Electrical required 120v @ 3 amps required. Conduit stub out required for awning light bar by GC.







PATH: O:\Citizens Bank\Site Folders\Arlington Heights

## PROPOSED RIGHT SIDE ELEVATION (HIGHLAND AVE)

SCALE: 3/16"-1'-0"



BRANCH NUMBER: R/C NUMBER:

REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

CONTACTS

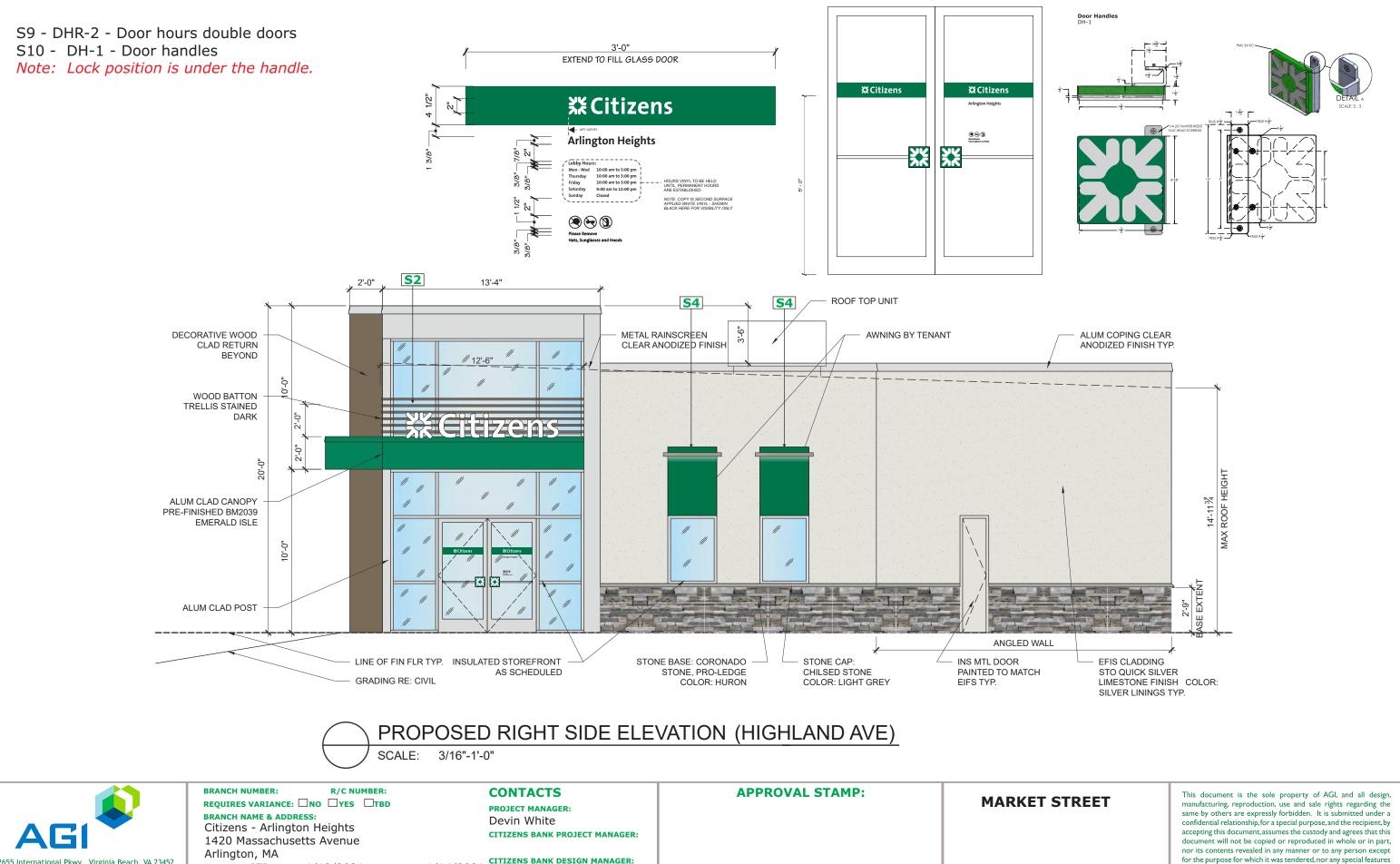
PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER:
168 Of 301

## APPROVAL STAMP: MARKET STREET

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 6 of 14



peculiar to this design be incorporated in other projects.

Page 7 of 14

CITIZENS BANK DESIGN MANAGER: 169 of 301

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

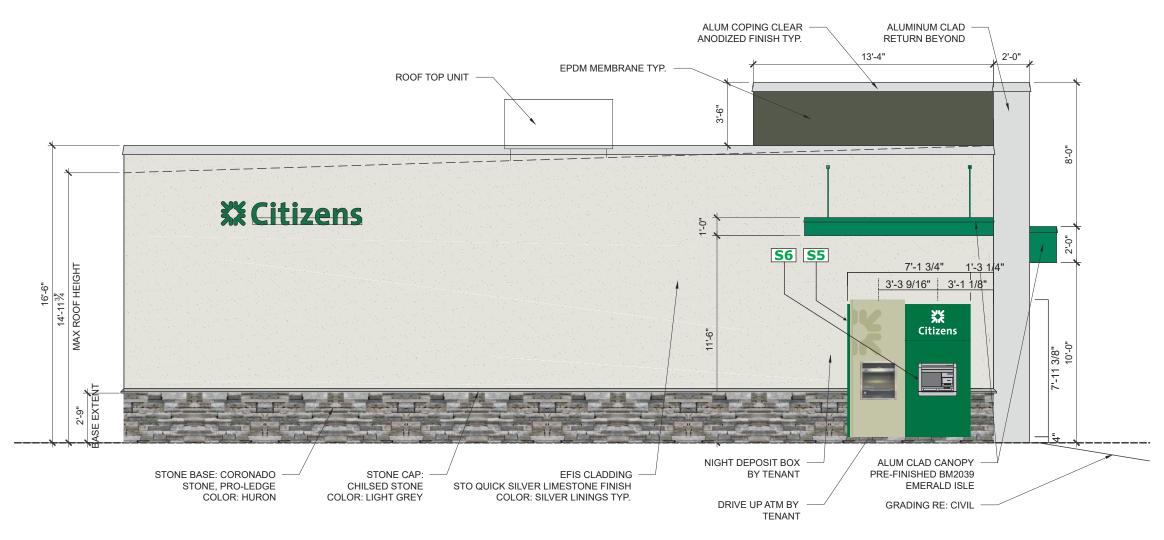
PATH: O:\Citizens Bank\Site Folders\Arlington Heights



S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.

S6 - ATM-NGP-1 - ATM network panel

Note: Dimensions and placement of ATM and Night Depository to be confirmed





DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

## PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU)

SCALE: 3/16"-1'-0"



REQUIRES VARIANCE: ☐NO ☐YES ☐TBD **BRANCH NAME & ADDRESS:** Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA

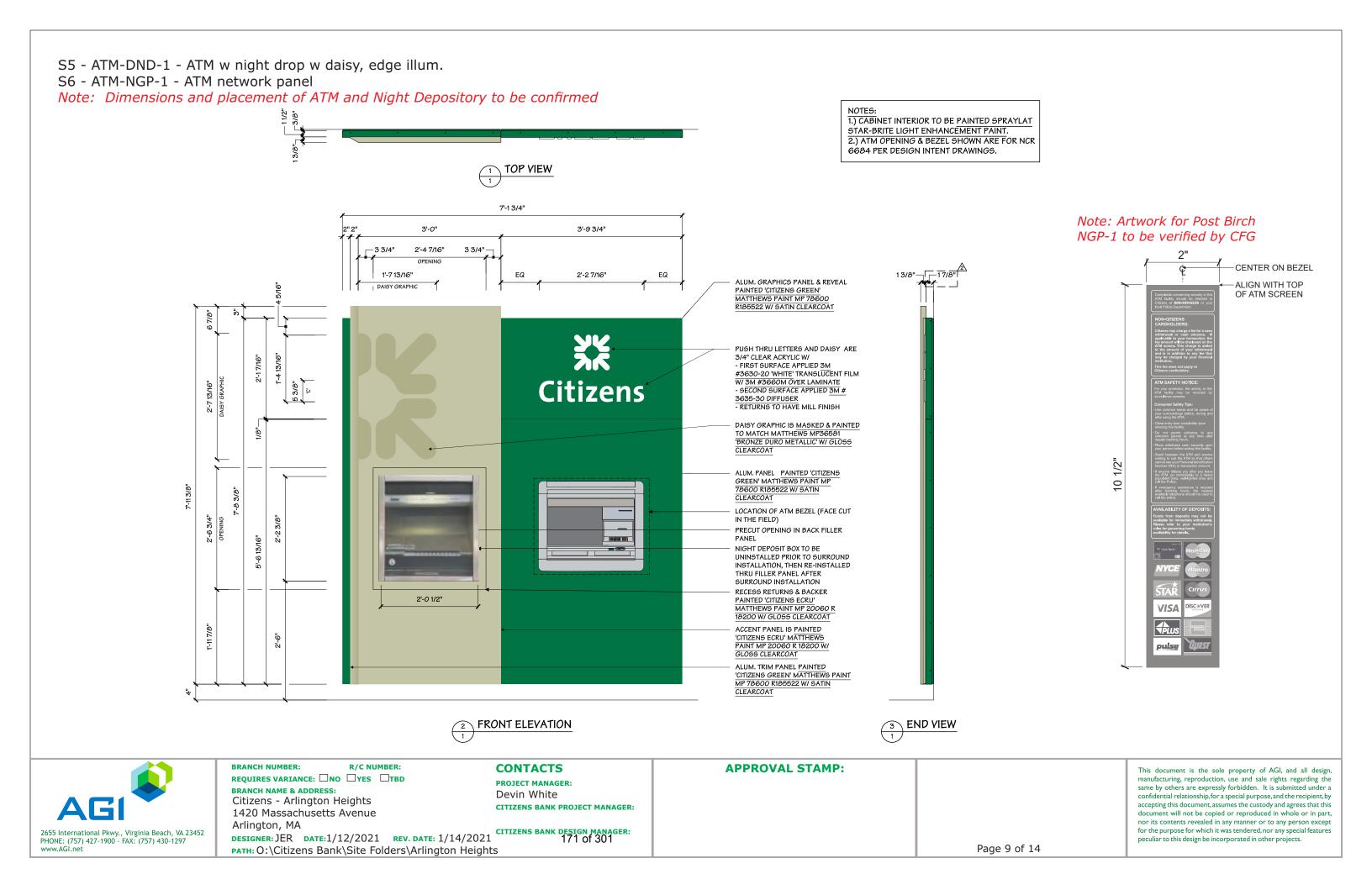
**CONTACTS** PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER: 170 of 301 PATH: O:\Citizens Bank\Site Folders\Arlington Heights

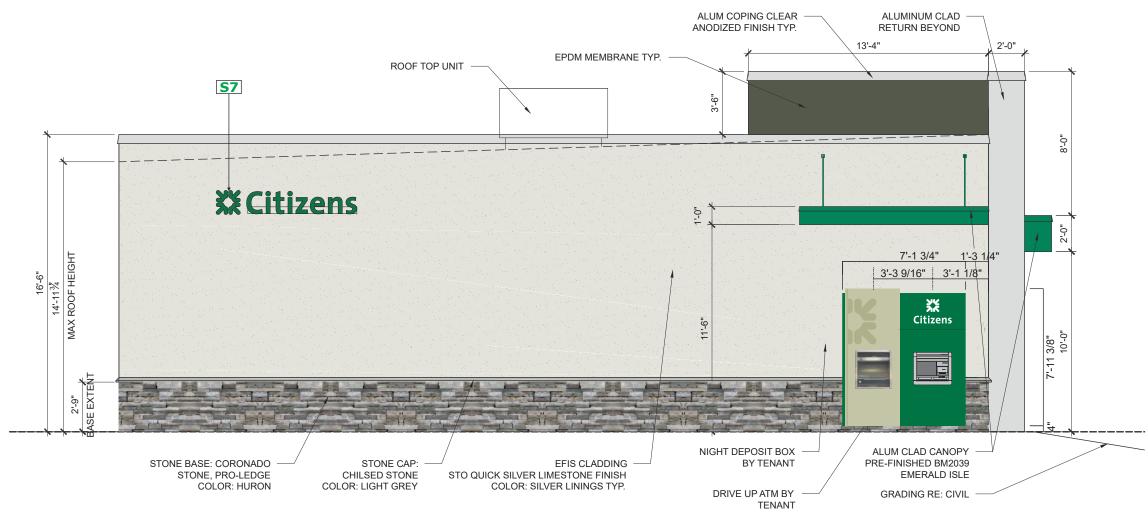
**APPROVAL STAMP:** 

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 8 of 14



S7 - ICLL-1-15-R - Channel letters, Green - illuminated, Horizontal on raceway 1'-4 1/8" OAH x 7'-9 3/4" OAW, 10.50 SF Note: Electrical required 120v @ 3 amps required. Conduit run to sign, provided by GC.





DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

## PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU)

SCALE: 3/16"-1'-0"



REQUIRES VARIANCE: ☐NO ☐YES ☐TBD **BRANCH NAME & ADDRESS:** Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA

**CONTACTS** PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER:

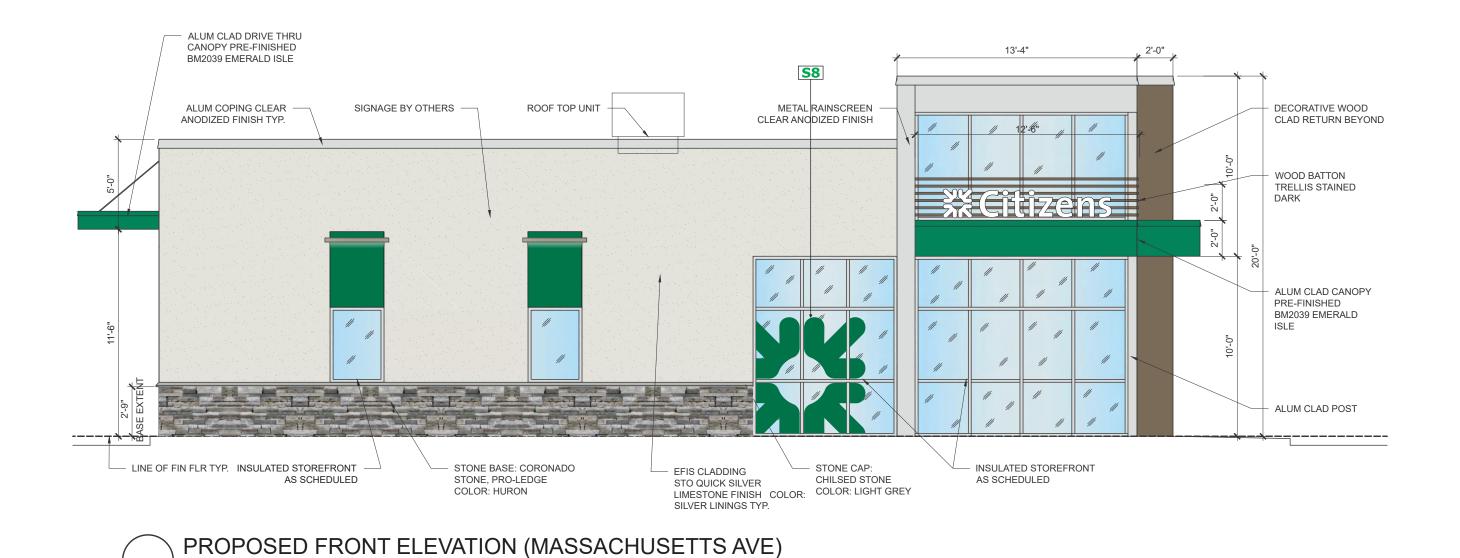
CITIZENS BANK DESIGN MANAGER: 172 of 301 PATH: O:\Citizens Bank\Site Folders\Arlington Heights

**APPROVAL STAMP:** 

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 10 of 14

Note: To be provided and installed by MZ





BRANCH NUMBER: R/C NUMBER: REQUIRES VARIANCE: □NO □YES □TBD

BRANCH NAME & ADDRESS: Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA

SCALE: 3/16"-1'-0"

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

## CONTACTS PROJECT MANAGER:

Devin White CITIZENS BANK PROJECT MANAGER:

citizens bank design manager: 173 of 301

**APPROVAL STAMP:** 

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 11 of 14

# S11 - Reface existing double-faced Pylon Sign Note: Reface only, Dimensions to be determined







BRANCH NUMBER: R/C NUMBER:

REQUIRES VARIANCE: NO YES TBD

BRANCH NAME & ADDRESS:

Citizens - Arlington Heights

1420 Massachusetts Avenue

Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:

Devin White

CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER: 174 of 301

**APPROVAL STAMP:** 

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

	<b>PRE-PERMIT</b>	SIGN	INFO		Property ID:	ARLINGTON -001
A.)	) Project Name:	Citizens Bank			DATE COMPLETED 1/	11/21
B.)	) Street Address:	1420 Massach	nusetts Avenue	<del></del>	<u> </u>	•
C.)	) Town / City / State / Zip:	Arlington, MA	02476			
D.	) Contact for Permit/Zoning:	Jennifer Raitt				
E.)	•	781-316-3090	l			
F.)	) Jurisdiction: City/Town:	Town of Arlin	gton	Address: 730 Mass A		
	or, County of:			City, ST Zip: Arlington,	MA 02476	
G.; I.) J.) K.) M.	Is a permit required? What documents are required how long is the permit property are there special reviews in overlay districts? city and county review required design review board / ARB community association review that are the fees for a signal of the second of the	red to file for the cess? nvolved? uired? / DRB ? iew required? n permit?	No MSP was in Yes. The permit? 3-5 weeks. Not indicated See above. See above. See above. See above. https://www	Application: https://www.a	rlingtonma.gov/home/showpuk town reserves the right to reque	est additional review(s) based on
Ο.	) Is landlord approval require	ed?	Yes.			
P.)	, , ,		Yes.			
Q.	) Plat/Site Plan required for p	permit?	Yes.			
				AT	TACHED SIGNS &	WINDOW GRAPHIC
1.)	footage (Max. Sq. Footage	- Primary &	Wall signs: M	laximum 40 sq. ft. per business.		
2.)	Sq.Ft allowance for bldg. si					
		gns on single	-tenant or mi	ulti-tenant buildings may be	placed on any building elev	ation, subject to the following
	standards:	•		ated with the building entry;		

will enclose both the sign copy and the background. Signs with Individual Letters: Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign. Signs on Illuminated Surfaces: Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include lit canopy fascia signs, and/or interior lit awnings. Irregular Shaped Signs: Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles, arcs, or other shapes the area of which is easily calculated. Two face signs: If the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is determined by the measurement of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces. 4.) Total # Wall Signs allowed per building elevation: Wall signs: Maximum 1 per frontage. 5.) What is the max letter/character height allowed? Signs shall be placed no higher than the lowest of the following: 6.) Does the ordinance restrict color, design or illumination? Illumination: Non-illuminated, internally illuminated, or externally illuminated. See 7.) Does window vinyl need to be permitted, if so how much is allowed? Combined area of permanent and temporary window signs must not exceed 8.) Is the entire graphic calculated or just the company logo and name? Entire graphic area.

Signs on Background Panel: Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that

## FREESTANDING SIGNS

1.) Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs):

Monument signs: Maximum 24 sq. ft. The name of a property is included in the area and height limits for freestanding signs.

2.) # F/S Signs allowed: Monument signs: Maximum 1 per frontage.

3.) Height Maximum: Monument signs: Maximum 8 feet to the

Internal illumination allowed: Monument signs: Non-illuminated or Clearance from grade to sign: Must be monument signs.

Height Maximum: Monument signs: Maximum 8 feet to the
 Set-back of sign from right-of-way or property line:

3.) How is the sign area calculated?

Monument signs: Minimum 5 feet setback from property line.

Signs may not be placed on property at any corner formed by intersecting streets, within the triangular area formed between the property lines and a diagonal line joining points on the property lines 25 feet from the point of their intersection, or in the case of rounded property line corners, the triangular area between the tangents to the curve at such corner and a diagonal line joining points on the tangents 25 feet from the point of their intersection.

5.) Number Allowed: Wall sign directional/driveway: Max 3 per lot.
6.) Illumination Allowed? Wall sign directional/driveway: Non-illuminated
7.) Permit Required?: Wall sign directional/driveway: Sign permit
Wall sign directional/driveway: Sign permit
Customer Logo Allowed: Not stipulated by code, subject to plan review.



BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD
BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:

Devin White

CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER: 175 Of 301

**APPROVAL STAMP:** 

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

2.) Wh 3.) Ho Sig or will Sig bu for Sig str lit	constructed as a background for the sig Il enclose both the sign copy and the ba- gns with Individual Letters: Sign copy m illding or surface of another structure, the r the sign copy, is measured as a sum of gns on Illuminated Surfaces: Sign copy is	ounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a nat has not been painted, textured or otherwise altered to provide a distinctive background f the smallest rectangle(s) that will enclose each word and each graphic in the total sign.			
3.) Ho Siç or will Siç bu for Siç str lit	ow is the sign area calculated?  gns on Background Panel: Sign copy mo constructed as a background for the sig Il enclose both the sign copy and the ba gns with Individual Letters: Sign copy m illding or surface of another structure, the r the sign copy, is measured as a sum of gns on Illuminated Surfaces: Sign copy is	ounted, affixed, or painted on a background panel or surface distinctively painted, textured, gn copy, is measured as that area contained within the sum of the smallest rectangle(s) that ckground.  iounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a nat has not been painted, textured or otherwise altered to provide a distinctive background of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.			
Sig or wil Sig bu for Sig str lit	gns on Background Panel: Sign copy mo constructed as a background for the sig Il enclose both the sign copy and the ba gns with Individual Letters: Sign copy m illding or surface of another structure, th r the sign copy, is measured as a sum of gns on Illuminated Surfaces: Sign copy i	gn copy, is measured as that area contained within the sum of the smallest rectangle(s) that ckground. counted as individual letters or graphics against a wall, fascia, mansard, or parapet of a nat has not been painted, textured or otherwise altered to provide a distinctive background f the smallest rectangle(s) that will enclose each word and each graphic in the total sign.			
or wil Sig bu for Sig str lit	constructed as a background for the sig Il enclose both the sign copy and the ba- gns with Individual Letters: Sign copy m illding or surface of another structure, the r the sign copy, is measured as a sum of gns on Illuminated Surfaces: Sign copy is	gn copy, is measured as that area contained within the sum of the smallest rectangle(s) that ckground. counted as individual letters or graphics against a wall, fascia, mansard, or parapet of a nat has not been painted, textured or otherwise altered to provide a distinctive background f the smallest rectangle(s) that will enclose each word and each graphic in the total sign.			
the	canopy fascia signs, and/or interior lit avegular Shaped Signs: Sign area for irreg roles, arcs, or other shapes the area of we wo face signs: If the interior angle betwee	ular shaped signs is determined by dividing the sign into squares, rectangles, triangles, /hich is easily calculated. en the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, ement of one sign face only. If the angle between the two sign faces is greater than 45			
5.) Ho	e logos factored into sign area? ow many signs per elevation?	Yes.  Number of Signs: Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.			
	ow long can signs be up? pes the ordinance restrict color, design or ill	A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance.			
tra Siç vel Pro inc	affic and must allow for a 4-foot wide sid gns must be of sufficient weight and dur hicles. ohibited Elements: Illumination, includin cluding balloons, ribbons, loudspeakers	mber of permanent signs. Sign placement must not create a hazard for pedestrian or vehicular ewalk to comply with the Americans with Disabilities Act. rability to withstand wind gusts, storms, etc., for the safety of pedestrians, bicyclists, and ag flashing, blinking, or rotating lights; animation; reflective materials; and attachments, etc. bunted on a building wall or on T-posts or stakes installed 6 inches or less from the wall.			
		VARIANCE INFORMATION			
.) Va	riance cost?	\$400.00 and up.			
.) Va	riance time frame?	2-5 months.			
) \/>	riance document deadline?	One month prior to meeting.			
., va	riance meeting dates?	https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-defined by the committee of t			
, .) Va	riance documents required?	https://www.arlingtonma.gov/home/showpublisheddocument?id=24805			
.) Va		7 sets.			
1.) Va 5.) Va	ow many sets?				
4.) Va 5.) Va 6.) Ho	ow many sets? kelihood of variance approval?	35%			
4.) Va 5.) Va 6.) Ho	-	35%			
4.) Va 5.) Va 6.) Ho 7.) Lik	celihood of variance approval?	DOCUMENTS REQUIRED FOR PERMITS			
4.) Va 5.) Va 6.) Ho 7.) Lik	celihood of variance approval?	DOCUMENTS REQUIRED FOR PERMITS elevations Flevation Drawings Electrical Permit			

Sign Code: https://www.arlingtonma.gov/home/showpublisheddocument?id=43413

Note: If the Building Inspector determines that a separate electrical or structural permit is required, the applicant shall be notified. The sign permit shall not be issued until all other required permits have been obtained.

Prohibited signs: 1. Bandit signs,

- 2. Cabinet signs, and
- 3. Electronic message centers or electronic displays.

Signs with the following display features are prohibited:

- 1. Animated features which rotate, move, or give the appearance of moving by mechanical, wind, or other means.
- 2. Lighting devices with intermittent, flashing, rotating, blinking or strobe light illumination, animation, motion picture, or laser or motion picture projection, or any lighting effect creating the illusion of motion, as well as laser or hologram lights.
- 3. Internally illuminated signs with a directly exposed light source, except for neon incorporated into the design of a permanent window sign.
- 4. Surfaces that reflect light by means of a glossy, polished, or mirrored surface.

Numerals and letters up to 2 square feet in area used to identify an address are not included in the determination of sign area.

All allowed permanent signs may be non-illuminated, illuminated by internal light fixtures, halo illuminated, or illuminated by external indirect illumination, unless otherwise specified. All temporary signs must be nonilluminated.

- 1. No sign shall be illuminated between 12:00 AM and 6:00 AM, except signs identifying emergency services such as police and ambulance stations or hospitals and signs on premises open for business during that time.
- 2. Internally Illuminated Signs:
- a. Internally illuminated signs include signs constructed with pan channel letters, preferably without raceways, or internal/indirect halo illuminated channel letters on an unlit or otherwise indistinguishable background on a freestanding sign or building wall.
- b. Single-color LED signs are considered internally illuminated signs.
- 3. Externally Illuminated Signs. Externally illuminated signs must be illuminated only with steady, stationary, fully-shielded light sources directed solely onto the sign without causing glare. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays to the sign face and away from streets and adjacent properties.
- 4. Direct illumination is limited to marquee signs; see Section 6.2.5(C)(6) and is limited to the illumination of letters, numbers, symbols and accents on the marquee sign. Exposed lamps may only be animated to create an effect of patterned illusionary movement provided the alternate or sequential activation of the illuminated elements occurs on a cycle that exceeds two seconds.

Neon or single-color LED signs placed in a window count toward the aggregate area for all window signs and must not exceed 25 percent of the area of the window. Any individual neon or single-color LED sign must not exceed four square feet in area. Other uses of neon are prohibited.

Structure and Installation: (1) Any angle iron, bracing, guy wires, or similar features used to support a sign must not be visible to the extent technically feasible.

- (2) Where electrical service is provided to freestanding signs or building mounted signs, the service must be placed underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire, must be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A building permit shall be issued prior to installation of any new signs requiring electrical service.
- (3) Raceway cabinets shall only be used in building mounted signs when access to the wall behind the sign is not feasible, shall not extend in width and height beyond the area of the sign, and shall match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area allowed for the site or business. A raceway cabinet is not a cabinet sign.
- (4) All permanent signs allowed by this Section must be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of a built-up environment and must be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.

Monument signs: Landscaping- A landscaped area consisting of shrubs, and/or perennial ground cover plants with a max. spacing of 3 ft. on center is required around the base of the signs. The landscape area must be a min. of 2 sq. ft. for each 1 sq. ft. of sign area.



BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: NO YES TBD
BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:

Devin White

CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER: 176 of 301

**APPROVAL STAMP:** 

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.



## LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Citizens Bank Redevelopment - 1420 Mass Ave

Date: 11-Feb-21

Y ? N

Credit Integrative Process 1

0	0	0	Location and Transportation	16
			Credit LEED for Neighborhood Development Location	16
			Credit Sensitive Land Protection	1
Υ			Credit High Priority Site	2
Υ			Credit Surrounding Density and Diverse Uses	5
Υ			Credit Access to Quality Transit	5
Υ			Credit Bicycle Facilities	1
			Credit Reduced Parking Footprint	1
			Credit Green Vehicles	1

0	0	0	Susta	ainable Sites	10
Y			Prereq	Construction Activity Pollution Prevention	Required
Υ			Credit	Site Assessment	1
Υ			Credit	Site Development - Protect or Restore Habitat	2
Υ			Credit	Open Space	1
	?		Credit	Rainwater Management	3
	?		Credit	Heat Island Reduction	2
	?		Credit	Light Pollution Reduction	1

0	0	0	Water	Efficiency	11
Υ			Prereq	Outdoor Water Use Reduction	Required
Υ			Prereq	Indoor Water Use Reduction	Required
Υ			Prereq	Building-Level Water Metering	Required
			Credit	Outdoor Water Use Reduction	2
			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
Υ			Credit	Water Metering	1

0	0	0	Energ	gy and Atmosphere	33
Υ			Prereq	Fundamental Commissioning and Verification	Required
Υ			Prereq	Minimum Energy Performance	Required
Υ			Prereq	Building-Level Energy Metering	Required
Υ			Prereq	Fundamental Refrigerant Management	Required
	?		Credit	Enhanced Commissioning	6
	?		Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

0	0	0	Mater	rials and Resources	13
Υ			Prereq	Storage and Collection of Recyclables	Required
Υ			Prereq	Construction and Demolition Waste Management Planning	Required
	?		Credit	Building Life-Cycle Impact Reduction	5
	?		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	?		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	?		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	?		Credit	Construction and Demolition Waste Management	2

0	0	0	Indoor	Environmental Quality	16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Υ			Prereq	Environmental Tobacco Smoke Control	Required
			Credit	Enhanced Indoor Air Quality Strategies	2
			Credit	Low-Emitting Materials	3
			Credit	Construction Indoor Air Quality Management Plan	1
			Credit	Indoor Air Quality Assessment	2
			Credit	Thermal Comfort	1
			Credit	Interior Lighting	2
	?		Credit	Daylight	3
			Credit	Quality Views	1
			Credit	Acoustic Performance	1

0	0	0	Innovation	6
			Credit Innovation	5
Υ			Credit LEED Accredited Professional	1

0	0	0	Regional Priority	4
	?		Credit Regional Priority: Specific Credit	1
	?		Credit Regional Priority: Specific Credit	1
	?		Credit Regional Priority: Specific Credit	1
	?		Credit Regional Priority: Specific Credit	1

19 46 0 TOTALS Possible Points: 110					
	19	46 0	TOTALS	Possible Points:	110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



**Arlington Heights** 

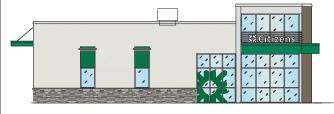


		TABLE OF CONTENTS				VARIANCE		
GENERAL NOTES	PAGE	SIGN TYPE	SQ.FT.	COLOR	REQUIRED?	EXPLANATION (IF REQD.)		
& PERMIT TIMES	2	Site map						
		Massachusetts Avenue						
	3	S1 - ICLL-2-18 - Illum. White channel letters	15.09	White	No			
	4	S3 - ALB-1 - Green awning with light bar	-	Green	No			
	11	S8 - Green window vinyl	-	Green	No			
	7	S9 - DHR-2 - Door hours double doors	-	White	No			
	7	S10 - DH-1 - Door handles	-	Green	No			
		Total Sign Area Requested this Elevation	15.09					
		Right Side (West) Entry Elevation						
	5	S2 - ICLL-2-18 - Illum. White channel letters	15.09	White	Yes			
	6	S4 - ALB-1 - Green awning with light bar	-	Green	No			
		Total Sign Area Requested this Elevation	15.09					
ELECTRICAL ACCESS		Left Side (East) Drive Thru						
It is recommend for	8	S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.	-	Green	No			
Electrician to put all exterior signage on a	8	S6 - ATM-NGP-1 - ATM network panel	-	Gray	No			
single circuit with a		S7 - Removed from scope	10.5	Green	Yes			
timer or photo-cell to		Total Sign Area Requested this Elevation	10.5					
allow for signs to illuminate at night only.								
g o,		Freestanding Signage						
	11	S11 - D/F Pylon Sign Reface						
	12	Code Check						
		Total Sign Area Allowable	40					
		Total Sign Area Requested	40.68					
		Difference	0.68					
CONTACTS PROJECT MANAGER: Dovin White		APPROVAL STAMP:  This document is the sole property of AGI, an manufacturing, reproduction, use and sale rights same by others are expressly forbidden. It is subm						



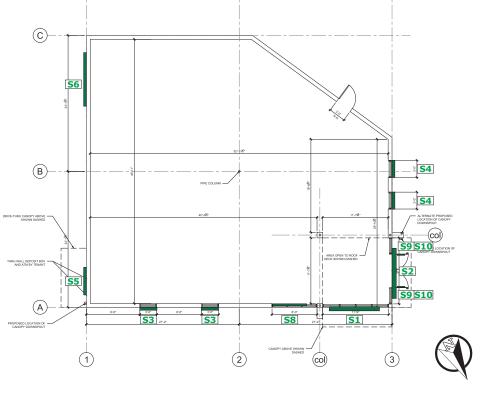
BRANCH NUMBER: R/C NUMBER: REQUIRES VARIANCE: □NO ☑YES □TBD BRANCH NAME & ADDRESS: Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

REV. DATE: 1/14/2021 PATH: O:\Citizens Bank\Site Folders\Arlington Heights

Devin White CITIZENS BANK PROJECT MANAGER: confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 1 of 13









BRANCH NUMBER: R/C NUMBER: REQUIRES VARIANCE: ☐NO ☐YES ☐TBD BRANCH NAME & ADDRESS: Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

**CONTACTS** PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER:

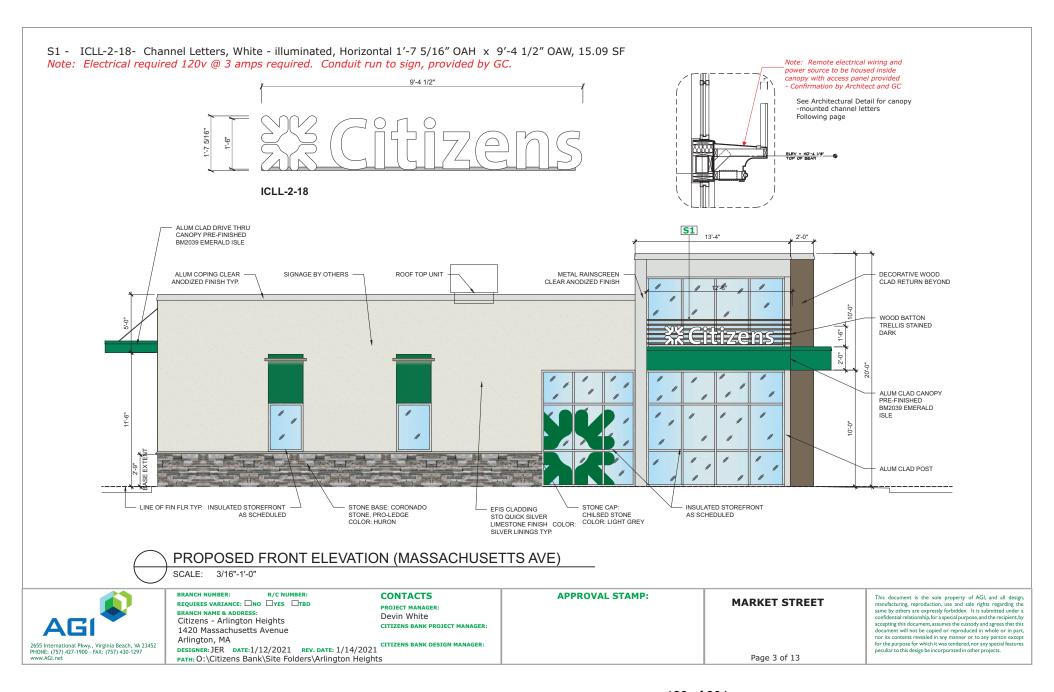
**SITE MAP** 

Page 2 of 13

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

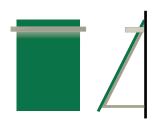
PROPOSED FLOOR PLAN

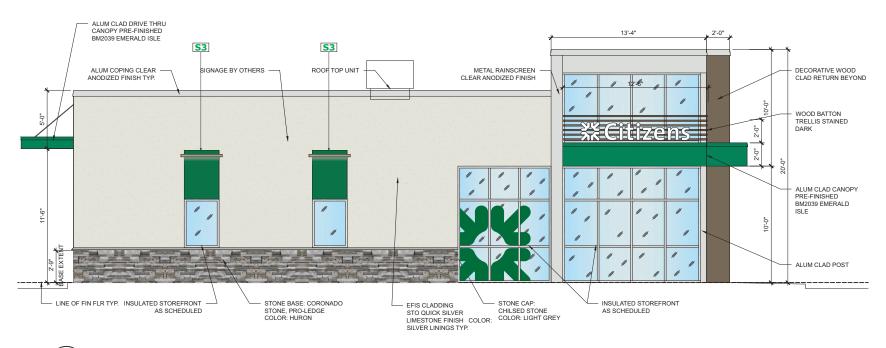
**APPROVAL STAMP:** 



#### S3 - ALB-1 - Green awning with light bar

Note: Dimensions ( $\pm 4'$ -2"H x  $\pm 3'$ -0"W) to be verified Note: Electrical required 120v @ 3 amps required. Conduit stub out required for awning light bar by GC.







## PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"-1'-0"



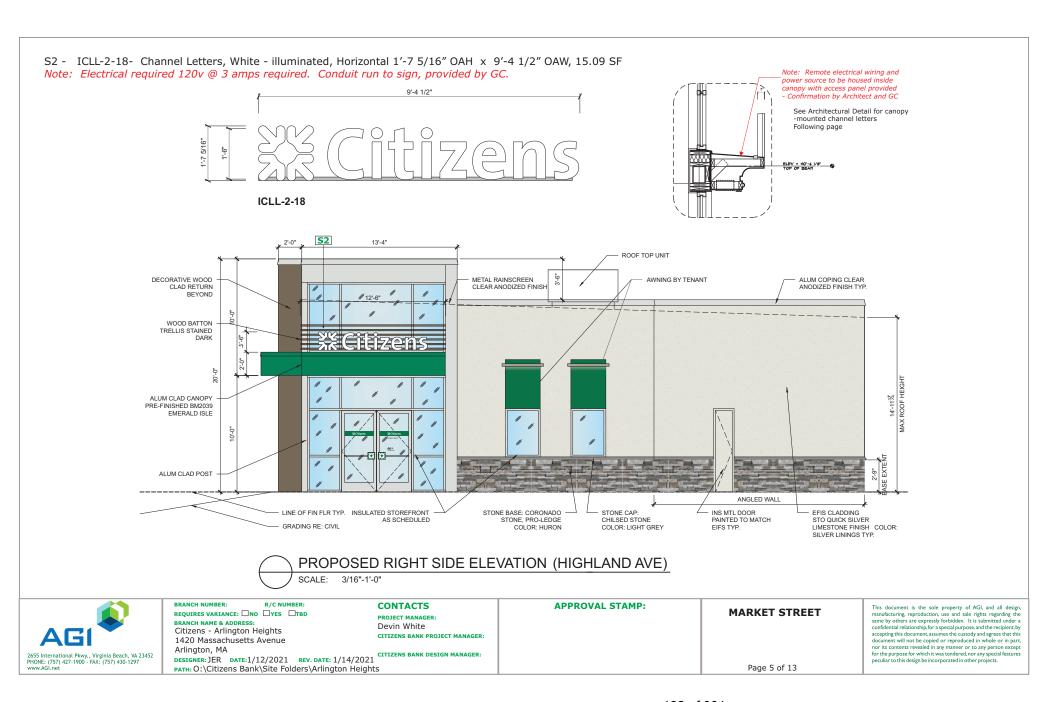
BRANCH NUMBER: R/C NUMBER: REQUIRES VARIANCE: ☐NO ☐YES ☐TBD BRANCH NAME & ADDRESS: Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021 CITIZENS BANK DESIGN MANAGER: PATH: O:\Citizens Bank\Site Folders\Arlington Heights

**CONTACTS** PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER: **APPROVAL STAMP:** 

MARKET STREET

Page 4 of 13

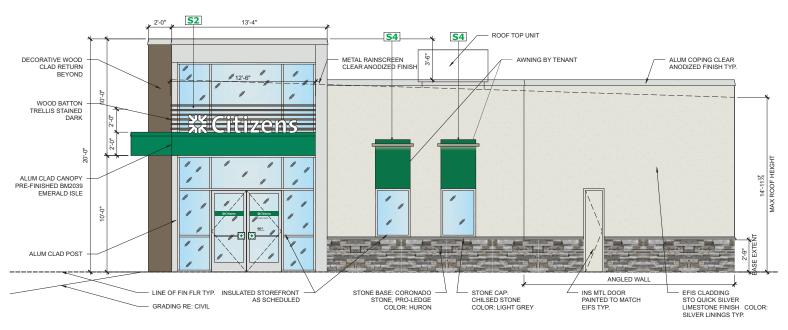
This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.



#### S4 - ALB-1 - Green awning with light bar

Note: Dimensions ( $\pm 4'$ -2"H x  $\pm 3'$ -0"W) to be verified Note: Electrical required 120v @ 3 amps required. Conduit stub out required for awning light bar by GC.









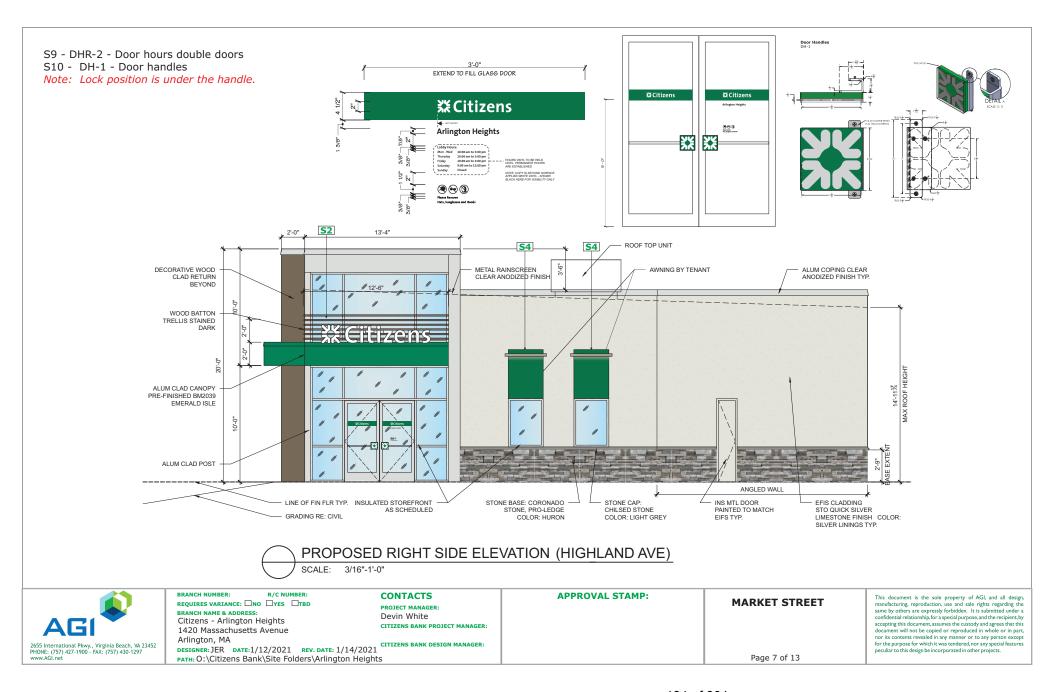
BRANCH NUMBER: R/C NUMBER: REQUIRES VARIANCE: ☐NO ☐YES ☐TBD BRANCH NAME & ADDRESS: Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021 CITIZENS BANK DESIGN MANAGER: PATH: O:\Citizens Bank\Site Folders\Arlington Heights

**CONTACTS** PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER: **APPROVAL STAMP:** 

MARKET STREET

Page 6 of 13

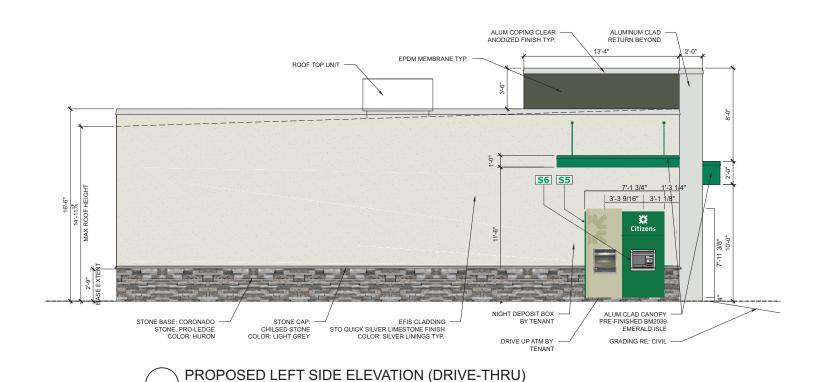
This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.



S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.

S6 - ATM-NGP-1 - ATM network panel

Note: Dimensions and placement of ATM and Night Depository to be confirmed





BRANCH NUMBER: R/C NUMBER: REQUIRES VARIANCE: ☐NO ☐YES ☐TBD BRANCH NAME & ADDRESS: Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021 CITIZENS BANK DESIGN MANAGER: PATH: O:\Citizens Bank\Site Folders\Arlington Heights

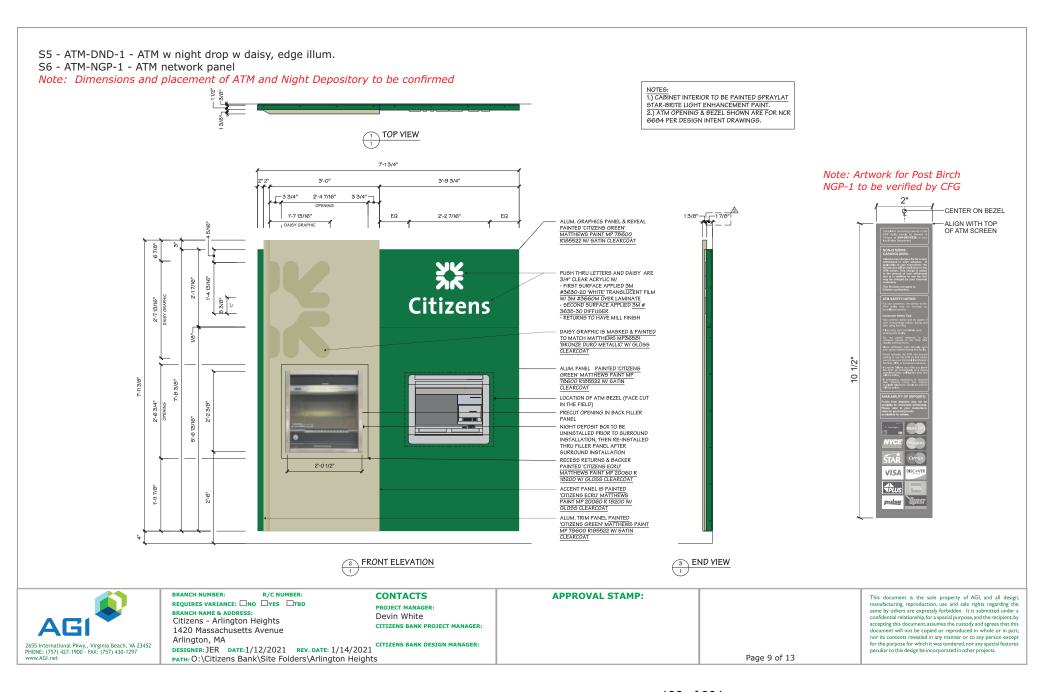
SCALE: 3/16"-1'-0"

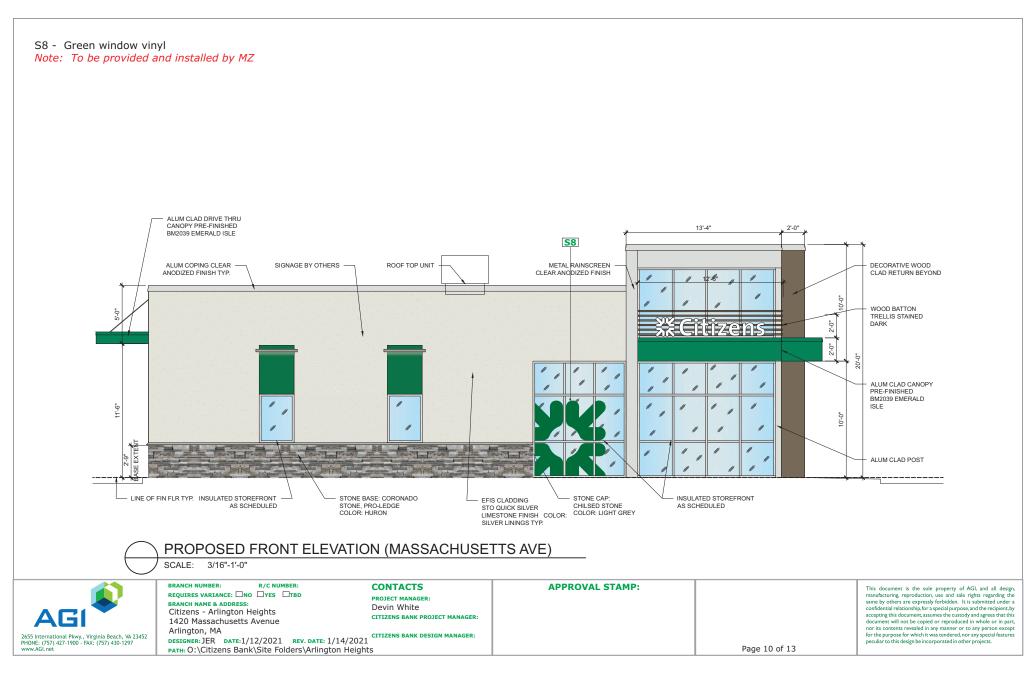
**CONTACTS** PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER: **APPROVAL STAMP:** 

manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

This document is the sole property of AGI, and all design,

Page 8 of 13





S11 - Reface existing double-faced Pylon Sign Note: Reface only, Dimensions to be determined







BRANCH NUMBER: R/C NUMBER: REQUIRES VARIANCE: NO YES TBD BRANCH NAME & ADDRESS: Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

**CONTACTS** PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER:

**APPROVAL STAMP:** 

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this accepting instruction in the copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 11 of 13

#### **ARLINGTON -001** PRE-PERMIT SIGN INFO Citizens Bank DATE COMPLETED 1/11/21 B.) Street Address: 1420 Massachusetts Avenue C.) Town / City / State / Zip: Arlington, MA 02476 D.) Contact for Permit/Zoning: Jennifer Raitt E.) Contact Telephone: 781-316-3090 F.) Jurisdiction: City/Town: Town of Arlington Address: 730 Mass Avenue Annex or, County of: City, ST Zip: Arlington, MA 02476 G.) Zoning Classification for property: **B4 Vehicular Oriented Business District.** No MSP was found during research, there may be an MSP in place here, we strongly suggest checking with the H.) Is there a Master Sign Plan? I.) Is a permit required? Yes. J.) What documents are required to file for the permit Application: https://www.arlingtonma.gov/home/showpublisheddocument?id=1952 K.) How long is the permit process? 3-5 weeks. are there special reviews involved? Not indicated during research, however the town reserves the right to request additional review(s) based on overlay districts? See above city and county review required? See above design review board / ARB / DRB ? See above community association review required? See above L.) What are the fees for a sign permit? https://www.arlingtonma.gov/departments/inspectional-services/applications-fees-forms/permit-feesM.) Is engineering needed for wall signs? May be required based on the scope of work, subject to plan review. N.) Does engineering require a PE stamp? See above. O.) Is landlord approval required? P.) Legal Description Required for permit? Yes. Q.) Plat/Site Plan required for permit? Yes. ATTACHED SIGNS & WINDOW GRAPHICS

- 1.) Formula for calculating wall sign square Wall signs: Maximum 40 sq. ft. per business.
- footage (Max. Sq. Footage Primary & 2.) So Et allowance for bldg\_sides/rear-

The total sign area for signs on single-tenant or multi-tenant buildings may be placed on any building elevation, subject to the following

- (1) At least 1 sign must be placed above or associated with the building entry;
- (2) The width of the sign shall be no greater than 60% of the width of the building element on which it is displayed;
- (3) Signs shall be placed at least 12 inches or 20% of the width of the building element on which they are mounted, whichever is less, from the sides of the building element;
- (4) Signs shall be placed at least 12 inches or 20% of the height of the building element on which they are mounted, whichever is less, from the top and bottom edge of the building element; and
- (5) Signs shall be placed no higher than the lowest of the following:
- a. 25 ft. above grade;
- b. The bottom of the sill of the first level of windows above the first story; or
- c. The cornice line of the building at the building line.

3.) How is the sign area calculated?

Signs on Background Panel: Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.

Signs with Individual Letters: Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign. Signs on Illuminated Surfaces: Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include lit canopy fascia signs, and/or interior lit awnings.

Irregular Shaped Signs: Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles, arcs, or other shapes the area of which is easily calculated.

Two face signs: If the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is determined by the measurement of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.

- 4.) Total # Wall Signs allowed per building elevation: Wall signs: Maximum 1 per frontage.
- 5.) What is the max letter/character height allowed? Signs shall be placed no higher than the lowest of the following:
- 6.) Does the ordinance restrict color, design or illumination?
- Illumination: Non-illuminated, internally illuminated, or externally illuminated, See Combined area of permanent and temporary window signs must not exceed
- Does window vinyl need to be permitted, if so how much is allowed? 8.) Is the entire graphic calculated or just the company logo and name?
- Entire graphic area.
- FREESTANDING SIGNS

#### Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs)

- Monument signs: Maximum 24 sq. ft. The name of a property is included in the area and height limits for freestanding signs.
- # F/S Signs allowed: Monument signs: Maximum 1 per frontage.
- Internal illumination allowed: Monument signs: Non-illuminated or
- Height Maximum: Monument signs: Maximum 8 feet to the

- 4.) Set-back of sign from right-of-way or property line:
- Clearance from grade to sign: Must be monument signs.
- Monument signs: Minimum 5 feet setback from property line.

Signs may not be placed on property at any corner formed by intersecting streets, within the triangular area formed between the property lines and a diagonal line joining points on the property lines 25 feet from the point of their intersection, or in the case of rounded property line corners, the triangular area between the tangents to the curve at such corner and a diagonal line joining points on the tangents 25 feet from the point of their intersection.

#### **DIRECTIONAL SIGNS** Wall sign directional/driveway: Max 3 per lot. Maximum Square Footage: Wall sign directional/driveway: Max. 3 sq. ft. per Number Allowed: 6.) Illumination Allowed? Wall sign directional/driveway: Non-illuminated Maximum Height: Wall sign directional/driveway: Mounting height-7.) Permit Required?: Wall sign directional/driveway: Sign permit Customer Logo Allowed: Not stipulated by code, subject to plan review.



BRANCH NUMBER: R/C NUMBER: REQUIRES VARIANCE: ☐NO ☐YES ☐TBD BRANCH NAME & ADDRESS Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021 CITIZENS BANK DESIGN MANAGER: PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS APPROVAL STAMP: PROJECT MANAGER:

Devin White CITIZENS BANK PROJECT MANAGER:

This document is the sole property of AGI, and all design. manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 12 of 13

		TEMPORARY BANNER
١.)	What temporary sign types are allowed?	Allowed Sign Types: A-Frame or Upright Signs; Yard Sign Type I, II, and III; Wall Banners; and Window
.)	What is the max sign size area?	Max. 24 sq. ft. per business; excludes the area of temporary wall banner signs and window signs.
)	How is the sign area calculated?	
	or constructed as a background for the sig will enclose both the sign copy and the basigns with Individual Letters: Sign copy m building or surface of another structure, th for the sign copy, is measured as a sum of Signs on Illuminated Surfaces: Sign copy structure, is measured as the entire illumir lit canopy fascia signs, and/or interior lit at Irregular Shaped Signs: Sign area for irregicricles, arcs, or other shapes the area of w Two face signs: If the interior angle between	ounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a tat has not been painted, textured or otherwise altered to provide a distinctive background it he smallest rectangle(s) that will enclose each word and each graphic in the total sign. mounted, affixed, or painted on an illuminated surface or illuminated element of a building or nated surface or illuminated element, which contains sign copy. Such elements may include wrinings.  ular shaped signs is determined by dividing the sign into squares, rectangles, triangles, which is easily calculated.  en the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, ement of one sign face only. If the angle between the two sign faces is greater than 45
)	Are logos factored into sign area?	Yes.
	Are logos factored into sign area? How many signs per elevation?	
		Yes.
)	How many signs per elevation? How long can signs be up? Does the ordinance restrict color, design or illn	Yes.  Number of Signs: Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.  A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance.  umination?
i.)	How many signs per elevation? How long can signs be up? Does the ordinance restrict color, design or illh A temporary sign permit is required for the toward the total allowable sign area or nun traffic and must allow for a 4-foot wide sid Signs must be of sufficient weight and dur vehicles. Prohibited Elements: Illumination, includin including balloons, ribbons, loudspeakers,	Yes.  Number of Signs: Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.  A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance. unimination?  I display of temporary wall banner signs. Portable and temporary signs are not counted or permanent signs. Sign placement must not create a hazard for pedestrian or vehicula ewalk to comply with the Americans with Disabilities Act. ability to withstand wind gusts, storms, etc., for the safety of pedestrians, bicyclists, and ag flashing, blinking, or rotating lights; animation; reflective materials; and attachments,
)	How many signs per elevation? How long can signs be up? Does the ordinance restrict color, design or illh A temporary sign permit is required for the toward the total allowable sign area or nun traffic and must allow for a 4-foot wide sid Signs must be of sufficient weight and dur vehicles. Prohibited Elements: Illumination, includin including balloons, ribbons, loudspeakers. Temporary wall banner: Signs must be mo	Yes.  Number of Signs: Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.  A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance.  umination?  display of temporary wall banner signs. Portable and temporary signs are not counted niber of permanent signs. Sign placement must not create a hazard for pedestrian or vehicular ewalk to comply with the Americans with Disabilities Act.  ability to withstand wind gusts, storms, etc., for the safety of pedestrians, bicyclists, and ag flashing, blinking, or rotating lights; animation; reflective materials; and attachments, etc.  unted on a building wall or on T-posts or stakes installed 6 inches or less from the wall.
.)	How many signs per elevation? How long can signs be up? Does the ordinance restrict color, design or ill A temporary sign permit is required for the toward the total allowable sign area or nu traffic and must allow for a 4-foot wide sid Signs must be of sufficient weight and dur vehicles. Prohibited Elements: Illumination, includin including balloons, ribbons, loudspeakers Temporary wall banner: Signs must be mo	Yes.  Number of Signs: Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.  A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance. unimination?  display of temporary wall banner signs. Portable and temporary signs are not counted nber of permanent signs. Sign placement must not create a hazard for pedestrian or vehicular ewalk to comply with the Americans with Disabilities Act. ability to withstand wind gusts, storms, etc., for the safety of pedestrians, bicyclists, and ag flashing, blinking, or rotating lights; animation; reflective materials; and attachments, etc.

Prohibited signs: 1. Bandit signs, 2. Cabinet signs, and 3. Electronic message centers or electronic displays. Signs with the following display features are prohibited Animated features which rotate, move, or give the appearance of moving by mechanical, wind, or other means. 2. Lighting devices with intermittent, flashing, rotating, blinking or strobe light illumination, animation, motion picture, or laser or motion picture projection, or any lighting effect creating the illusion of motion, as well as laser or hologram lights. 3. Internally illuminated signs with a directly exposed light source, except for neon incorporated into the design of a permanent window 4. Surfaces that reflect light by means of a glossy, polished, or mirrored surface. Numerals and letters up to 2 square feet in area used to identify an address are not included in the determination of sign area. All allowed permanent signs may be non-illuminated, illuminated by internal light fixtures, halo illuminated, or illuminated by external indirect illumination, unless otherwise specified. All temporary signs must be nonilluminated 1. No sign shall be illuminated between 12:00 AM and 6:00 AM, except signs identifying emergency services such as police and ambulance stations or hospitals and signs on premises open for business during that time. 2. Internally Illuminated Signs a. Internally illuminated signs include signs constructed with pan channel letters, preferably without raceways, or internal/indirect halo illuminated channel letters on an unlit or otherwise indistinguishable background on a freestanding sign or building wall. b. Single-color LED signs are considered internally illuminated signs. 3. Externally Illuminated Signs. Externally illuminated signs must be illuminated only with steady, stationary, fully-shielded light sources directed solely onto the sign without causing glare. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays to the sign face and away from streets and adjacent properties. 4. Direct illumination is limited to marquee signs; see Section 6.2.5(C)(6) and is limited to the illumination of letters, numbers, symbols and accents on the marquee sign. Exposed lamps may only be animated to create an effect of patterned illusionary movement provided the alternate or sequential activation of the illuminated elements occurs on a cycle that exceeds two seconds. Neon or single-color LED signs placed in a window count toward the aggregate area for all window signs and must not exceed 25 percent of the area of the window. Any individual neon or single-color LED sign must not exceed four square feet in area. Other uses of neon are Structure and Installation: (1) Any angle iron, bracing, guy wires, or similar features used to support a sign must not be visible to the extent 3.) Variance document deadline? One month prior to meeting. 4.) Variance meeting dates? https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-defined by the committee of ttechnically feasible (2) Where electrical service is provided to freestanding signs or building mounted signs, the service must be placed underground and 5.) Variance documents required? https://www.arlingtonma.gov/home/showpublisheddocument?id=24805 concealed. Electrical service to building mounted signs, including conduit, housings, and wire, must be concealed or, when necessary, 6.) How many sets? 7 sets. painted to match the surface of the structure upon which they are mounted. A building permit shall be issued prior to installation of any 7.) Likelihood of variance approval? 35% new signs requiring electrical service. (3) Raceway cabinets shall only be used in building mounted signs when access to the wall behind the sign is not feasible, shall not extend **DOCUMENTS REQUIRED FOR PERMITS** n width and height beyond the area of the sign, and shall match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area allowed for the site or business. A Building elevations Scaled Plot plan raceway cabinet is not a cabinet sign Installation drawings Legal description ealed engineering drawings Notice of Commencement (4) All permanent signs allowed by this Section must be constructed of durable materials capable of withstanding continuous exposure to Sign drawings roperty Manager's Approval the elements and the conditions of a built-up environment and must be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure. Monument signs: Landscaping- A landscaped area consisting of shrubs, and/or perennial ground cover plants with a max. spacing of 3 ft. on center is required around the base of the signs. The landscape area must be a min. of 2 sq. ft. for each 1 sq. ft. of sign area.



R/C NUMBER: REQUIRES VARIANCE: ☐NO ☐YES ☐TBD BRANCH NAME & ADDRESS Citizens - Arlington Heights 1420 Massachusetts Avenue Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021 CITIZENS BANK DESIGN MANAGER: PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER:

**APPROVAL STAMP:** 

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Page 13 of 13

Sign Code: https://www.arlingtonma.gov/home/showpublisheddocument?id=43413

permit shall not be issued until all other required permits have been obtained.

Note: If the Building Inspector determines that a separate electrical or structural permit is required, the applicant shall be notified. The sign



## Town of Arlington, Massachusetts

Department of Planning & Community Development 730 Massachusetts Avenue, Arlington, Massachusetts 02476

## **Public Hearing Memorandum**

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 49 & 51 Grove Street, Arlington, MA

Docket #2150 as amended by Docket #2618

**Date:** February 16, 2021

#### I. Docket Summary

This is an application by the Town of Arlington, 730 Massachusetts Avenue, Arlington MA, to consolidate Town operations, including Public Works, Inspectional Services, Facilities, and Information Technical, through the renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features at the Department of Public Works Yard, 49 and 51 Grove Street, Arlington, MA in the Industrial District. The reopening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

Materials submitted for consideration of this application:

- Application for EDR Special Permit;
- Zoning and Layout Plan, prepared by Weston & Sampson, dated January 4, 2021;
- Existing Conditions Plan, prepared by Weston & Sampson, dated February 16, 2018:
- Overall Layout and Materials Plan, prepared by Weston & Sampson, dated January 22, 2021;
- West and East Layout and Materials Plan, prepared by Weston & Sampson, dated January 22, 2021;

- Utility Plan, prepared by Weston & Sampson, dated January 22, 2021;
- Overall Grading and Drainage Plan, prepared by Weston & Sampson, dated January 22, 2021;
- West and East Grading and Drainage Plan, prepared by Weston & Sampson, dated January 22, 2021;
- Landscaping and Planting Plan, prepared by Weston & Sampson, dated January 22, 2021:
- Planting Details, prepared by Weston & Sampson, dated January 22, 2021;
- Building Plans, prepared by Weston & Sampson, dated November 20, 2020;
- Renderings of the redeveloped DPW Yard;
- Proposed Building Materials for Building E; and
- LEED Checklist, dated January 21, 2021.

The Project involves the renovation of four buildings and the construction of one new building, plus the replacement of operations support features such as the fuel island and the salt shed. As part of this effort, two of the existing salt shed buildings will be demolished. The new, approximately 38,000 square foot, building will include office/administrative space, motor equipment repair maintenance area, trade shops, and a vehicle wash bay. A new salt shed will also be constructed.

Town Meeting recently rezoned a portion of the DPW complex at the Special Town Meeting in November 2020. A portion of the property was zoned R1, which prohibits municipal public works yards and associated maintenance, storage, and office facilities. The ARB recommended favorable action on the rezoning.

### II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

#### 1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A municipal public works yard and associated maintenance, storage, and office buildings require a special permit. Some of the buildings on the site date to 1920, and no significant changes have been made the property since the 1970s. The Board can find that this condition is met.

#### 2. <u>Section 3.3.3.B.</u>

The requested use is essential or desirable to the public convenience or welfare.

The Department of Public Works is essential to the operation of the Town. The existing buildings are outdated, undersized, and contain code deficiencies and inefficiencies to property support the operations of DPW and the other departments accommodated at the site. The proposed renovation will properly accommodate the Town operations that occur at the site. The Board can find this condition is met.

#### 3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The existing traffic and circulation patterns will be improved. Site access is a bit haphazard currently, although the non-public areas of the DPW Yard are restricted by a gate. The proposed redevelopment of the site will create a counterclockwise vehicle path utilizing the existing curb cuts from Grove Street for the DPW vehicles, with clear direction to parking for personal vehicles and recycling drop off. Sidewalks will be reconstructed with concrete along Grove Street and internal to the site. The Board can find this condition is met.

#### 4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The DPW Yard has operated at this site for many decades, and it will not overload the public water, drainage, or sewer system. The redevelopment of the site will be sensitive to the presence of the historic contamination and the design takes steps to mitigate any future intrusions to the engineered barriers and direct contact barriers. The Board can find this condition met.

#### 5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations for this particular use. The Board can find this condition met.

#### 6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The continuation of the DPW yard use and space for other Town departments will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health and welfare. The Board can find this condition is met.

#### 7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The use will not be in excess or detrimental to the character of the neighborhood. The DPW Yard has existed at this location for decades. The Board can find this condition is met.

### III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

#### 1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The existing site condition is developed. The paved surfaces existing on the site provide a contact barrier to historic soil contamination and will continue to do so. Some landscaping exists on the perimeters of the property, which will be replaced with native plantings per the Order of Conditions from the Conservation Commission. The Board can find this condition is met.

#### 2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The redevelopment of the site will not change the use of the site as a DPW Yard. Four buildings will be renovated, and another new building will be constructed, all with industrial style buildings suited for the function of a DPW Yard and Town Departments. The new building will seamlessly blend into the arrangement of the existing buildings on site and takes cues in terms of the material selections from the historic Arlington Gas Works Building presently existing on the site. Other features on the site, including the fuel island and the salt shed, will be relocated toward the rear of the site, creating an inviting streetscape for customers and visitors to this municipal complex. The Board can find this condition is met.

#### 3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There is no requirement for landscaped open space or usable open space for this use in the Industrial District. As noted throughout the application materials, the operational needs of the facility and the below grade historic contamination make it difficult to provide large expanses of open space. Landscaping is provided at the perimeter of the property and in strategic locations of the renovated complex. The Board can find that this condition is met.

#### 4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The redevelopment of the DPW Yard will provide 135 parking spaces, which exceeds what is required for the Town of Arlington departments that will operate in the buildings. However, this site could provide overflow parking for other municipal facilities, including the adjacent Arlington High School complex. The ARB may want clarification on the need for 135 parking spaces.

The application materials also indicate that 9 bicycle parking spaces will be provided. The standard noted in the application corresponds to the long-term bicycle parking spaces, and there is no information about the required short-term bicycle parking, which may be 15 short-term bicycle parking spaces based on the data provided. It appears that all of the parking is outdoor bicycle parking, and presumably short-term parking due being outdoors, located in two areas adjacent to Building A. There is no specification for these bicycle racks to review. There is no indication that long-term bicycle parking is accommodated inside any of the buildings. The ARB may want clarification on compliance with the long-term and short-term bicycle parking standards.

EV vehicular charging infrastructure will be installed adjacent to Building E for future use.

The application materials indicate that certain parking and driveway standards cannot be strictly complied with as follows:

- The landscaping required per Section 6.1.11.D is not provided due to the below grade historic contamination. Landscaping would interfere with the engineered barriers and direct contact barrier. The landscaping standards may be modified per Section 6.1.11.E by the ARB.
- 2. The driveway width is proposed to be 30 feet wide, an increase from the 24 feet maximum required by Section 6.1.11.C(9). The larger width is to accommodate the DPW equipment and the Fire Department equipment. The application materials

indicate that this standardized driveway width will be an improvement over the existing conditions.

- 3. Three parallel parking spaces are proposed along Grove Street in front of Building E. These parking spaces are located in the front yard, which is not allowed per Section 6.1.11.D(4). The application materials indicate that allowing this parking will provide convenient access to the DPW administrative offices and the Inspectional Services Department.
- 4. A screening buffer of 25 feet is required between the parking lot and the adjacent residential properties to the west per Section 5.3.7 and 5.3.21(A). This may be reduced to 12.5 feet if a solid fence and plantings are installed. In this southwestern corner of the site, there also exists below grade historic contamination, overhead wires, and an underground high pressure natural gas distribution main and associated RIC station. Currently, there is pavement up to the property line. The proposed conditions will pull pavement back 5 feet to 10 feet from the property line, a grass strip will be installed, as will a 6-foot vinyl fence.

The ARB should consider whether the unique conditions of the site, the use, and the overall redevelopment of the complex meet the intent of the regulations in Section 6.1.11, 5.3.7, and 5.3.21(A).

#### 5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. In accordance with Section 3.3.4., the Board may require from any Applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the Applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The application materials indicate that the approach to stormwater management on the site consists of maintaining existing drainage patterns and outfalls, installing structure BMPs to provide water quality treatment, and improving environmentally sensitive areas of the site. In some areas on the site the Mill Brook is daylighted (and has associated floodplain areas) and in other areas the Brook is culverted, but special attention is paid to this resource. The stormwater management system has been approved by the Conservation Commission.

The system consists of the following:

- 1. Runoff from certain impervious surfaces will be conveyed to deep sump catch basins and hydrodynamic separators prior to being discharged;
- The runoff of the new parking area within the existing soccer field will be stored in an underground detention area and discharged at a controlled rate, and a portion of the proposed parking lot will be treated by a biofiltration system prior to connecting to the outfall system;
- 3. Previous biofiltration landscaped areas will be installed in the unpaved areas immediately adjacent to the Mill Book openings; and
- 4. The installation of sediment and oil removal and the installation of rain gardens.

The Board can find this condition is met.

#### 6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

New services will enter the site from overhead wires via a new utility pole to be installed at the southern entrance to the site. Electricity, telephone, cable, and similar services will be connect to the buildings through an underground system. The Board can find this condition is met.

#### 7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The historic signage on Building A will be restored. This signage is considered a landmark sign per Section 6.2 of the Zoning Bylaw and is exempt from compliance with that section.

New signage will be installed on Building E, including the street address "51 Grove Street", "Arlington Public Services", and "Town of Arlington Administrative Building." The application materials do not include any information about the dimensions. Based on one of the renderings provided, it appears that the "Town of Arlington Administration Building" is a wall sign and the "Arlington Public Services" sign is a canopy sign, both of which are allowed per Section 6.2. The additional details would provide the information necessary to determine compliance with the sign area requirements.

#### 8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

All storage areas, including the relocated fuel island and salt shed, are located toward the rear of the site to ensure that there is an inviting streetscape for customers and visitors to this municipal complex. Interior capacity has been increased to provide storage of vehicles and equipment within the new building bringing a substantial amount of the outdoor storage inside. The Board can find this condition is met.

#### 9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

All buildings are designed with access and egress routes. The vehicular circulation can accommodate the largest municipal vehicles. Security fencing and gates are included to prevent unauthorized access to the non-public area of the complex. The Board can find this condition is met.

#### 10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The Arlington Gas Works Building and other buildings are included in the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and are listed in the National Register of Historic Places individually and as part of the multiple resource area. The new building takes cues from the terracotta tile used on the roof of the historic gas works building. The Massachusetts Historical Commission found that there is "no adverse effect" and the redevelopment of the site has been reviewed by the Arlington Historical Commission. The Board can find this condition is met.

#### 11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The redevelopment of the DPW Yard will not impact the microclimate and will improve the conditions of the site through a reduction of impervious surfaces, mitigation of the heat island effect, reduction in light pollution, and the storage of vehicles inside the new building. The Board can find this condition is met.

#### 12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The proposed building has been designed to meet the LEED silver certification. The Board can find this condition is met.

### IV. Findings

- 1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
- 2. The ARB finds that the project is consistent with screening and buffer requirements of Section 5.3.7 and 5.3.21(A).
- 3. The ARB finds that the project is consistent with the parking and loading space standards of Section 6.1.11.

#### V. Conditions

#### General

- The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board at the time when future operators are identified. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
- Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
- 3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

- 4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
- 5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
- 6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
- 7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



55 Walkers Brook Drive, Suite 100, Reading, MA 01867 Tel: 978.532.1900

Arlington – DPW Facility WSE Project No. 2170997

January 28, 2021

Arlington Redevelopment Board 730 Mass Ave. Annex Arlington, MA 02476

Re: Environmental Design Review

Arlington Municipal Facility 49 and 51 Grove Street

Dear Members of the Arlington Redevelopment Board:

On behalf of the Town of Arlington, Weston & Sampson Engineers, Inc. is hereby enclosing two (2) hard copies and an electronic copy of the Environmental Design Review submission to fulfill the requirements of the Arlington Redevelopment Board Rules and Regulations. This submittal is associated with the proposed upgrades to support the Department of Public Works, Inspectional Services Department, Facilities Department, and Information Technology Department at existing DPW yard located on Grove Street.

As part of the filing, we have attached the following:

Application

Project Statement

Appendix A: Dimensional and Parking Information Plan

Appendix B: Site Plans
Appendix C: Building Plans

Appendix D: New Building E Exterior Materials Appendix E: Existing Conditions Photographs

Appendix F: LEED Checklist Appendix G: Impact Statement

If you have any questions regarding this submittal, please feel free to contact me at (339) 364-0585.

Very truly yours,

**WESTON & SAMPSON** 

Jeffrey J. Alberti, LEED-AP

Vice President



100 Foxborough Boulevard, Suite 250 Foxborough, MA 02035 tel: 508.698.3034

January 2021

TOWN OF

Arlington MASSACHUSETTS

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

#### TABLE OF CONTENTS

**APPLICATION** 

PROJECT STATEMENT

APPENDIX A – DIMENSIONAL AND PARKING INFORMATION PLAN

APPENDIX B – SITE PLANS

SITE RENDERINGS AND 3-D BUILDING RENDERINGS

**EXISTING CONDITIONS SURVEY PLAN** 

LAYOUT AND MATERIALS PLANS

UTILITY PLAN

GRADING AND DRAINAGE PLANS

LANDSCAPING PLANTNG PLAN

PLANTING DETAILS

APPENDIX C - BUILDING PLANS

EXISTING BUILDINGS A & B FLOOR PLANS AND ELEVATIONS EXISTING BUILDINGS C & D FLOOR PLANS AND ELEVATIONS NEW BUILDING E FLOOR PLAN AND ELEVATIONS

APPENDIX D - NEW BUILDING E EXTERIOR MATERIALS

APPENDIX E - EXISTING CONDITIONS PHOTOGRAPHS

APPENDIX F - LEED CHECKLIST

APPENDIX G - IMPACT STATEMENT

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

## **APPLICATION**

westonandsampson.com



# TOWN OF ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

	10 171 0 0		Docket No
1.	Property Address 49 and 51 Grove Str		
	Name of Record Owner(s) Town of Arl	-	Phone 781-316-3010
	Address of Owner 730 Mass. Ave. Ann	ex	, Arlington, MA 02476
	Street		City, State, Zip
2.	Name of Applicant(s) (if different than about	ove) Michael Rad	lemacher
	Address 51 Grove Street		Phone (781) 316-3101
	Status Relative to Property (occupant, purc	haser, etc.) <u>Occu</u>	pant; Director of Public Works
3.	Location of Property Map 54, Block 3,	, Lot 2.A and 2.B	
	Asses	sor's Block Plan, B	ock, Lot No.
4.	Deed recorded in the Registry of deeds, Bo-or-registered in Land Registration Office,	ook 9705, Pag Cert. No	e <u>6</u> ; _, in Book; Page
5.	Present Use of Property (include # of dwel		Department of Public Works Operations Own playing fields
6.	Proposed Use of Property (include # of dwelling units, if any) Municipal facility to support the Department of Public Works, Inspectional Services Department, Facilities Department, and Information Technology Department.		
7.	Permit applied for in accordance with the following Zoning Bylaw section(s)	3.4.2.A 5.6.3 3.3.4	Environmental Design Review  Municipal public works yard and associated maintenan storage, and office facilities in an I District  Special Permit Conditions
8.	·		vitle(s)  ovide any additional information that may aid the ARB in at you feel you should be granted the requested permission.
	Please see att	tached Project Sta	atement
property which i of App with an	(In the statement beloplicant states that the Town of Arling y in Arlington located at 49 and 51 Grove is the subject of this application; and that united to a similar application regarding this	w, strike out the words the gton is the of Street favorable action on property within the	
Signature	e of Applicant(s)		
51 G	rove Street		(781) 316-3101
Address			Phone



## Town of Arlington Redevelopment Board Application for Special Permit in accordance with Environmental Design Review (Section 3.4)

## Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at <a href="mailto:arlingtonma.gov/arb">arlingtonma.gov/arb</a>, for the full list of required submittals.

<u>X</u>	Dimensional and Parking Information Form (see attached	1)
<u>X</u>	Site plan of proposal	
	Model, if required	
X	Drawing of existing conditions	
X	Drawing of proposed structure	
<u>X</u>	Proposed landscaping. May be incorporated into site pla	n
X	Photographs	
<u>X</u>	Impact statement	
X	Application and plans for sign permits	
_X_	Stormwater management plan (for stormwater management with new construction	ent during construction for projects
FOR (	OFFICE USE ONLY	
	_ Special Permit Granted	Date:
	Received evidence of filing with Registry of Deeds	Date:
	Notified Building Inspector of Special Permit filing	Date:

# TOWN OF ARLINGTON REDEVELOPMENT BOARD

# Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

- Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing
  tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed
  areas.
- 2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
- 3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
- 4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
- 5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

- 6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
- 7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

- 8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- 9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
- 10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
- 11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
- 12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <a href="http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b">http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b</a>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

- 1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
- 2. The requested use is essential or desirable to the public convenience or welfare.
- 3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
- 4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
- 5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
- 6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
- 7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

#### **TOWN OF ARLINGTON**

Dimensional and Parking Information for Application to The Arlington Redevelopment Board

The Arlingto	on Redevelopment Board	Docket No.
Property Loc	ation 49 and 51 Grove Street	Zoning DistrictI
Owner:	Town of Arlington	Address:730 Mass. Ave. Annex

Present Use/Occupancy: No. of Dwelling Units:

Department of Public Works Operations & Field

Proposed Use/Occupancy: No. of Dwelling Units: Municipal facility to support the DPW, ISD, Facilities, and IT Departments

Uses and their gross square feet:
DPW & ISD offices, shops, maintenance, & storage: 46,400 SF
plus ancillary support structures: 7,450 SF
Uses and their gross square feet:
DPW, ISD, Facilities, & IT offices, shops, maintenance, &
storage: 84,500 SF plus ancillary support structures: 11,400 SF

Lot Size	
Frontage	
Floor Area Ratio	
Lot Coverage (%), where applica	ble
Lot Area per Dwelling Unit (sq	uare feet)
Front Yard Depth (feet)	
Side Yard Width (feet)	right side
	left side
Rear Yard Depth (feet)	
Height	
Stories	
Feet	
Open Space (% of G.F.A.)	
Landscaped (square feet)	
Usable (square feet)	
Parking Spaces (No.)	
Parking Area Setbacks (feet),	where applicable
Loading Spaces (No.)	
Type of Construction	
Distance to Nearest Building	

Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
254,130 s.f.	254,130 s.f.	min.
407.45 ft.	407.45 ft.	min.
0.21	0.38	max. 1.5
+/- 75%	+/- 94%	max
		min.
Exist Bldg. 1.0 ft.	Exist Bldg. 1.0 ft.	min. 10 ft.
Exist Bldg. 1.5 ft.	Exist Bldg. 1.5 ft.	min. 10 ft.
Exist. Bldg. 111.25 ft.	Prop. Bldg. 64.0 ft.	min. 10 ft.
Exist Bldg. 1.5 ft.	Prop. Bldg. 1.5 ft.	min. 10 ft.
see below	see below	min. see below
Exist Bldg. 3 stories	Exist Bldg. 3 stories	stories 3/4
Exist Bldg. 58.3 ft.	Exist Bldg. 58.3 ft.	feet 39 ft / 52 ft.
		min
2,567 s.f.	6,085 s.f.	(s.f.)
n/a	n/a	(s.f.)
71	135	min. 36
0 ft.	5.1 ft. with fence	5.0 ft. with min. fence
0	2	min. 2
See plans		
34 ft.	34 ft.	min. n/a

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

## PROJECT STATEMENT

westonandsampson.com 210 of 301

#### PROJECT STATEMENT

#### Background

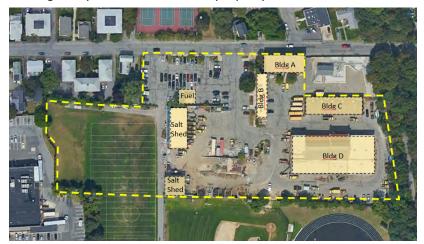
The Town of Arlington is proposing a new/renovated Project to support the Department of Public Works and other Town operations at the existing Public Works Facility site located at 49 & 51 Grove Street. The existing buildings are outdated, undersized, and contain many code deficiencies and inefficiencies to properly support operations. The Project provides for the consolidation of several town operations including Public Works, Inspectional Services Department (ISD), Facilities, and Information Technology (IT).

The new/renovated facility is sized to properly accommodate modern Public Works operations, ISD, Facilities, and IT. The project includes renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features including a salt storage structure and a fueling facility.

#### **Site Description**

The Project site is located on Grove Street, immediately northwest of the High School. It is bound easterly by a National Grid natural gas facility and the Minuteman Bikeway. Westerly of the property are residences and a grocery store. North of the property, across Grove street, are

residences and tennis There are six courts. existing buildings on the Public Works site. proposed redevelopment approximately area is 5.83 acres and is predominately paved with the exception of the area that is currently being used as a field to the southwest of the buildings. This field area



is constructed over an area of contaminated soil and includes an impermeable cap just beneath the surface for a portion of the area, essentially rending a majority of the field area impervious as well. The site is a two-tiered site with each tier having site grades that are generally flat with some minor cross slopes.

Running north to south through the property is Mill Brook. From the property line at Grove Street, the brook runs in a stone lined channel for approximately 37 feet, before entering a culvert. This channel is a regulatory floodway per FEMA mapping. From the end of the stone channel, the brook enters a culvert. The culvert daylights at two





Arlington Municipal Facility 49 & 51 Grove Street Environmental Design Review Submittal Project Statement

locations on the property. Each of these openings and the area surrounding them are part of the 100-year flood zone per FEMA mapping.

Riverfront areas and wetland buffer zones extend from the stone lined channel and from the culvert openings. These resources area buffer zones are predominately impervious with approximately 2,000 square feet of vegetated areas (<12% of the buffer zone) consisting of mainly non-native species.

#### Scope of Work

The Project involves the renovation of four buildings and the construction of one new building, plus the replacement of operations support features such as the fuel island and the salt shed. As part of this effort, two of the existing salt shed buildings will be demolished. The new, approximately 38,000 square foot, building will include office/administrative space, motor

equipment repair maintenance area, trade shops, and a vehicle wash bay. A new salt shed will also be constructed. The salt shed will allow for delivery vehicles to dump salt directly in the building; thereby minimizing cleanup and remnants exterior to the building.



Work within the riverfront area and the 100-foot wetland buffer zone include site improvements and minor grade changes. A portion of the new building will also lie within these areas. There will be a reduction in impervious surfaces within these areas. The project has been reviewed and approved by the Arlington Conservation Commission and an Order of Conditions has been issued.

Site stormwater improvements include:

- Numerous new deep sump hooded catch basins
- Five (5) Hydrodynamic separators will be installed
- An underground chamber detention system will be installed to control peak flows
- Biofiltration systems

In addition to the improved stormwater features, the Project includes the following additional features to improve the overall integrity of stormwater and the environment:

- Improved storage of vehicles, equipment, and materials (maximize indoor vs. outdoor)
- Improved storage and handling of liquid petroleum products
- Improved vehicle washing operations (no discharge to stormwater system)

Landscape areas will be planted with native species.

Arlington Municipal Facility 49 & 51 Grove Street Environmental Design Review Submittal Project Statement

#### **Special Permit Summary**

In accordance with Town of Arlington Zoning Bylaws, the Town is requesting Special Permits as follows:

- Section 3.4 Environmental Design Review, subsection 3.4.2.A, for the construction and reconstruction of a site abutting the Minuteman Bikeway.
- Section 5.6 Other Districts, subsection 5.6.3 Use Regulations for MU, PUD, I, T and OS Districts, for a municipal public works yard and associated maintenance, storage, and office facilities as well as municipal public parking area in the Industrial (I) district
- Section 3.3 Special Permits for alternate dimension and screening provisions:
  - o Landscaping within Parking Lots
  - o Maximum Driveway Width
  - o Parking in Front Yard
  - o Screening and Buffers Abutting Residential Districts

The following is a summary of the alternate dimension and screening provisions:

<u>Landscaping within Parking Lots</u> - the proposed parking lot is located over historic contamination which includes engineered barriers and direct contact barriers. As a result, the parking lot has been designed without interior landscaping to provide a continuous impermeable direct contact barrier meeting MassDEP standards to improve safety by limiting the potential for employees or the public to come in contact with this historic contamination.

<u>Maximum Driveway Width</u> - the proposed design includes 30-foot wide driveways in lieu of the maximum 24-foot wide identified by the Zoning Bylaws. The wider driveway will improve safety for the large DPW equipment and Fire Department vehicles that will be accessing the site for DPW operations or fueling on a regular basis. The proposed 30-foot wide driveways will be an improvement over the pre-existing non-conforming driveways which are 47 feet and 52 feet wide.

<u>Parking in Front Yard</u> - the proposed plan includes three parallel parking spaces along Grove Street which fall within the front yard of the site. These parking spaces will allow the public to safely and quickly access DPW administration and ISD services within the new building without requiring access to the site. This location provides more convenient access to the public and helps to segregate DPW and public traffic which will improve safety for the site.

Screening and Buffers Abutting Residential Districts - In accordance with 5.3.7.A, the required screening buffer between the I district and R districts is 12.5 feet with a solid fence and plantings. The site is currently lacking any screening buffers between the proposed site and adjacent lots and represents a pre-existing non-conforming condition. The site is not amenable to adding planted buffers along these property lines due to the historic contamination as well as existing utility infrastructure including overhead wires along the property line as well as an underground nationalgrid high pressure natural gas distribution main and associated RIC station. The existing conditions currently include paving up to the residential property line. As part of the proposed development, the pavement edges will be pulled back 5' to 10' from the edge of

Arlington Municipal Facility 49 & 51 Grove Street Environmental Design Review Submittal Project Statement

the residential property, providing a grass strip, and installing a 6' high solid vinyl fence to provide screening for the site.

Due to the age of the development at the site, many of the dimensional standards are not met and represent pre-existing non-conforming conditions. As outlined in the attached plans and narratives, the proposed development is improving many of these conditions to the maximum extent practicable including:

- increasing parking buffers
- increasing landscape provisions on site
- improved stormwater systems
- improved facilities to house more operations indoors
- improved environmental controls in the new buildings
- aesthetic improvements consistent with the historic character of the site

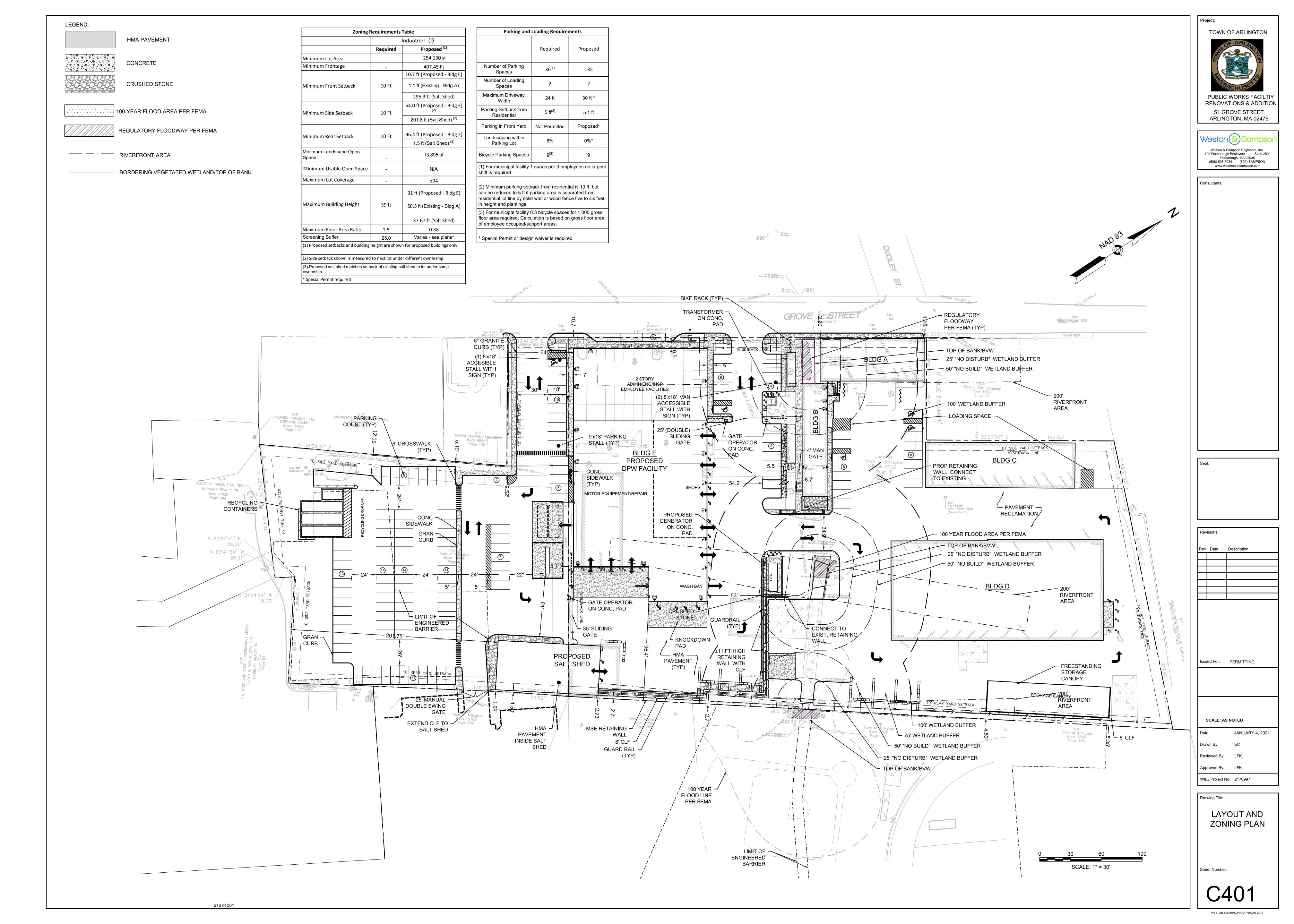
Based on our review of the current conditions, the proposed development as outlined herein will not result in any adverse effects to the Town or the neighborhood in view of the characteristics of the site and of the proposal in relation to the site. The proposed development will be an overall improvement for the Town and the neighborhood by constructing a properly sized, safe, efficient, and environmentally conscientious facility for the Department of Public Works and associated Town Departments.

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

## **APPENDIX A**

DIMENSIONAL AND PARKING INFORMATION PLAN

westonandsampson.com 215 of 301



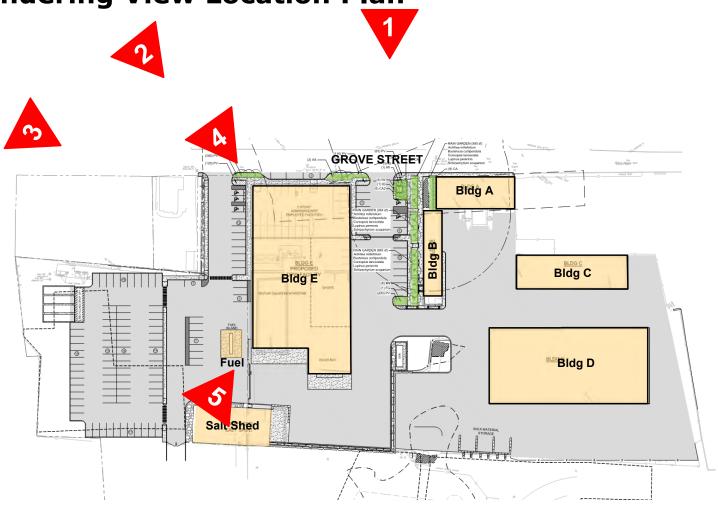
Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

**APPENDIX B** 

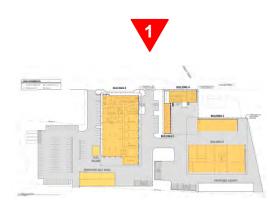
SITE PLANS

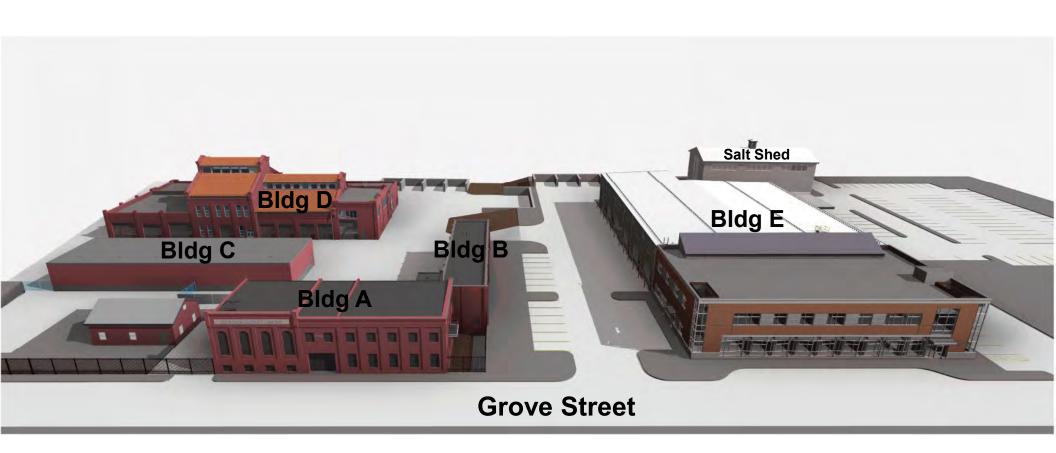
westonandsampson.com 217 of 301

**3-D Rendering View Location Plan** 



### **Site Views**

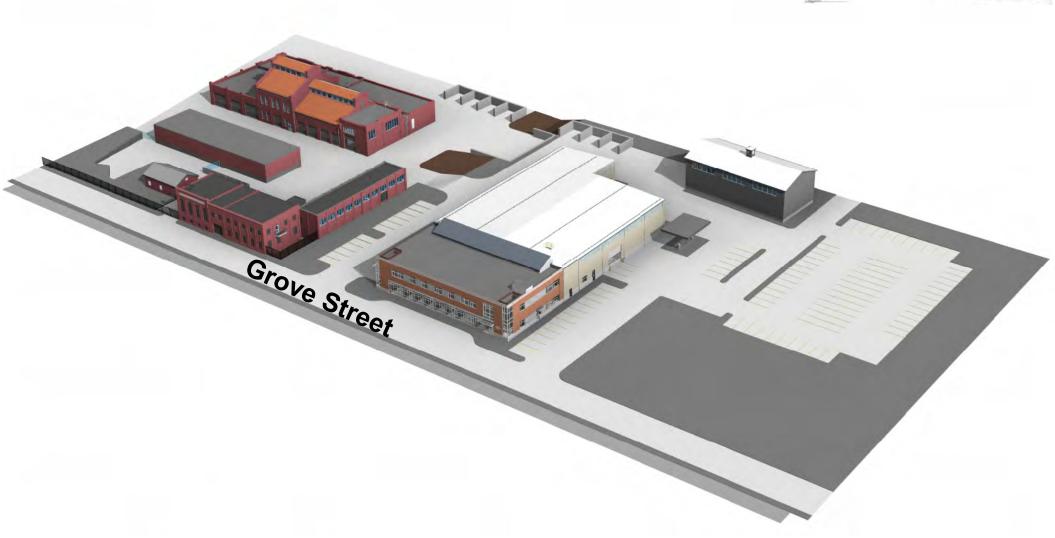




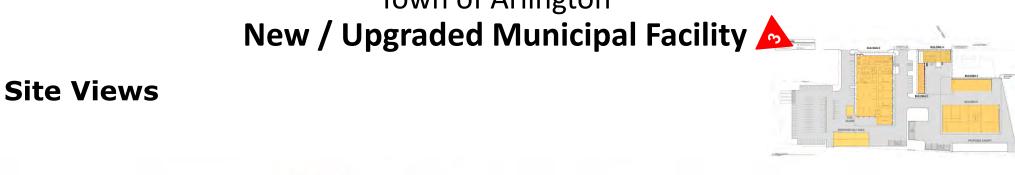
## 2



### **Site Views**



### Town of Arlington





### **Architectural – Building E**

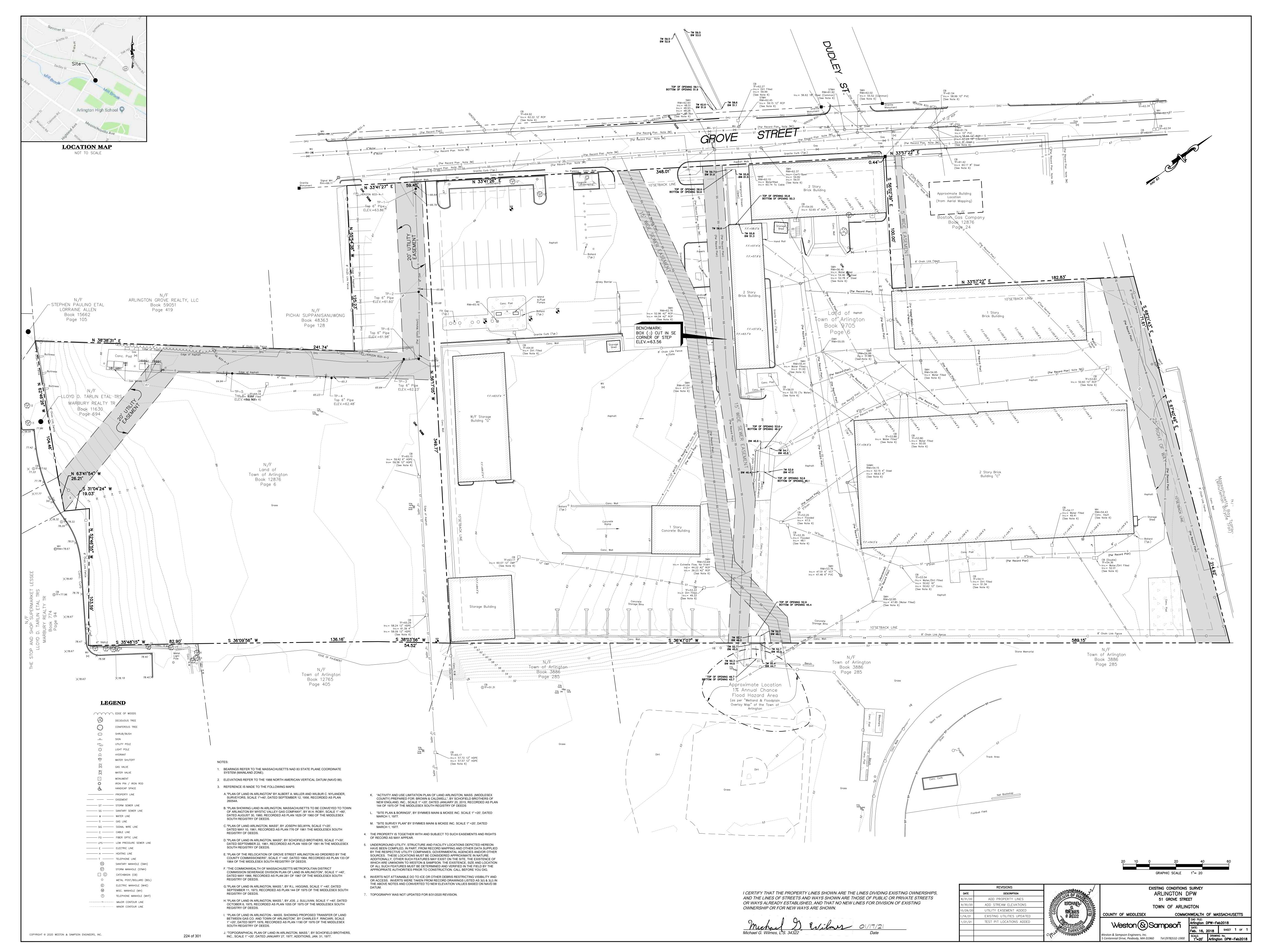


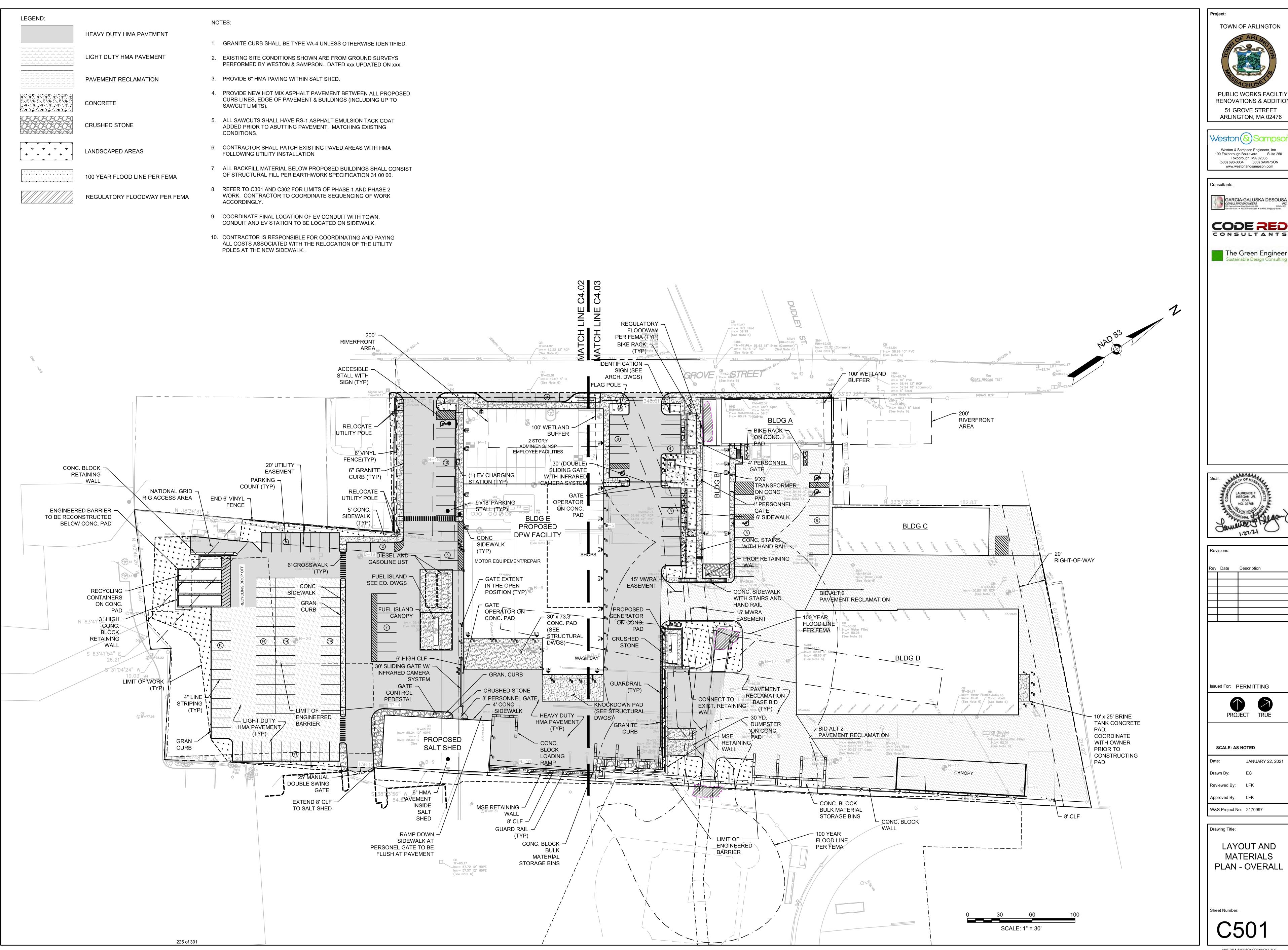


### **Architectural – Building E**





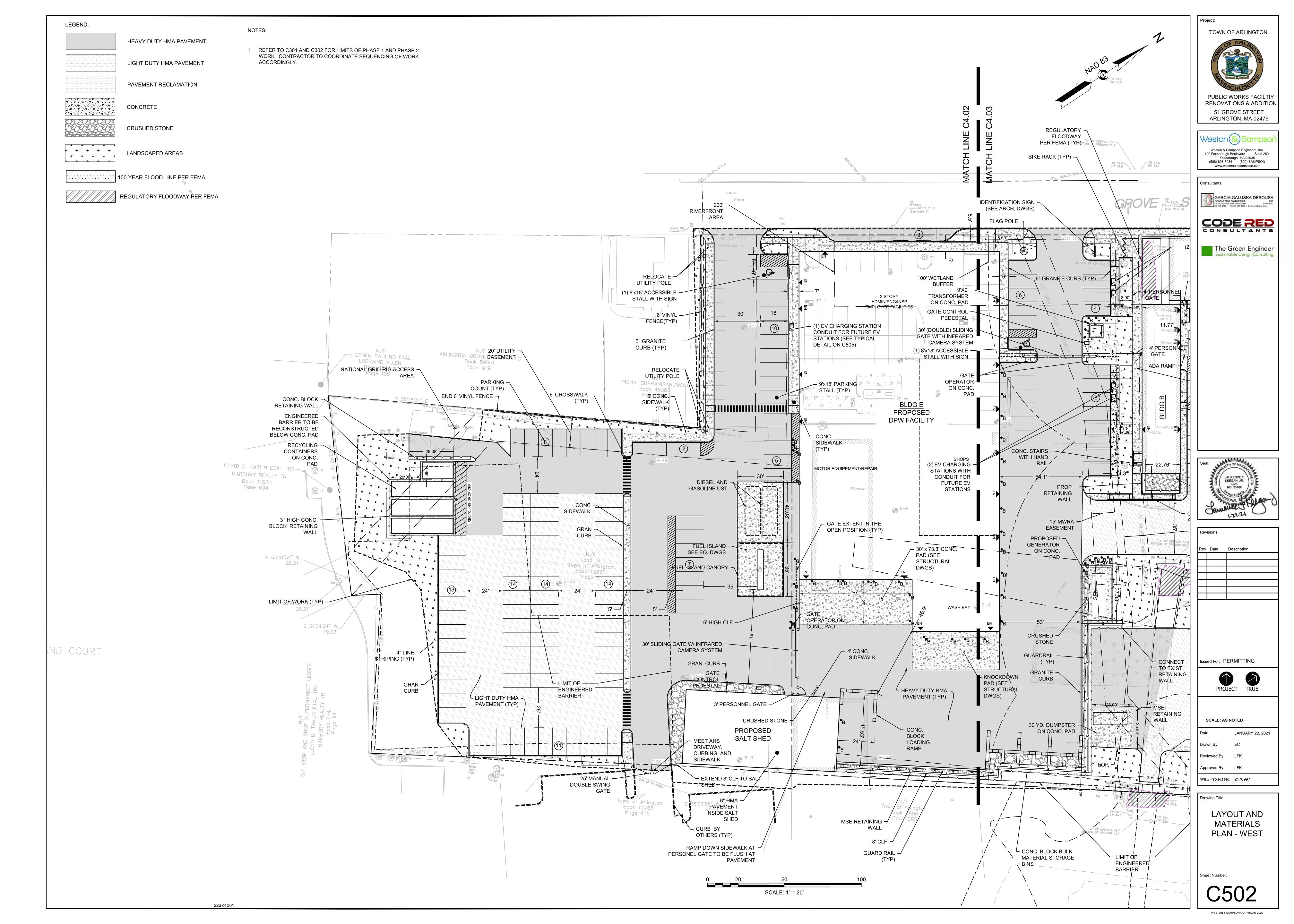


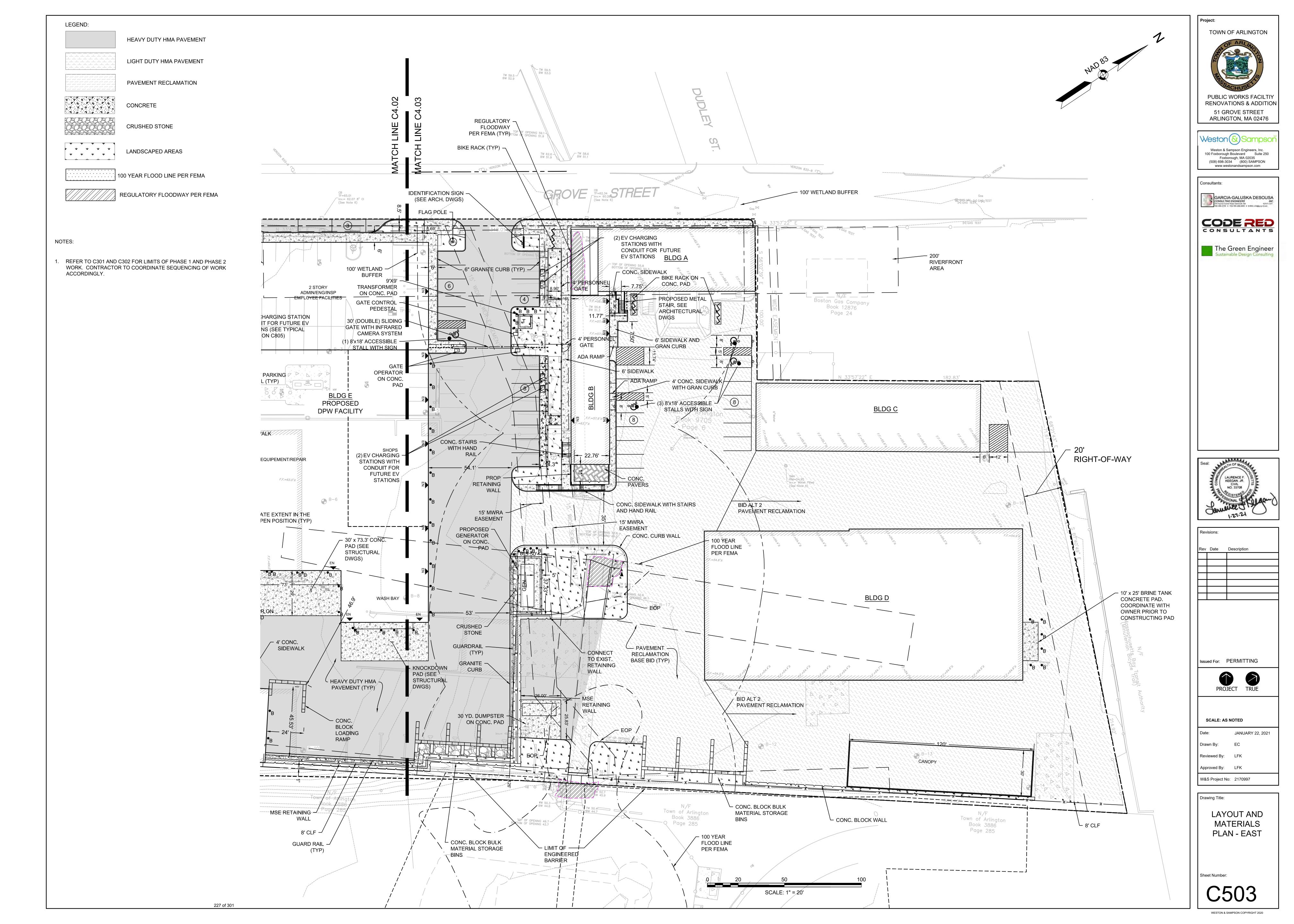


PUBLIC WORKS FACILTIY **RENOVATIONS & ADDITION** 

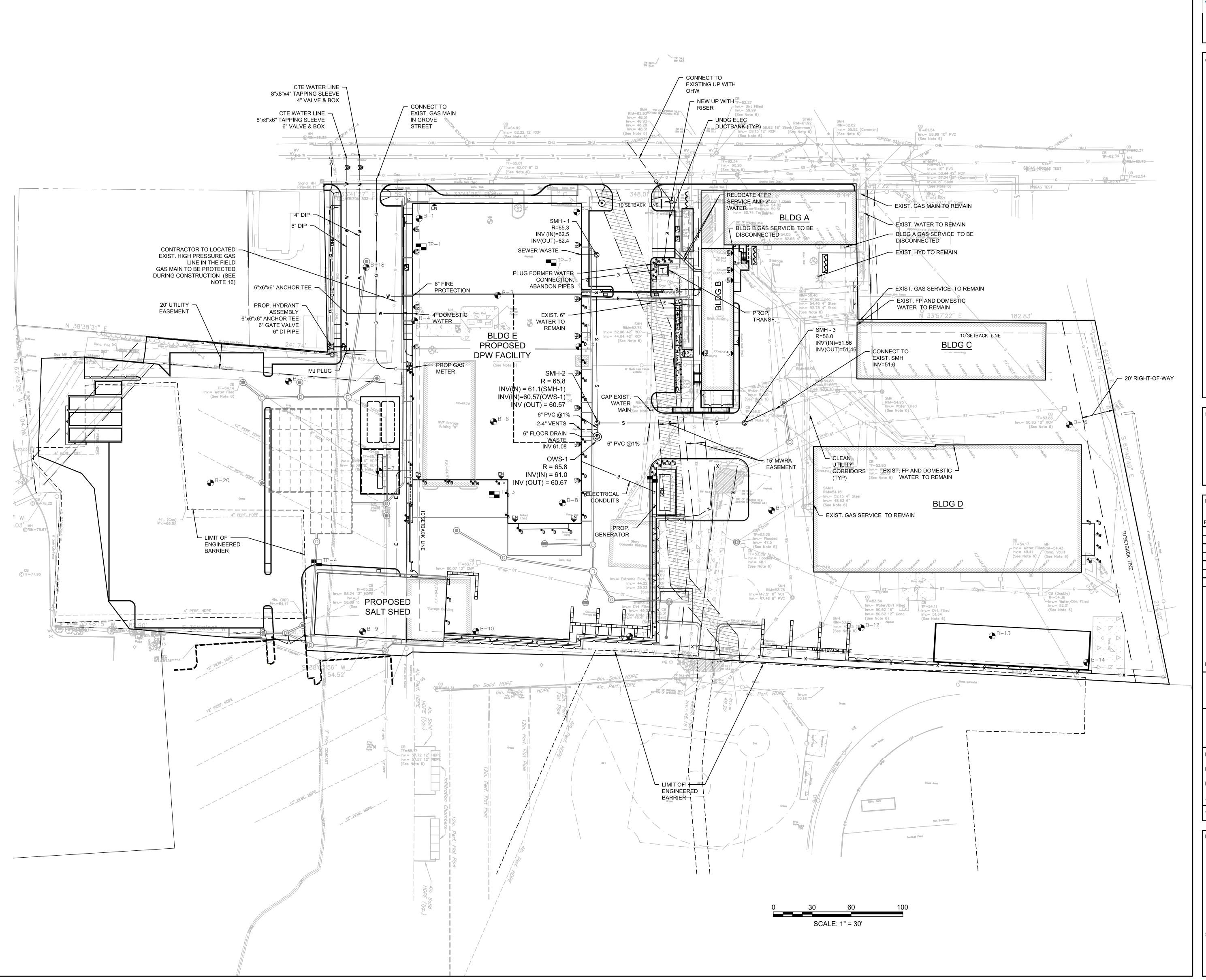
Weston & Sampson Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250

CONSULTANTS





- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE SITE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE SITE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE SITE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 2. THE SITE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY
- 3. THE SITE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED UTILITIES AS REQUIRED TO COMPLETE
- THE PROPOSED DRAINAGE AND SEWER WORK. 4. THE SITE CONTRACTOR TO PROVIDE ALL NECESSARY FITTINGS TO ACHIEVE WATER SERVICE LAYOUT AS
- SHOWN ON THE DRAWINGS. 5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER TRANSITION MATERIAL AND FITTINGS TO PROVIDE A TIGHT TRANSITION FROM DISSIMILAR PIPE MATERIALS FROM PLUMBING & FIRE PROTECTION WORK TO SITE CONTRACTOR'S WORK.
- 6. PLUMBING FILED SUB-BID CONTRACTOR (P.C.) IS RESPONSIBLE FOR THE CONSTRUCTION OF THE DOMESTIC WATER LINES & SANITARY SERVICES INSIDE THE BUILDING AND EXTENDING 5' FROM THE FACE OF THE BUILDING WHERE IT EXITS UNLESS OTHERWISE NOTED. THE SITE CONTRACTOR IS RESPONSIBLE FOR EXTENDING NEW SERVICE INTO THE SITE AND FOR CONNECTION TO THE PLUMBING CONTRACTOR'S WORK
- 7. P.C. SHALL PROVIDE & INSTALL THE OIL/WATER/SAND SEPARATOR (OWS) SYSTEM. P.C SHALL PROVIDE & INSTALL ALL SANITARY AND VENT PIPING FROM THE BUILDING TO THE STRUCTURE. SITE CONTRACTOR SHALL EXCAVATE & BACKFILL FOR ALL EXTERIOR PIPING AND OIL/WATER SEPARATOR.
- 8. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, BACKFILL, CONCRETE ENCASEMENT. AND REINFORCEMENT FOR ALL UNDERGROUND CONDUITS/DUCTBANKS, HANDHOLES, PLUMBING, AND FIRE PROTECTION WORK . COORDINATE LIMITS OF WORK WITH FP, P, E, AND TC DRAWINGS FOR WORK NOT SHOWN ON THIS DRAWING.
- 9. THE FIRE PROTECTION FILED SUB-BID (FP) CONTRACTOR IS RESPONSIBLE FOR FOR THE CONSTRUCTION OF THE FIRE PROTECTION SERVICE INSIDE THE BUILDING AND EXTENDING 25' OUTSIDE FROM THE FACE OF THE BUILDING (SEE FP-SERIES DRAWINGS). SITE CONTRACTOR IS RESPONSIBLE FOR EXTENDING NEW SERVICE INTO THE SITE AND FOR CONNECTION TO THE FIRE PROTECTION CONTRACTOR'S WORK.
- 10. ALL UNDERGROUND WORK SHALL BE COORDINATED WITH THE FINAL PLANTING PLAN TO AVOID PLANTINGS FROM BEING INSTALLED OVER NEW UTILITIES.
- 11. LIGHT POLE CONDUITS ARE NOT SHOWN FOR CLARITY. REFER TO E-SERIES DRAWINGS FOR LIGHT POLE CONDUIT AND ROUTING. SITE CONTRACTOR TO PROVIDE & INSTALL LIGHT POLE FOUNDATIONS & E.C. TO PROVIDE AND INSTALL LIGHT POLES. SITE CONTRACTOR TO EXCAVATE AND BACKFILL FOR ALL CONDUITS. E.C. TO PROVIDE AND INSTALL CONDUITS.
- 12. CONDUITS FOR AUTOMATIC GATES AND LOOP DETECTORS NOT SHOWN. COORDINATE QUANTITY AND LOCATION WITH E-SERIES DRAWINGS. E.C TO PROVIDE AND INSTALL CONDUITS. SITE CONTRACTOR TO EXCAVATE AND BACKFILL FOR CONDUITS. 13. DRAINAGE INFORMATION IN GRAY IS SHOWN FOR
- ILLUSTRATIVE AND COORDINATION PURPOSE. SEE C601-C603 GRADING AND DRAINAGE PLANS FOR DRAINAGE INFORMATION.
- 14. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL FOR ALL UNDERGROUND UTILITIES WITHIN THE BUILDING. COORDINATE LOCATIONS, ROUTING, DEPTH, ETC. WITH EACH SUBCONTRACTOR.
- 15. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAWCUTTING, EXCAVATION, SAND PIPE BEDDING, BACKFILL, AND TRENCH PATCHING OF THE GAS LINE. THE PIPE INSTALLATION WILL BE THE RESPONSIBILITY OF THE GAS COMPANY FROM THE MAIN TO THE METER. THE GAS COMPANY WILL DETERMINE IN THE FIELD THE EXACT LOCATION FOR PROPER CONNECTION TO THE EXISTING GAS MAIN. SITE CONTRACTOR SHALL EXCAVATE & BACKFILL FOR GAS LINE ACCORDINGLY.
- 16. CONTRACTOR IS REQUIRED TO NOTIFY NATIONAL GRID LOSS PREVENTION DEPARTMENT WHEN EXCAVATING WITHIN THE EASEMENT OR CLOSER THAN 15' OF EXISTING HIGH PRESSURE GAS LINE. HAND DIGGING IS REQUIRED FOR ANY EXCAVATION WITHIN 18 INCHES FROM GAS LINE.
- 17. REFER TO C301 AND C302 FOR LIMITS OF PHASE 1 AND PHASE 2 WORK. CONTRACTOR TO COORDINATE SEQUENCING OF WORK ACCORDINGLY.



TOWN OF ARLINGTON



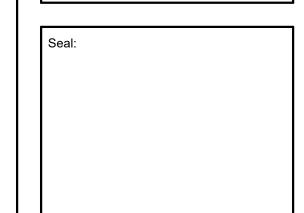
PUBLIC WORKS FACILTIY **RENOVATIONS & ADDITION** 51 GROVE STREET ARLINGTON, MA 02476

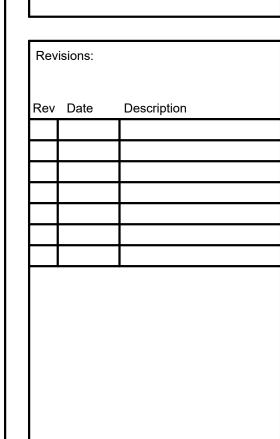
Weston & Sampsor 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON

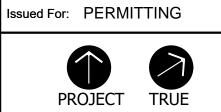




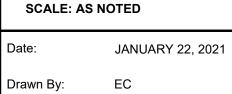












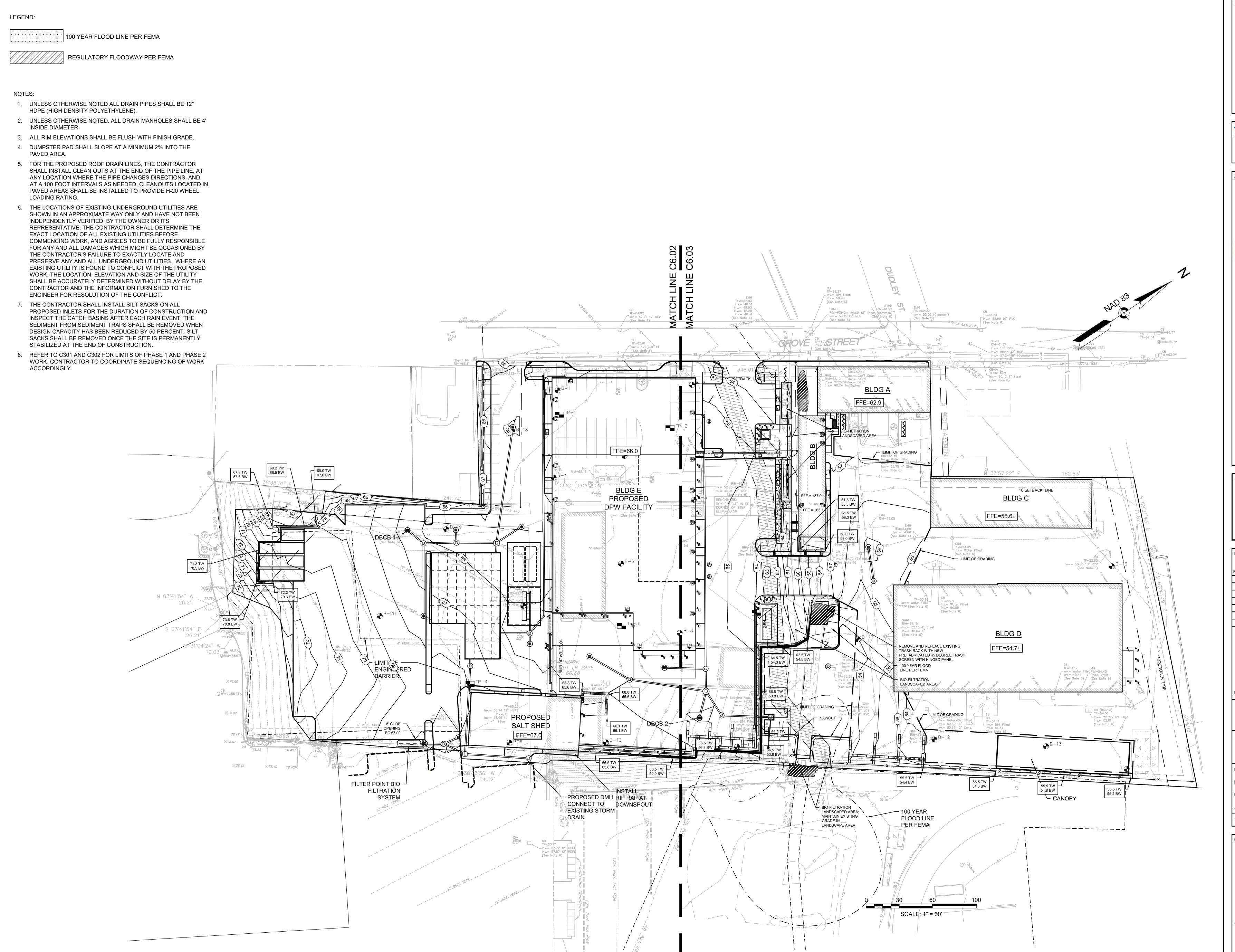
Reviewed By: LFK Approved By: LFK

W&S Project No: 2170997

UTILITY PLAN

Sheet Number:

228 of 301



229 of 301

TOWN OF ARLINGTON



PUBLIC WORKS FACILTIY **RENOVATIONS & ADDITION** 51 GROVE STREET ARLINGTON, MA 02476

Weston & Sampson Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON

www.westonandsampson.com

Consultants:

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
370 Faunce Comer Road: Dartmouth, MA
027A7-1271
Suc-980-5700 FAX 506-960-808 \* E-MAIL rilogg-g-d com

CODE RED CONSULTANTS

The Green Engineer

Rev Date Description

Issued For: PERMITTING

PROJECT TRUE

SCALE: AS NOTED

JANUARY 22, 2021 Drawn By:

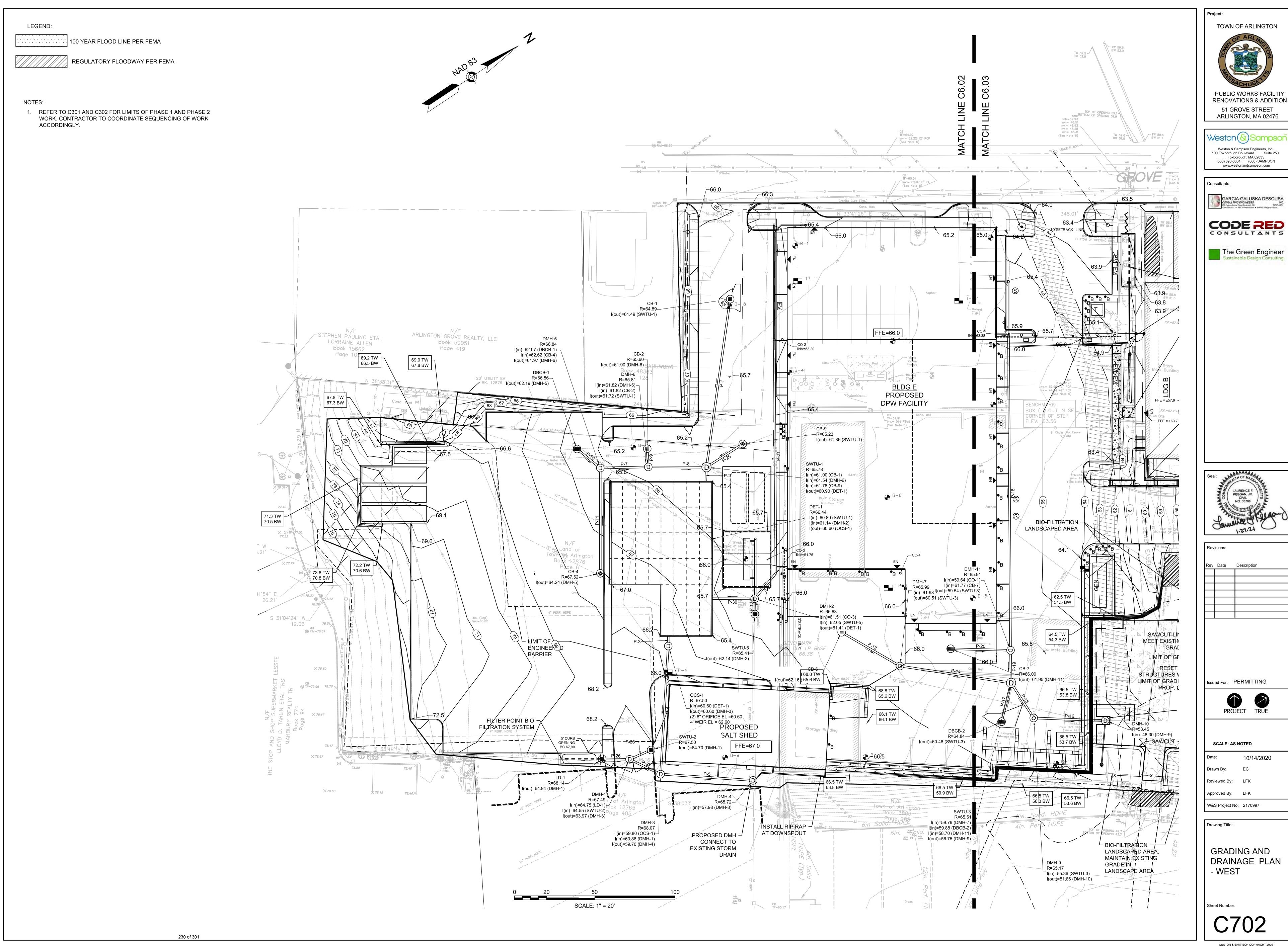
Reviewed By: LFK

W&S Project No: 2170997

Drawing Title:

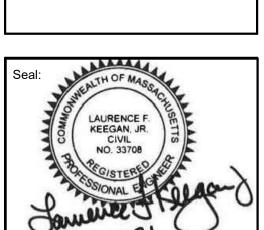
**GRADING AND** DRAINAGE PLAN -OVERALL

Sheet Number:

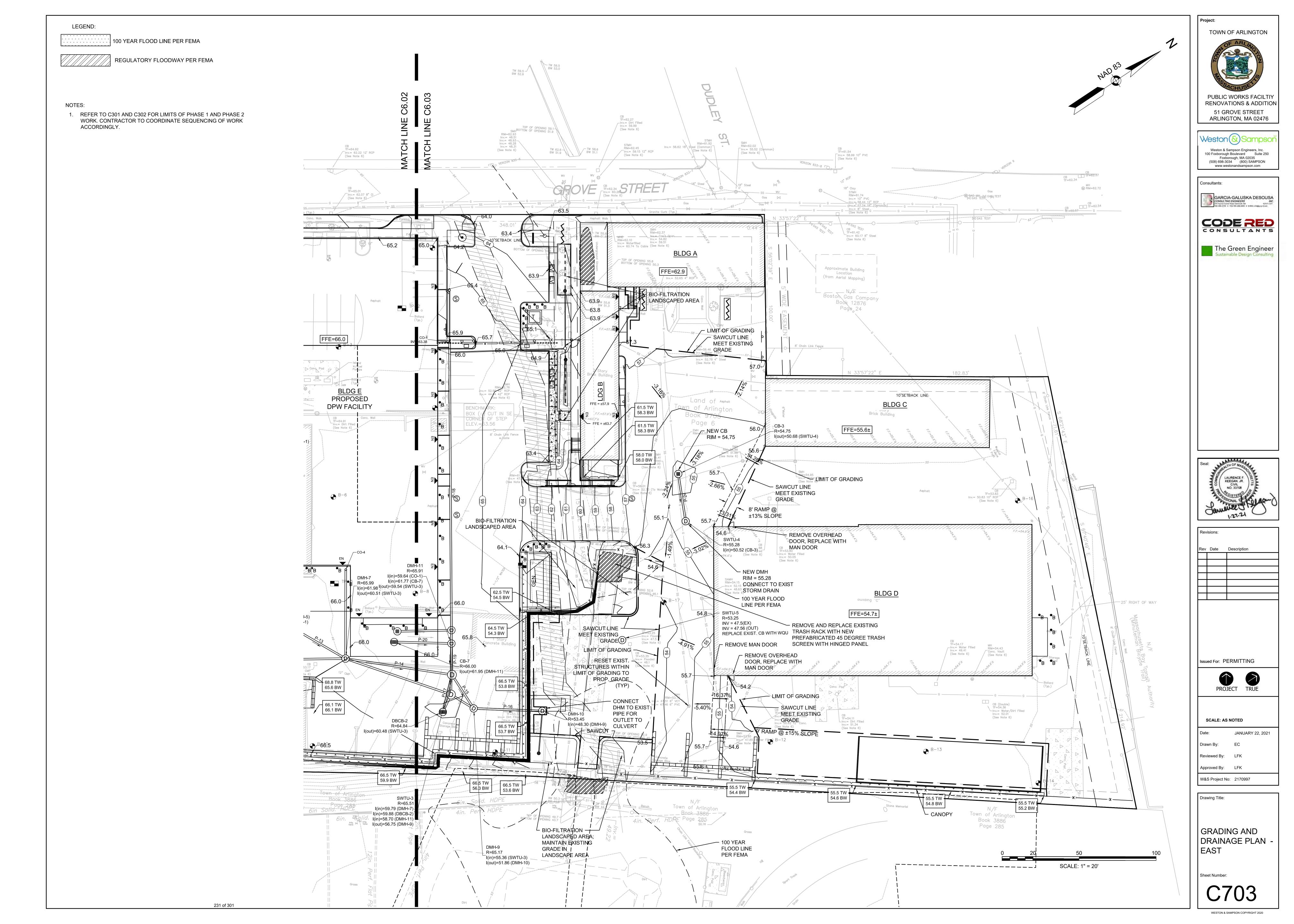


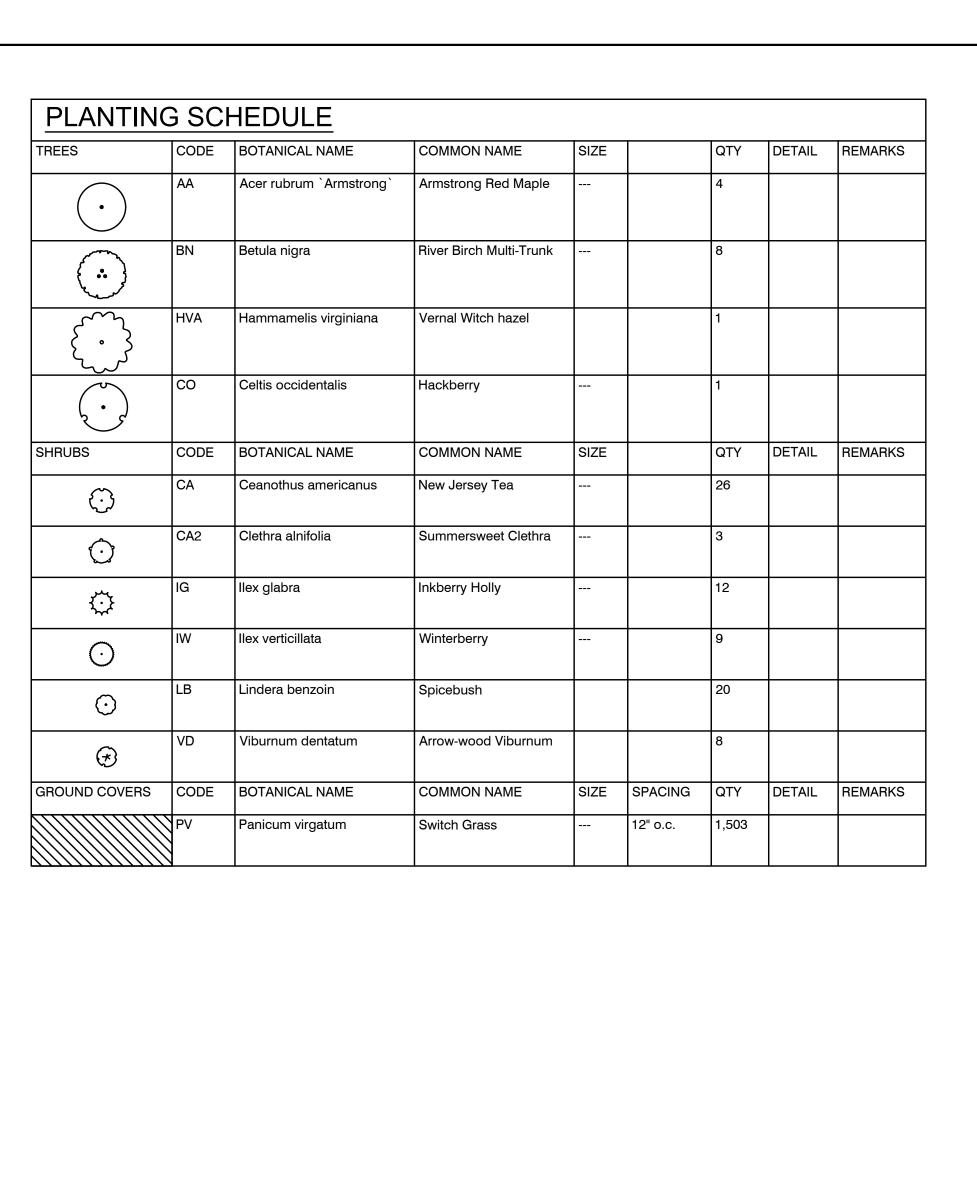




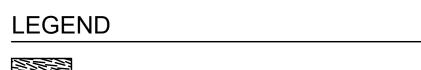


Rev	Date	Description	





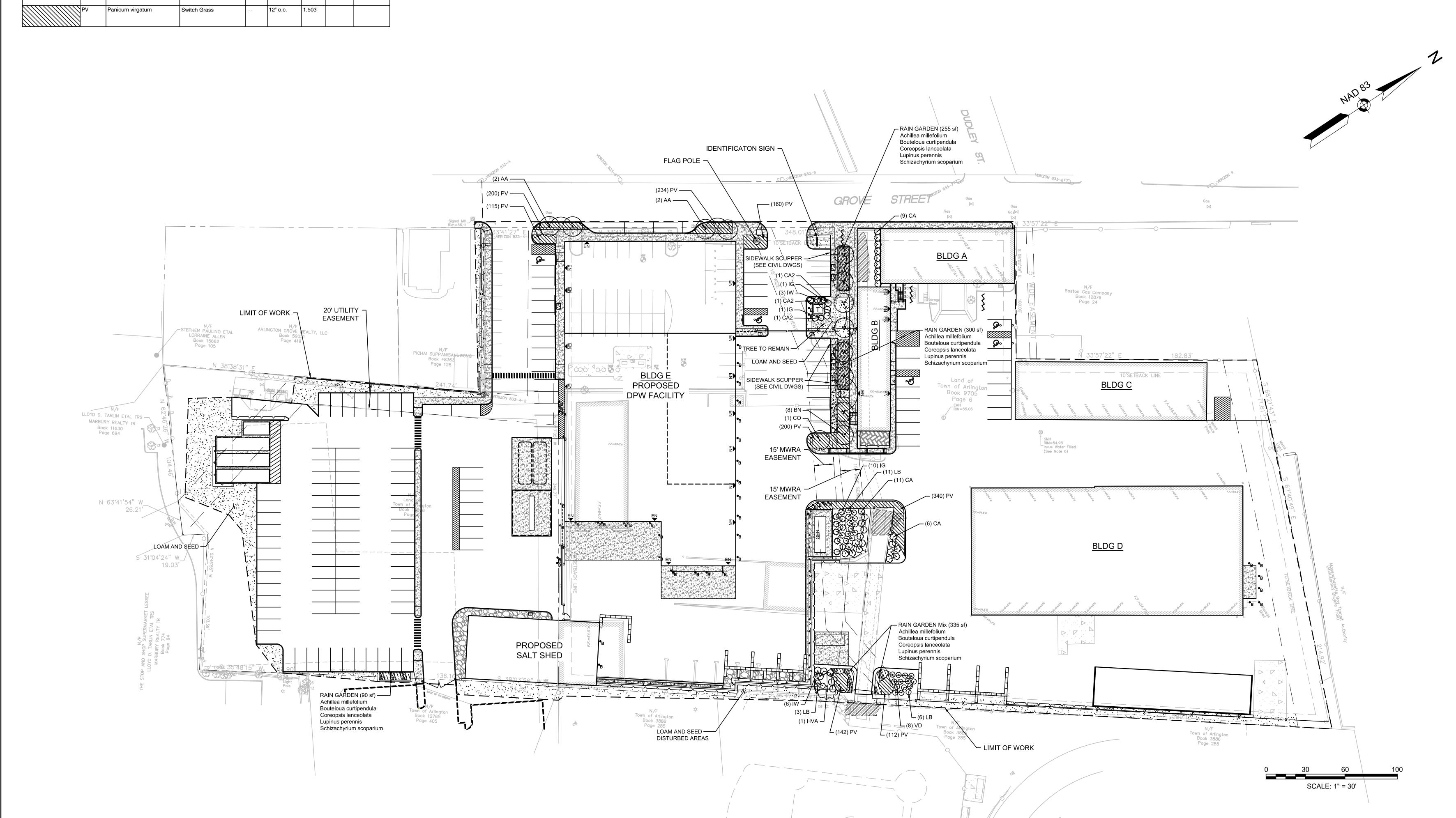
232 of 301



RAIN GARDEN
Achillea millefolium / Common Yarrow
Bouteloua curtipendula / Side Oats Grama
Coreopsis lanceolata / Lanceleaf Tickseed
Lupinus perennis / Wild Lupine
Schizachyrium scoparium / Little Bluestem Grass



LOAM AND SEED. TYP.



TOWN OF ARLINGTON



RENOVATIONS & ADDITION 51 GROVE STREET ARLINGTON, MA 02476

PUBLIC WORKS FACILTIY

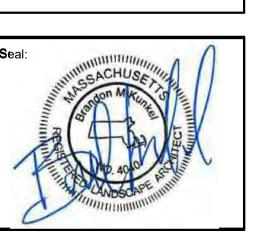
Weston Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
Foxborough, MA 02035
(508) 698-3034 (800) SAMPSON
www.westonandsampson.com

Consultants:

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
JTO Fauncia Comer Road, Dartmouth, MA
20747-1271
508-998-5700 \* FAX 508-996-0883 \* E-MAIL info@g-g-d.com

CODERED

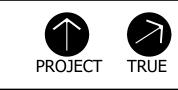
The Green Engineer
Sustainable Design Consulting



Revisions:				
Rev	Date	Description		

Rev Date Description

Issued For: PERMITTING



OJECT TRUE

Date: JANUARY 22, 2021

Drawn By: EC

Reviewed By: LFK

Approved By: LFK

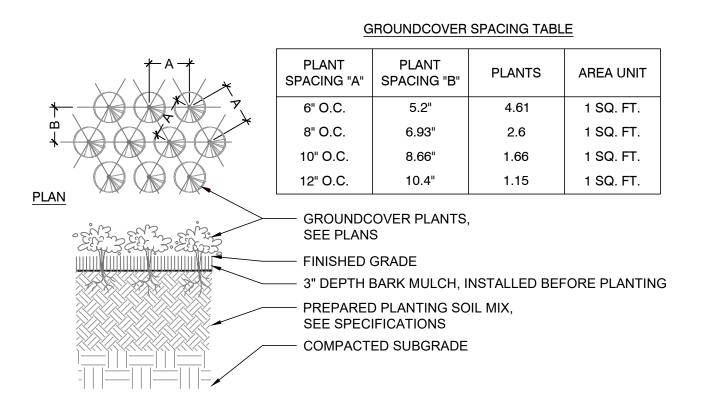
W&S Project No: 2170997

LANDSCAPE
PLANTING PLAN

PLANTING PLAN

Sheet Number:

100



SECTION

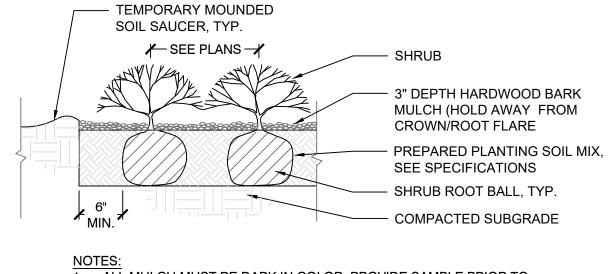
GROUND COVER PLANTING

SCALE: N.T.S.

NOTES:

1. ALL GROUND COVERS TO BE PLANTED IN TRIANGULAR PATTERN. SEE PLANTING SCHEDULE FOR SPACING.

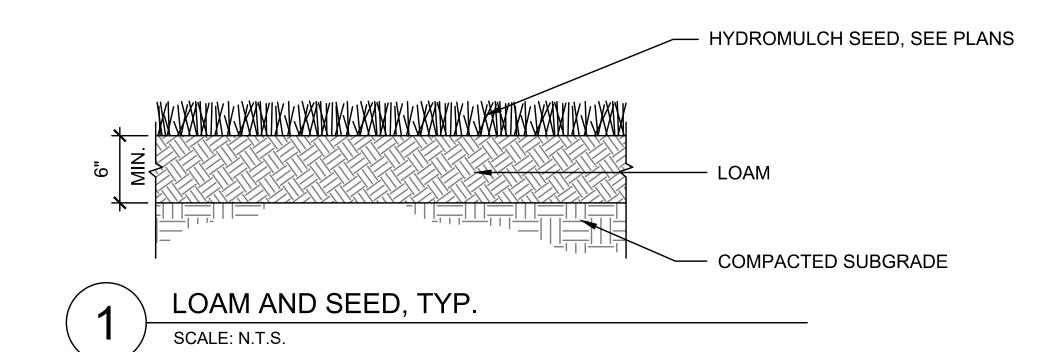
2. JUTE EROSION CONTROL MAT TO BE USED ON ALL SLOPES 3:1 OR GREATER. SEE SPECIFICATIONS

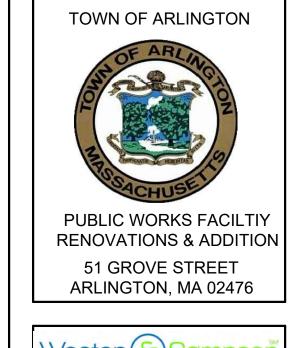


NOTES:

1. ALL MULCH MUST BE DARK IN COLOR. PROVIDE SAMPLE PRIOR TO INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.







Weston & Sampson Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com

Consultants: GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
370 Faunce Comer Road, Dartmouth, MA
508-999-5700 • FAX 508-996-0853 • E-MAIL info@g-g-d-com

CODERED

The Green Engineer

Revisions:

Issued For: PERMITTING

PROJECT TRUE

**SCALE: AS NOTED** JANUARY 22, 2021

Drawn By:

Reviewed By: BK

Approved By: LFK

W&S Project No: 2170997

PLANTING **DETAILS** 

Sheet Number:

- 3/4" FLAT BRAIDED NYLON CORDING

TIED IN FIGURE EIGHT

- 2" X 3" STAKES (3 PER TREE

- 2" X 3" STAKES DRIVEN A MIN. OF 18" FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING; PROVIDE TWO STAKES PER TREE, EQ. SPACED UNLESS ON SLOPE - THEN STAKE ON UPHILL SIDE OF TREE.

PREPARED SOIL MIX - WATER THOROUGHLY & TAMP LIGHTLY DURING

TRUNK FLARE JUNCTION - PLANT 1-2" ABOVE FINISHED GRADE - TEMPORARY MULCH SAUCER FOR PLANTING IN LAWN AREAS

BACKFILLING TO REMOVE AIR POCKETS; BACKFILL IN 9" LIFTS

- UNTIE & FOLD BACK BURLAP & FASTENINGS TO 2/3 BALL HEIGHT. CUT & REMOVE WIRE BASKETS COMPLETELY FROM SIDES.

PLANT TREE DIRECTLY ON SUITABLE, WELL-DRAINED, COMPACTED SUBGRADE - IF SUBSURFACE CONDITIONS ARE UNSUITABLE, NOTIFY OWNER'S REPRESENTATIVE & SUSPEND PLANTING UNTIL RESOLVED

REQUIRED). REMOVE AFTER ONE

TREE ROOT BALL

- GUYING: 3/4" WIDE FLAT BRAIDED NYLON OR APPROVED ARBOR TIES CORDING TIED IN FIGURE EIGHT, SECURED AT 1/3 TREE HT. ABOVE FINISH GRADE. TIES SHALL BE SET LOOSE.

- TREE, SEE PLANS

233 of 301

ROOTBALL VARIES

3 X DIA. OF ROOTBALL UNLESS OTHERWISE SPECIFIED

TREE STAKING AND PLANTING

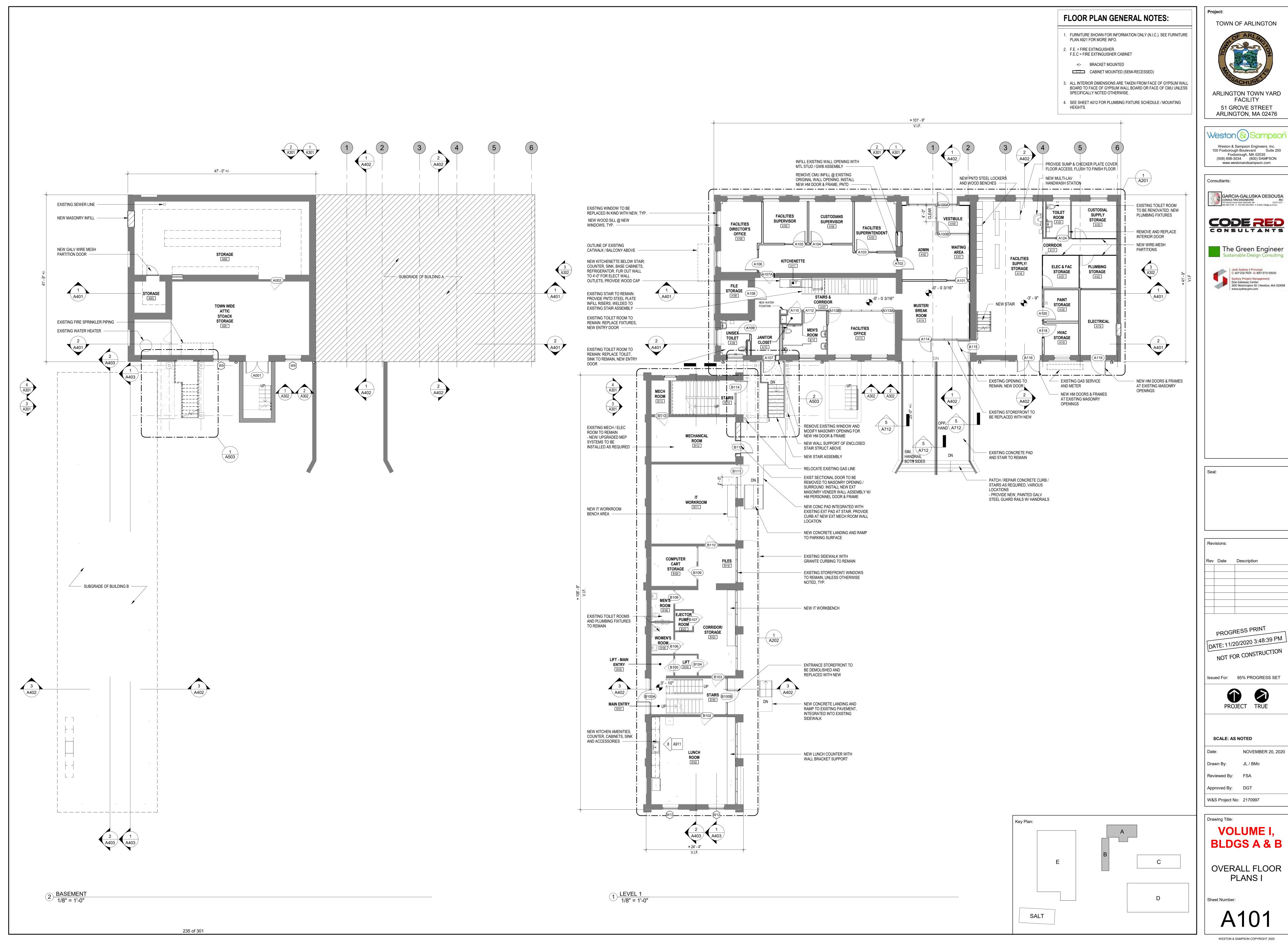
SCALE: N.T.S.

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

**APPENDIX C** 

**BUILDING PLANS** 

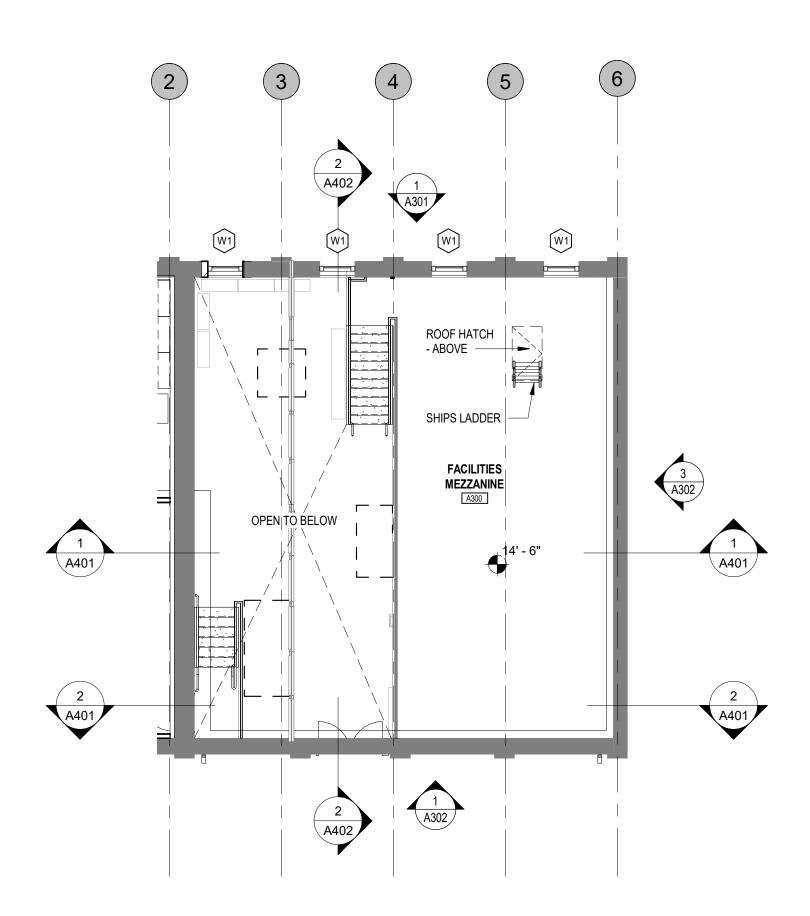
westonandsampson.com 234 of 301



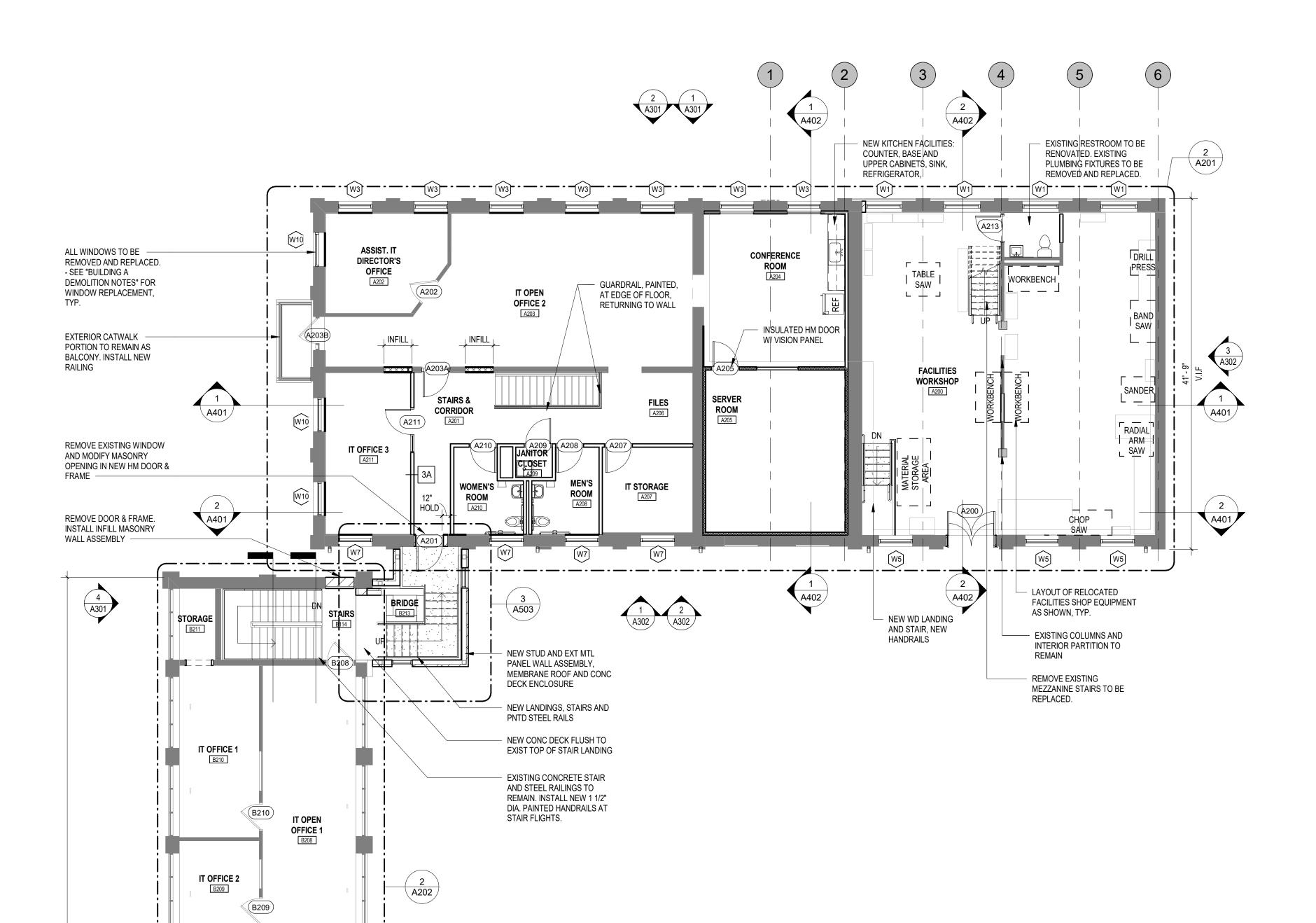
One Gateway Center 300 Washington St | Newton, MA 02458

### FLOOR PLAN GENERAL NOTES:

- FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
- 2. F.E. = FIRE EXTINGUISHER. F.E.C = FIRE EXTINGUISHER CABINET
- → BRACKET MOUNTED
- CABINET MOUNTED (SEMI-RECESSED)
- 3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS



2 A - MEZZANINE 1/8" = 1'-0"



B201A

MEN'S ROOM

> STAIRS B200

AREA 1

EXISTING JANITOR'S

TO REMAIN

A402

CLOSET, TOILET ROOMS AND PLUMBING FIXTURES

AREA

KITCHENETTE

WOMEN'S ROOM B206

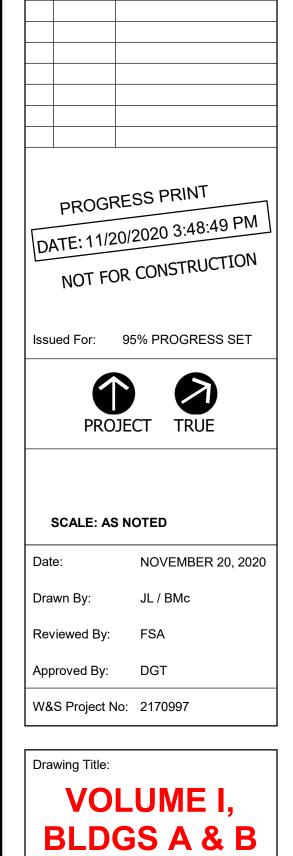
DIRECTOR

CHIEF TECHNOLOGY

OFFICIER'S
OFFICE
B204

1 LEVEL 2 OVERALL PLAN 1/8" = 1'-0"





OVERALL FLOOR

PLANS II

WESTON & SAMPSON COPYRIGHT 2020

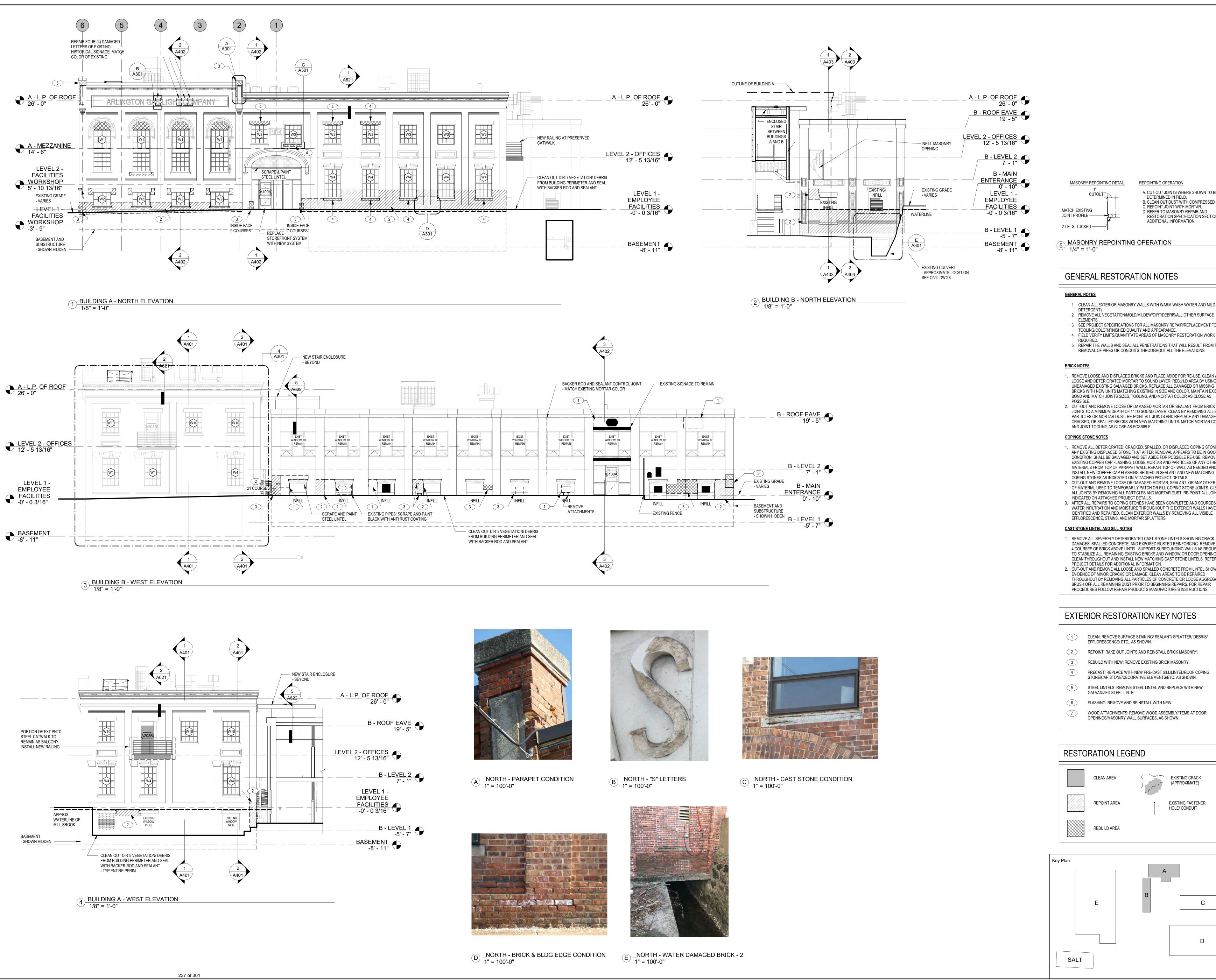
Sheet Number:

D

SALT

Revisions:

Rev Date Description



ARLINGTON TOWN YARD **FACILITY** 51 GROVE STREET ARLINGTON, MA 02476

Weston & Sampsor Weston & Sampson Engineers, Inc 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com

TOWN OF ARLINGTON

Consultants:

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
370 Faunot Carmer Road, Datmaulth, IAA
508-999-5700 \* FAX-508-999-0805 \* E-MALL lifto@g-g-d-corn

CODE RED CONSULTANTS

The Green Engineer

C: 617-212-7431 O: 857-273-0500 One Gateway Center 300 Washington St | Newton, MA 02458

- 1. CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD 2. REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE
- 3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT FOR

REPOINTING OPERATION

DETERMINED IN FIELD.

A. CUT-OUT JOINTS WHERE SHOWN TO BE

. REPOINT JOINT WITH MORTAR.

ADDITIONAL INFORMATION.

). REFER TO MASONRY REPAIR AND

B. CLEAN OUT DUST WITH COMPRESSED AIR

RESTORATION SPECIFICATION SECTION FOR

- TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE. 4. FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK
- 5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.
- REMOVE LOOSE AND DISPLACED BRICKS AND PLACE ASIDE FOR RE-USE. CLEAN ALL LOOSE AND DETERIORATED MORTAR TO SOUND LAYER. REBUILD AREA BY USING UNDAMAGED EXISTING SALVAGED BRICKS. REPLACE ALL DAMAGED OR MISSING BRICKS WITH NEW UNITS MATCHING EXISTING IN SIZE AND COLOR. MAINTAIN EXISTING BOND AND MATCH JOINTS SIZES, TOOLING, AND MORTAR COLOR AS CLOSE AS
- CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR OR SEALANT FROM BRICK JOINTS TO A MINIMUM DEPTH OF 1" TO SOUND LAYER. CLEAN BY REMOVING ALL BRICK PARTICLES OR MORTAR DUST, RE-POINT ALL JOINTS AND REPLACE ANY DAMAGED. CRACKED, OR SPALLED BRICKS WITH NEW MATCHING UNITS. MATCH MORTAR COLOR AND JOINT TOOLING AS CLOSE AS POSSIBLE.
- REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION, SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE RE-USE. REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING
- CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR, SEALANT, OR ANY OTHER TYPE OF MATERIAL USED TO TEMPORARILY PATCH OR FILL COPING STONE JOINTS. CLEAN ALL JOINTS BY REMOVING ALL PARTICLES AND MORTAR DUST. RE-POINT ALL JOINTS AS INDICATED ON ATTACHED PROJECT DETAILS. . AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN

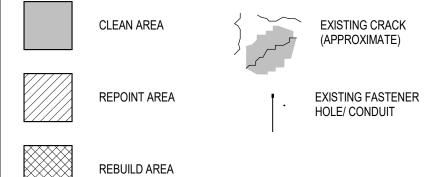
### CAST STONE LINTEL AND SILL NOTES

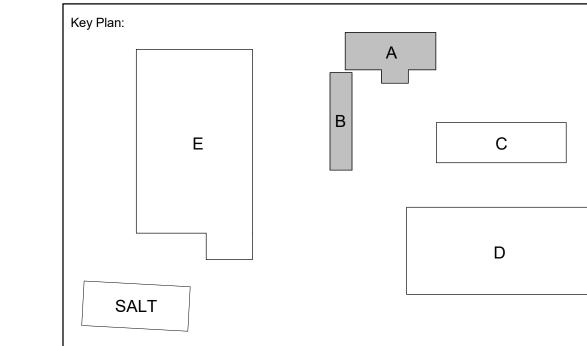
- REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING. REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST STONE LINTELS. REFER TO
- PROJECT DETAILS FOR ADDITIONAL INFORMATION. CUT-OUT AND REMOVE ALL LOOSE AND SPALLED CONCRETE FROM LINTEL SHOWING EVIDENCE OF MINOR CRACKS OR DAMAGE. CLEAN AREAS TO BE REPAIRED THROUGHOUT BY REMOVING ALL PARTICLES OF CONCRETE OR LOOSE AGGREGATED, BRUSH OFF ALL REMAINING DUST PRIOR TO BEGINNING REPAIRS. FOR REPAIR

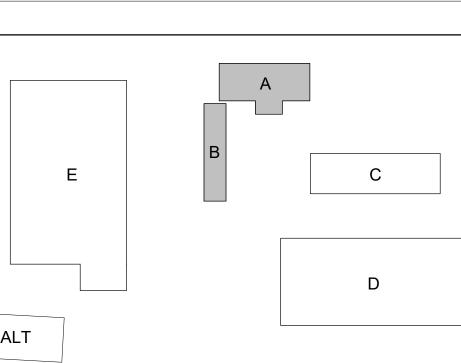
### **EXTERIOR RESTORATION KEY NOTES**

- 1 CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/
- EFFLORESCENCE/ ETC., AS SHOWN.
- REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY.
- REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY. PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING
- STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN.
- GALVANIZED STEEL LINTEL.
- WOOD ATTACHMENTS: REMOVE WOOD ASSEMBLY/ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.

### RESTORATION LEGEND







Drawing Title: **VOLUME I**, **BLDGS A & B** 

W&S Project No: 2170997

Revisions:

Rev Date Description

PROGRESS PRINT

DATE: 11/20/2020 3:51:04 PM

Issued For: 95% PROGRESS SET

**SCALE: AS NOTED** 

Drawn By:

Reviewed By:

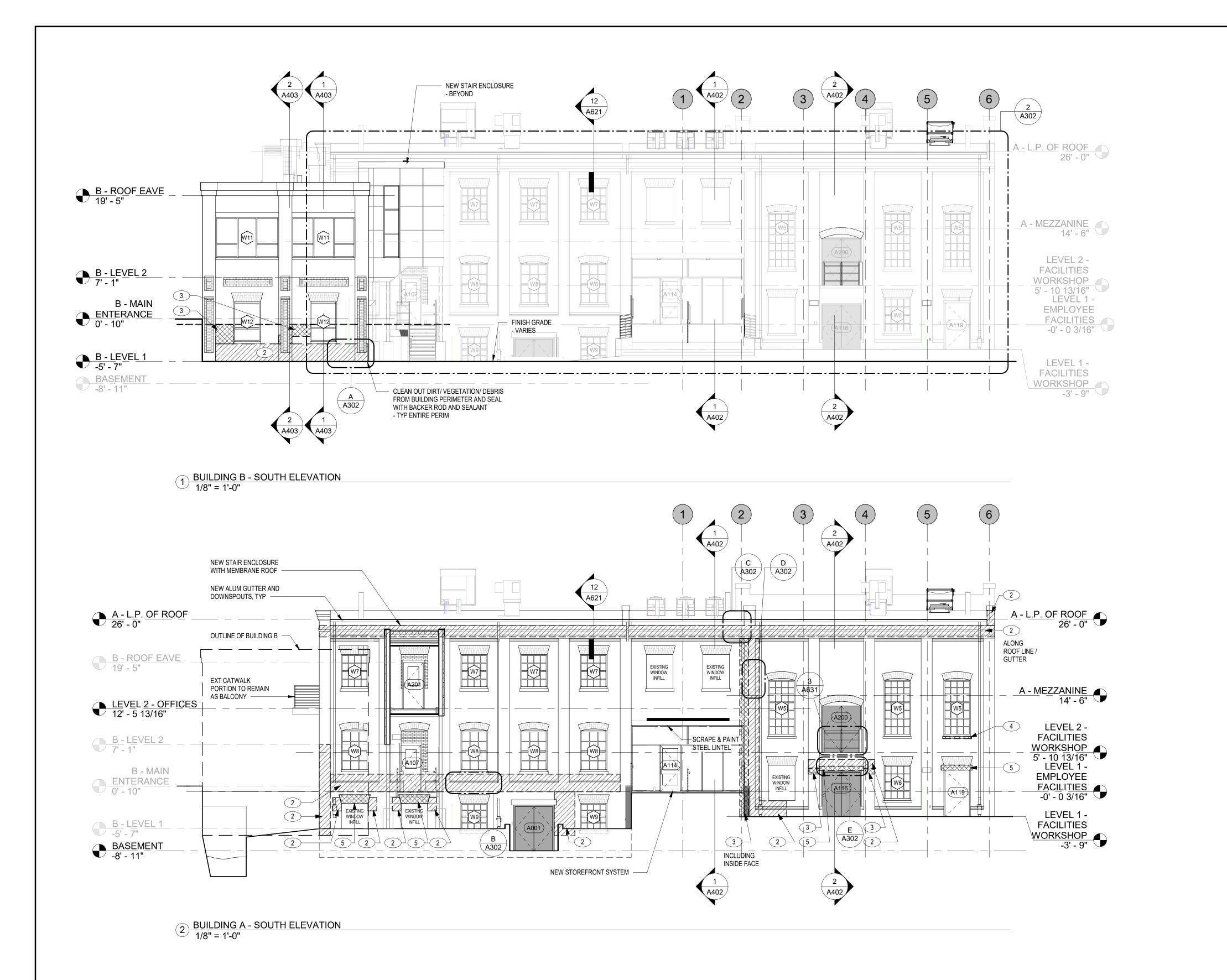
Approved By:

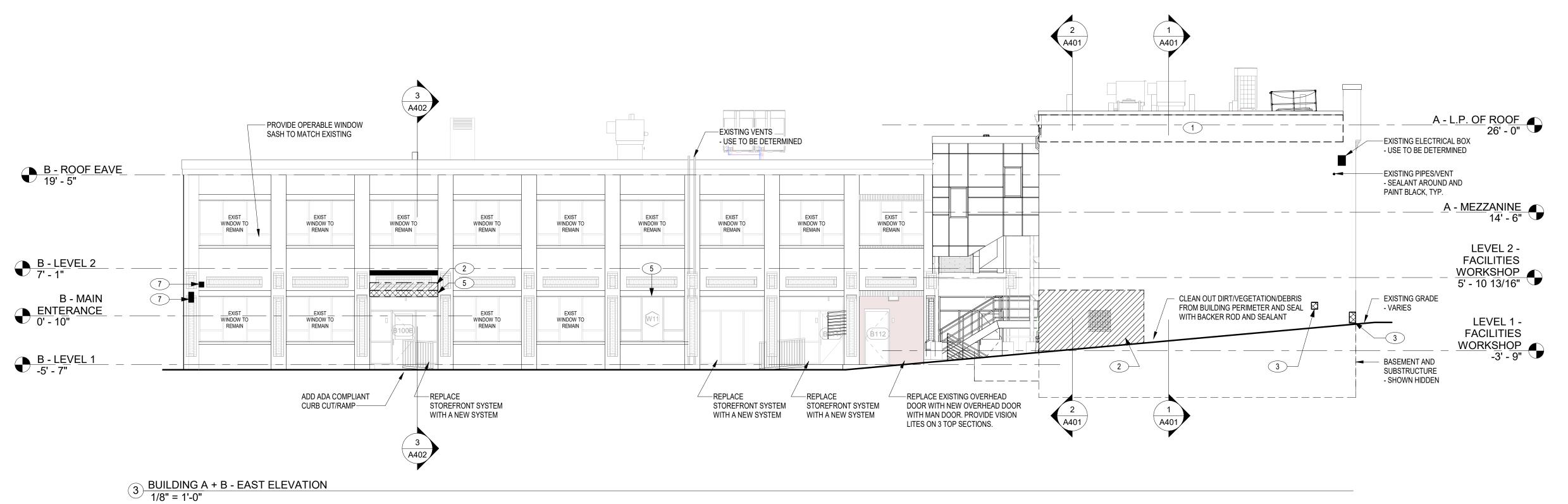
NOVEMBER 20, 2020

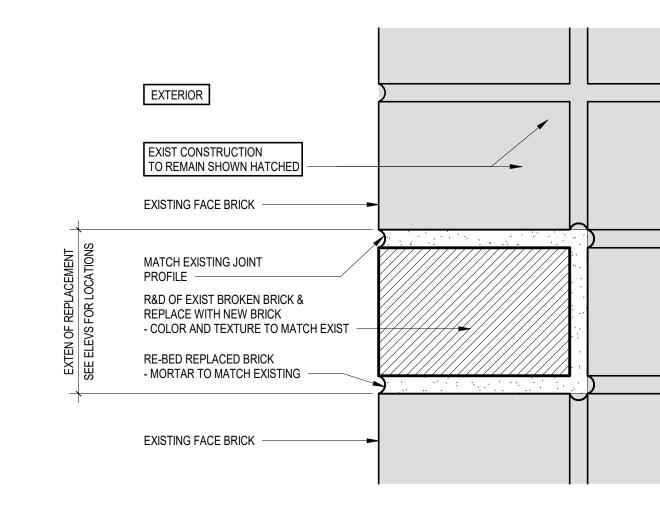
NOT FOR CONSTRUCTION

OVERALL **ELEVATIONS** 

Sheet Number:





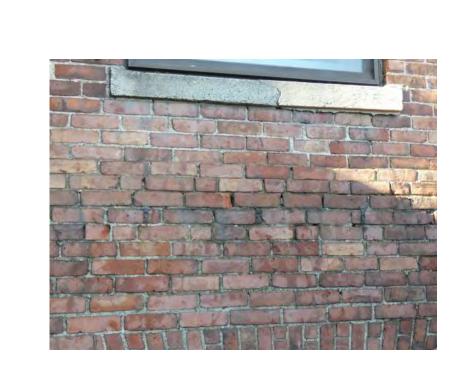


### TYPICAL BROKEN BRICK DETAIL

MASONRY REPOINTING DETAILS - DETAILS



A SOUTH - DAMAGED BRICK DECORATION - 1
1" = 100'-0"



B SOUTH - BRICK MORTAR CONDITION
1" = 100'-0"



C \_SOUTH - CORBEL GUTTER CONDITION 1" = 100'-0"



D SOUTH - PILASTER CONDITION
1" = 100'-0"



E SOUTH - STEEL LINTEL CONDITION
1" = 100'-0"

### GENERAL RESTORATION NOTES

### GENERAL NOTES

1. CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD

TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE.

- 2. REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE
- 3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT FOR
- 4. FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK
- 5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.

### **BRICK NOTES**

. REMOVE LOOSE AND DISPLACED BRICKS AND PLACE ASIDE FOR RE-USE. CLEAN ALL LOOSE AND DETERIORATED MORTAR TO SOUND LAYER. REBUILD AREA BY USING UNDAMAGED EXISTING SALVAGED BRICKS. REPLACE ALL DAMAGED OR MISSING BRICKS WITH NEW UNITS MATCHING EXISTING IN SIZE AND COLOR. MAINTAIN EXISTING BOND AND MATCH JOINTS SIZES, TOOLING, AND MORTAR COLOR AS CLOSE AS

2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR OR SEALANT FROM BRICK JOINTS TO A MINIMUM DEPTH OF 1" TO SOUND LAYER. CLEAN BY REMOVING ALL BRICK PARTICLES OR MORTAR DUST. RE-POINT ALL JOINTS AND REPLACE ANY DAMAGED, CRACKED, OR SPALLED BRICKS WITH NEW MATCHING UNITS. MATCH MORTAR COLOR AND JOINT TOOLING AS CLOSE AS POSSIBLE.

#### COPINGS STONE NOTES

- REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION, SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE RE-USE, REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING COPING STONES AS INDICATED ON ATTACHED PROJECT DETAILS.
- 2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR, SEALANT, OR ANY OTHER TYPE OF MATERIAL USED TO TEMPORARILY PATCH OR FILL COPING STONE JOINTS. CLEAN ALL JOINTS BY REMOVING ALL PARTICLES AND MORTAR DUST. RE-POINT ALL JOINTS AS
- INDICATED ON ATTACHED PROJECT DETAILS. . AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN IDENTIFIED AND REPAIRED, CLEAN EXTERIOR WALLS BY REMOVING ALL VISIBLE EFFLORESCENCE, STAINS, AND MORTAR SPLATTERS.

### CAST STONE LINTEL AND SILL NOTES

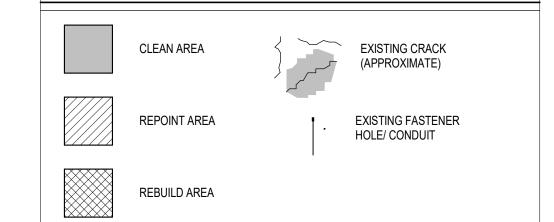
- REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING, REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST STONE LINTELS. REFER TO
- PROJECT DETAILS FOR ADDITIONAL INFORMATION. 2. CUT-OUT AND REMOVE ALL LOOSE AND SPALLED CONCRETE FROM LINTEL SHOWING EVIDENCE OF MINOR CRACKS OR DAMAGE. CLEAN AREAS TO BE REPAIRED THROUGHOUT BY REMOVING ALL PARTICLES OF CONCRETE OR LOOSE AGGREGATED, BRUSH OFF ALL REMAINING DUST PRIOR TO BEGINNING REPAIRS. FOR REPAIR

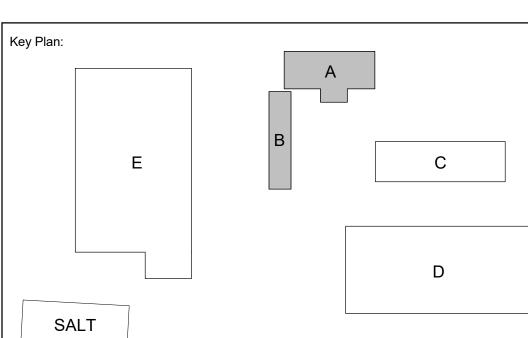
PROCEDURES FOLLOW REPAIR PRODUCTS MANUFACTURE'S INSTRUCTIONS.

### **EXTERIOR RESTORATION KEY NOTES**

- CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/ EFFLORESCENCE/ ETC., AS SHOWN.
- REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY.
- REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY.
- PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN.
- STEEL LINTELS: REMOVE STEEL LINTEL AND REPLACE WITH NEW GALVANIZED STEEL LINTEL.
- FLASHING: REMOVE AND REINSTALL WITH NEW.
- WOOD ATTACHMENTS: REMOVE WOOD ASSEMBLY/ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.

### **RESTORATION LEGEND**





TOWN OF ARLINGTON

ARLINGTON TOWN YARD **FACILITY** 51 GROVE STREET ARLINGTON, MA 02476

Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com

Consultants:

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
370 Faunce Comer Road, Dartruillh, MA
508-999-5700 • FAX 508-998-0858 • E-MAIL Inlogig-g-d-com

CODERED

The Green Engineer



Revisions: Rev Date Description

PROGRESS PRINT DATE: 11/20/2020 3:51:29 PM NOT FOR CONSTRUCTION

Issued For: 95% PROGRESS SET

SCALE: AS NOTED

NOVEMBER 20, 2020 Drawn By:

W&S Project No: 2170997

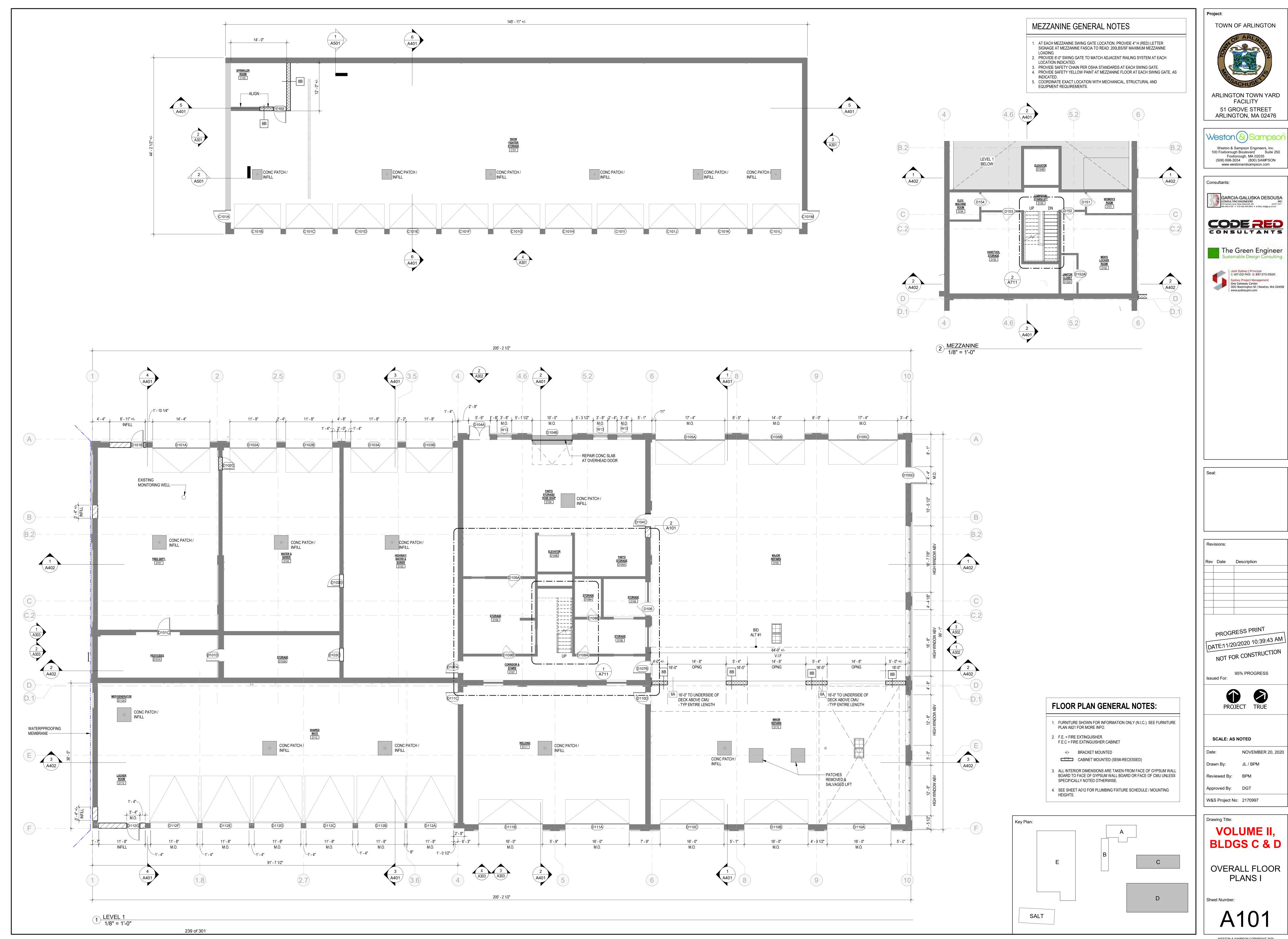
Drawing Title:

**VOLUME I, BLDGS A & B** 

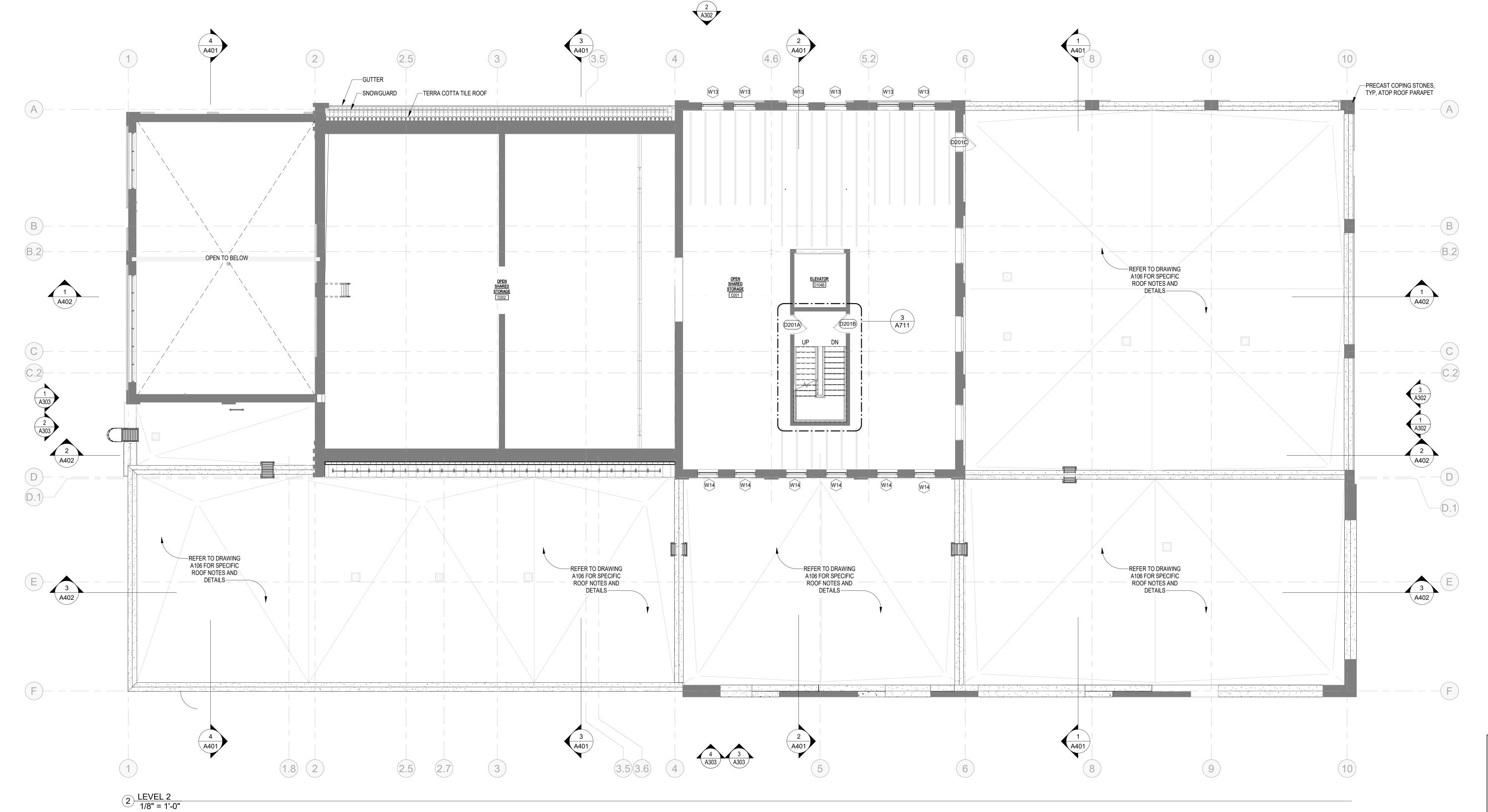
> OVERALL **ELEVATIONS**

Sheet Number:

238 of 301



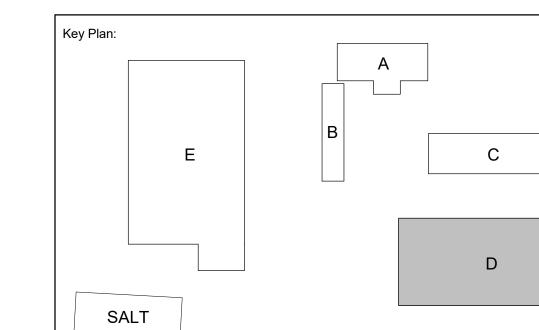




240 of 301

### FLOOR PLAN GENERAL NOTES:

- 1. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
- 2. F.E. = FIRE EXTINGUISHER.
- F.E.C = FIRE EXTINGUISHER CABINET
- BRACKET MOUNTED CABINET MOUNTED (SEMI-RECESSED)
- 3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS
- SPECIFICALLY NOTED OTHERWISE.
- 4. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.



TOWN OF ARLINGTON

ARLINGTON TOWN YARD **FACILITY 51 GROVE STREET** ARLINGTON, MA 02476

Weston & Sampson Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com

Consultants:

GARCIA-GALUSKA DESOUSA

CODE RED CONSULTANTS

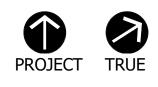
The Green Engineer Sustainable Design Consulting



Revisions: Rev Date Description

PROGRESS PRINT DATE:11/20/2020 10:39:49 AM NOT FOR CONSTRUCTION

95% PROGRESS Issued For:





SCALE: AS NOTED

NOVEMBER 20, 2020

Approved By: DGT

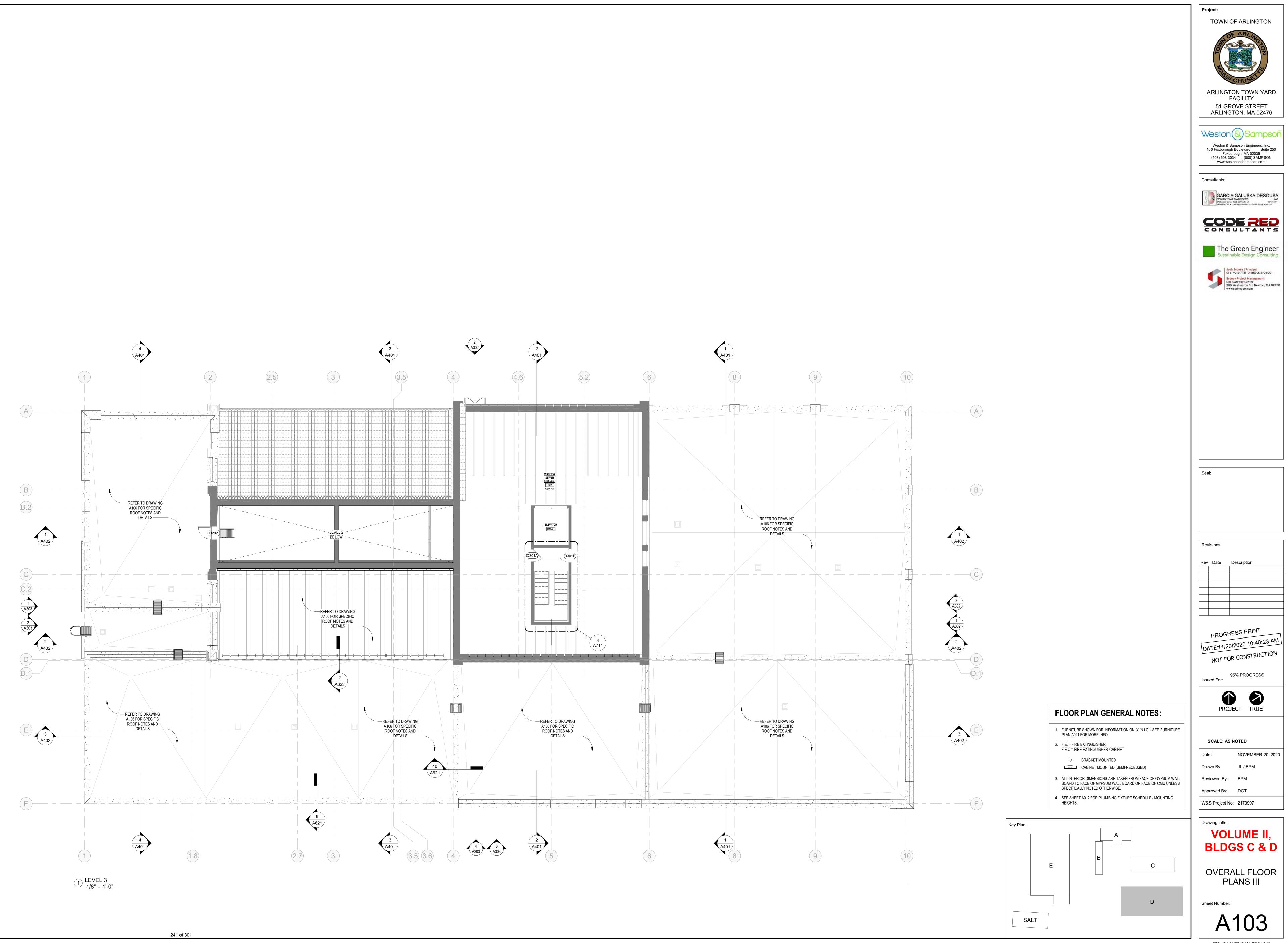
W&S Project No: 2170997

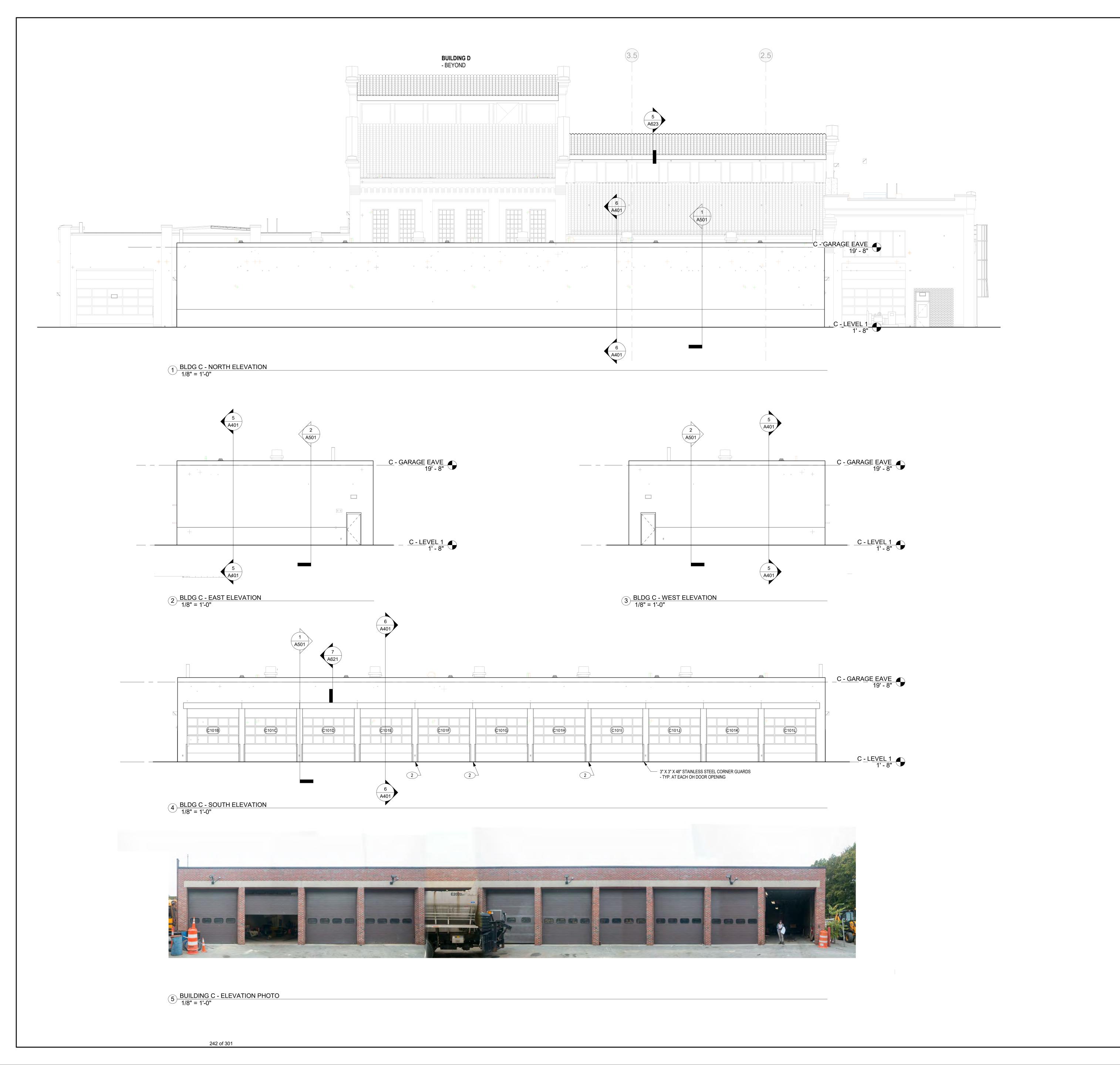
Drawing Title:

**VOLUME II,** BLDGS C & D

**OVERALL FLOOR** PLANS II & ROOM FINISH SCHEDULE

Sheet Number: A102





### GENERAL RESTORATION NOTES

### GENERAL NOTES

- CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD DETERGENT).
   REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE
- ELEMENTS.

  3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT
- 5. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT
   FOR TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE.
   FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK
- REQUIRED.
  5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM

### THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.

#### BRICK NOTES

 REMOVE LOOSE AND DISPLACED BRICKS AND PLACE ASIDE FOR RE-USE. CLEAN ALL LOOSE AND DETERIORATED MORTAR TO SOUND LAYER. REBUILD AREA BY USING UNDAMAGED EXISTING SALVAGED BRICKS. REPLACE ALL DAMAGED OR MISSING BRICKS WITH NEW UNITS MATCHING EXISTING IN SIZE AND COLOR. MAINTAIN EXISTING BOND AND MATCH JOINTS SIZES, TOOLING, AND MORTAR COLOR AS CLOSE AS POSSIBLE.

2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR OR SEALANT FROM BRICK JOINTS TO A MINIMUM DEPTH OF 1" TO SOUND LAYER. CLEAN BY REMOVING ALL BRICK PARTICLES OR MORTAR DUST. RE-POINT ALL JOINTS AND REPLACE ANY DAMAGED, CRACKED, OR SPALLED BRICKS WITH NEW MATCHING UNITS. MATCH MORTAR COLOR AND JOINT TOOLING AS CLOSE AS POSSIBLE.

### COPINGS STONE NOTES

REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION, SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE REUSE. REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING COPING STONES AS INDICATED ON ATTACHED PROJECT DETAILS.
 CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR, SEALANT, OR ANY OTHER

TYPE OF MATERIAL USED TO TEMPORARILY PATCH OR FILL COPING STONE JOINTS. CLEAN ALL JOINTS BY REMOVING ALL PARTICLES AND MORTAR DUST. RE-POINT ALL JOINTS AS INDICATED ON ATTACHED PROJECT DETAILS.

3. AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN IDENTIFIED AND REPAIRED, CLEAN EXTERIOR WALLS BY REMOVING ALL VISIBLE EFFLORESCENCE, STAINS, AND MORTAR SPLATTERS.

### CAST STONE LINTEL AND SILL NOTES

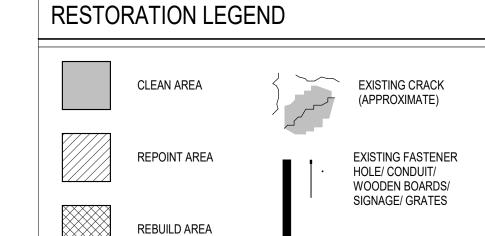
. REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING. REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST

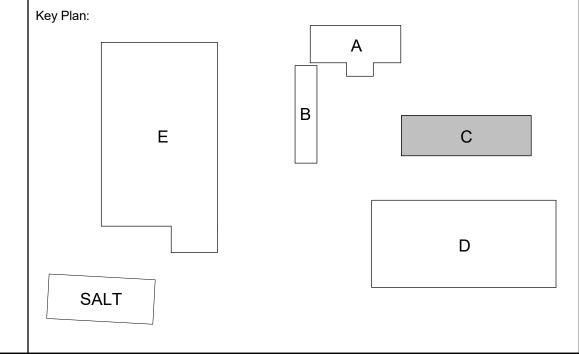
STONE LINTELS. REFER TO PROJECT DETAILS FOR ADDITIONAL INFORMATION.

2. CUT-OUT AND REMOVE ALL LOOSE AND SPALLED CONCRETE FROM LINTEL SHOWING EVIDENCE OF MINOR CRACKS OR DAMAGE. CLEAN AREAS TO BE REPAIRED THROUGHOUT BY REMOVING ALL PARTICLES OF CONCRETE OR LOOSE AGGREGATED, BRUSH OFF ALL REMAINING DUST PRIOR TO BEGINNING REPAIRS. FOR REPAIR PROCEDURES FOLLOW REPAIR PRODUCTS MANUFACTURE'S INSTRUCTIONS.

### EXTERIOR RESTORATION KEY NOTES

- 1 CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/ EFFLORESCENCE/ ETC., AS SHOWN.
- REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY. SEE BRICK
- REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY. SEE BRICK NOTES.
- PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN. SEE COPING STONE NOTES, AND CAST STONE LINTEL AND SILL NOTES. REPLACE COPPER FLASHING WITH NEW COPPER FLASHING PRIOR TO SEETING THE PRE-CAST CAPS / STONES.
- BRICK PILASTERS TO BE REBUILT. INVESTIGATION OF STRUCTURAL STEEL BENEATH IS REQUIRED BEFORE ENCLOSING. STRUCTURAL ENGINEER TO EVALUATE AND RECOMMEND SOLUTIONS.
- 5 STEEL LINTELS: REMOVE STEEL LINTEL AND REPLACE WITH NEW GALVANIZED STEEL LINTEL.
- STEEL LINTELS TO REMAIN: SCRAPE FREE OF RUST AND PAINT TO MATCH NEW GALVANIZED STEEL LINTEL AND COAT WITH ANTI-CORROSIVE COATING.
- 6 FLASHING: REMOVE AND REINSTALL WITH NEW.
- 7 SURFACE ATTACHMENTS: REMOVE WOOD AND/OR METAL ASSEMBLIES //ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.
- 8 SCRAPE AND PAINT EXISTING WOOD FRAMES
  9 SCRAPE AND PAINT EXISTING METAL GRATES AT CLERESTORY WINDOWS.





THE TOTAL PROPERTY OF THE PROP

TOWN OF ARLINGTON

ARLINGTON TOWN YARD FACILITY 51 GROVE STREET

Weston Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
Foxborough, MA 02035
(508) 698-3034 (800) SAMPSON
www.westonandsampson.com

ARLINGTON, MA 02476

Consultants:

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
NC.
370 Faunce Comer Road, Dattroullh, MA
508-998-5700 • FAX 508-998-0865 • E-MAIL Intel®g-g-d-com

CODERED

The Green Engineer
Sustainable Design Consulting



Seal:

Revisions:

Rev Date Description

PROGRESS PRINT

DATE:11/20/2020 10:42:58 AM

NOT FOR CONSTRUCTION

95% PROGRESS Issued For:

SCALE, AS NOTED

SCALE: AS NOTED

Date: NOVEMBER 20, 2020

Drawn By: JL / BPM

Reviewed By: BPM

Approved By: DGT

W&S Project No: 2170997

W&S Project No: 217099

Drawing Title:

VOLUME II,

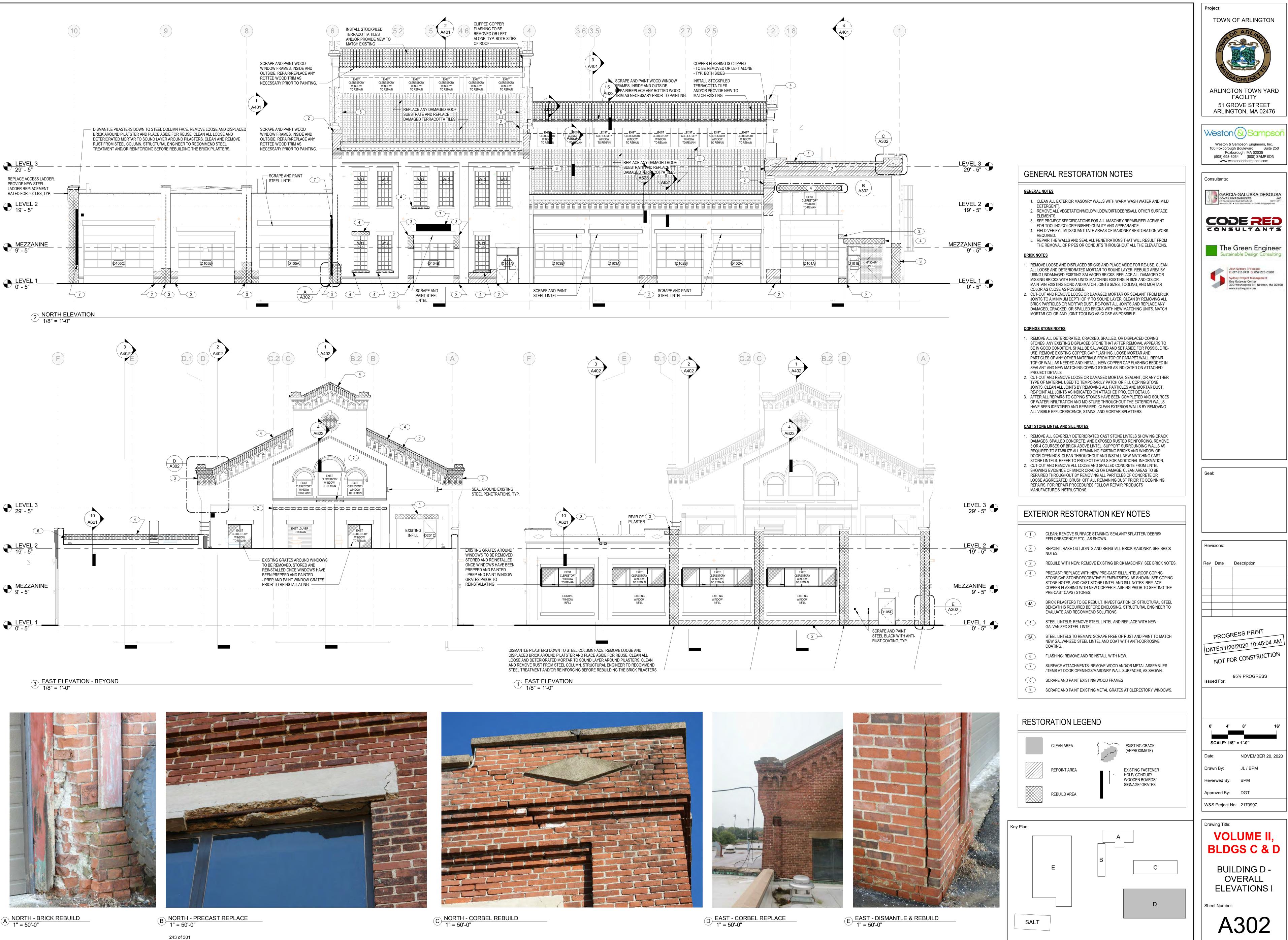
BLDGS C & D

BUILDING C -

OVERALL ELEVATIONS

Sheet Number:

A301



TOWN OF ARLINGTON

ARLINGTON TOWN YARD **FACILITY** 51 GROVE STREET ARLINGTON, MA 02476

Weston & Sampsor Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com

Consultants:

Revisions:

Issued For:

Rev Date Description

PROGRESS PRINT

NOT FOR CONSTRUCTION

95% PROGRESS

NOVEMBER 20, 2020

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
370 Faunce Comer Road, Dartroullb, MA
588-998-9570 \* FAX 508-998-0885 \* E-MAIL Inlogig-g-d-corr

CODERED

The Green Engineer

C: 617-212-7431 O: 857-273-0500 Sydney Project Management One Gateway Center 300 Washington St | Newton, MA 02458

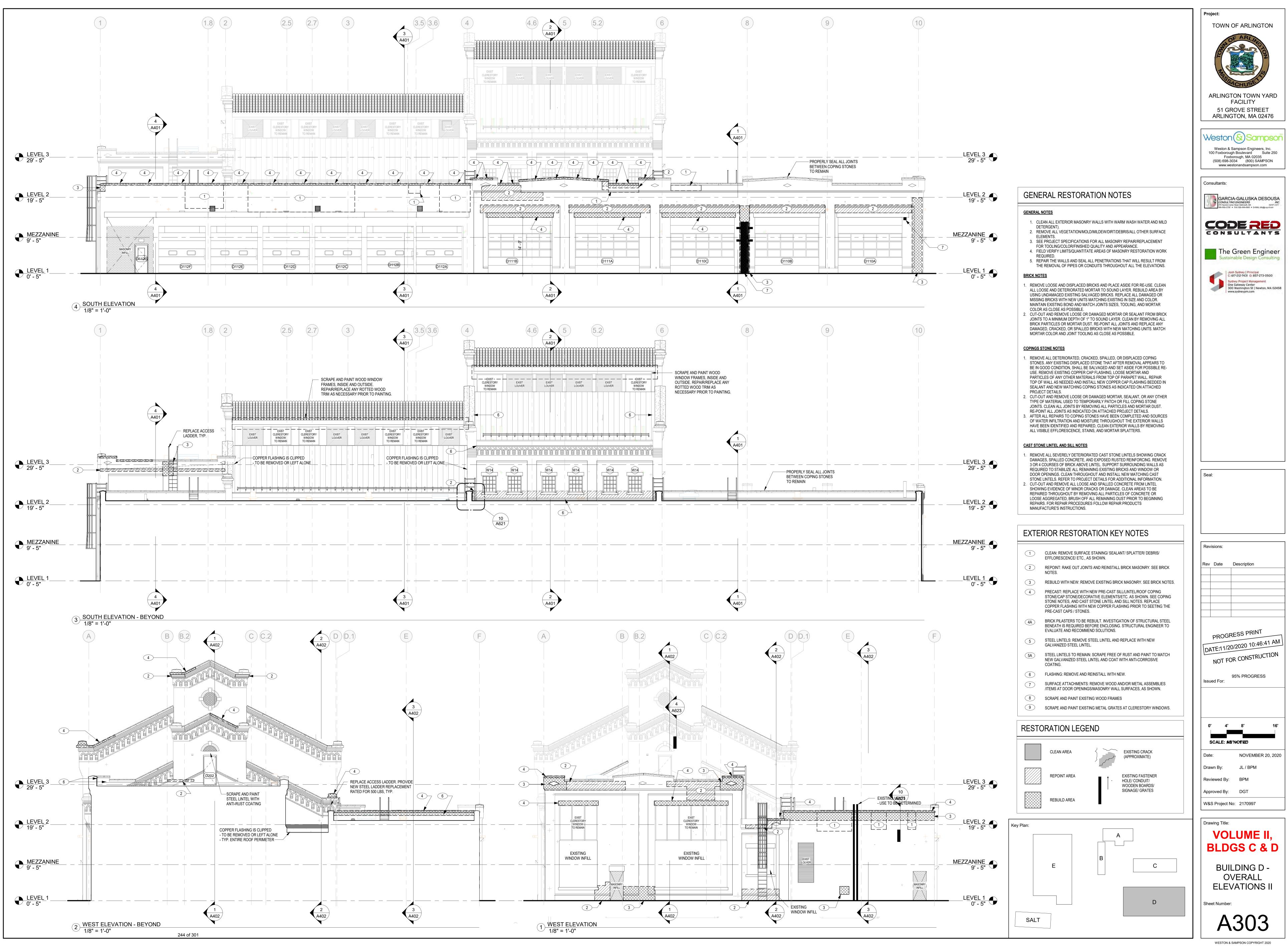
Drawing Title: **VOLUME II,** BLDGS C & D

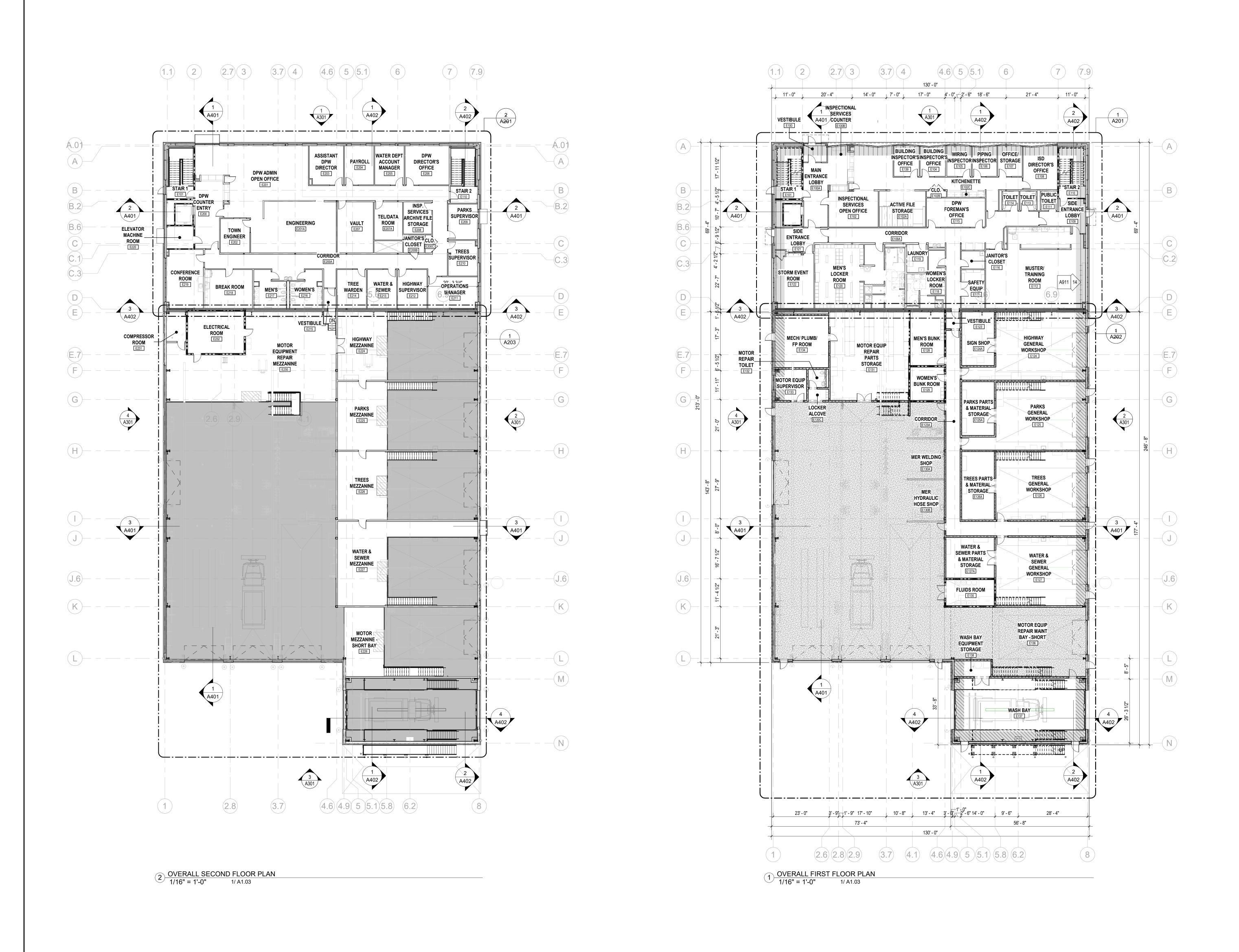
W&S Project No: 2170997

SCALE: 1/8" = 1'-0"

BUILDING D -**OVERALL ELEVATIONS I** 

Sheet Number:





### **FLOOR PLAN GENERAL NOTES:**

- 1. EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO. 2. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
- 3. F.E. = FIRE EXTINGUISHER.
- BRACKET MOUNTED

F.E.C = FIRE EXTINGUISHER CABINET

- CABINET MOUNTED (SEMI-RECESSED)
- 4. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED
- 5. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
- EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)
- IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 4 / A631) FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY TYPE TO COME.

SEPARATION ASSEMBLY, TYPE F1 AND F2.

### **MEZZANINE GENERAL NOTES**

- 1. AT EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE AT MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE
- 2. PROVIDE 6'-0" SWING GATE TO MATCH ADJACENT RAILING SYSTEM AT EACH
- LOCATION INDICATED. . PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE.
- 4. PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE, AS INDICATED.
- 5. COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS. 6. DO NOT RUN ANY UTILITIES BELOW GATES EXPOSED AND MOUNTED TO WALLS.
- 7. PROVIDE TIE-OFF POINT FOR OSHA FALL ARREST SYSTEM NEAR MEZZANINE SWING-GATE ON PRIMARY STRUCTURAL ELEMENT.

### **UNDERSLAB RIGID INSULATION LEGEND:**

R-10 RIGID INSULATION - STANDARD COMPRESSIVE STRENGTH - 25 PSI - 4'-0" HORIZONTAL FROM FOUNDATION WALL -2'-0" VERTICAL ON EXTERIOR SIDE OF R-10 RIGID INSULATION - HIGH COMPRESSIVE STRENGTH - 100 PSI - 4'-0" HORIZONTAL FROM FOUNDATION WALL

R-15 RIGID INSULATION - HIGH COMPRESIVE STRENGTH - 100 PSI - COMPLETELY UNDER SLAB - AND DOWN TO TOP OF FOOTING ON EXTERIOR SIDE OF FOUNDATION WALL

FOUNDATION WALL

SALT



TOWN OF ARLINGTON

ARLINGTON TOWN YARD **FACILITY** 51 GROVE STREET ARLINGTON, MA 02476

Weston & Sampson Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com

Consultants:

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
INC.
370 Faunce Corner Road, Delmouth, MA
508-998-5700 • FAX 508-998-0883 • E-MAIL Info@g-q-d.com

CODE RED

The Green Engineer

Sustainable Design Consulting C: 617-212-7431 O: 857-273-0500

Sydney Project Management

www.sydneypm.com

One Gateway Center 300 Washington St | Newton, MA 02458

Revisions: Rev Date Description

PROGRESS PRINT DATE: 11/20/2020 4:13:57 PM NOT FOR CONSTRUCTION

Issued For: 95% PROGRESS

PROJECT TRUE

SCALE: AS NOTED NOVEMBER 20, 2020

Drawn By:

Reviewed By: Approved By:

W&S Project No: 2170997

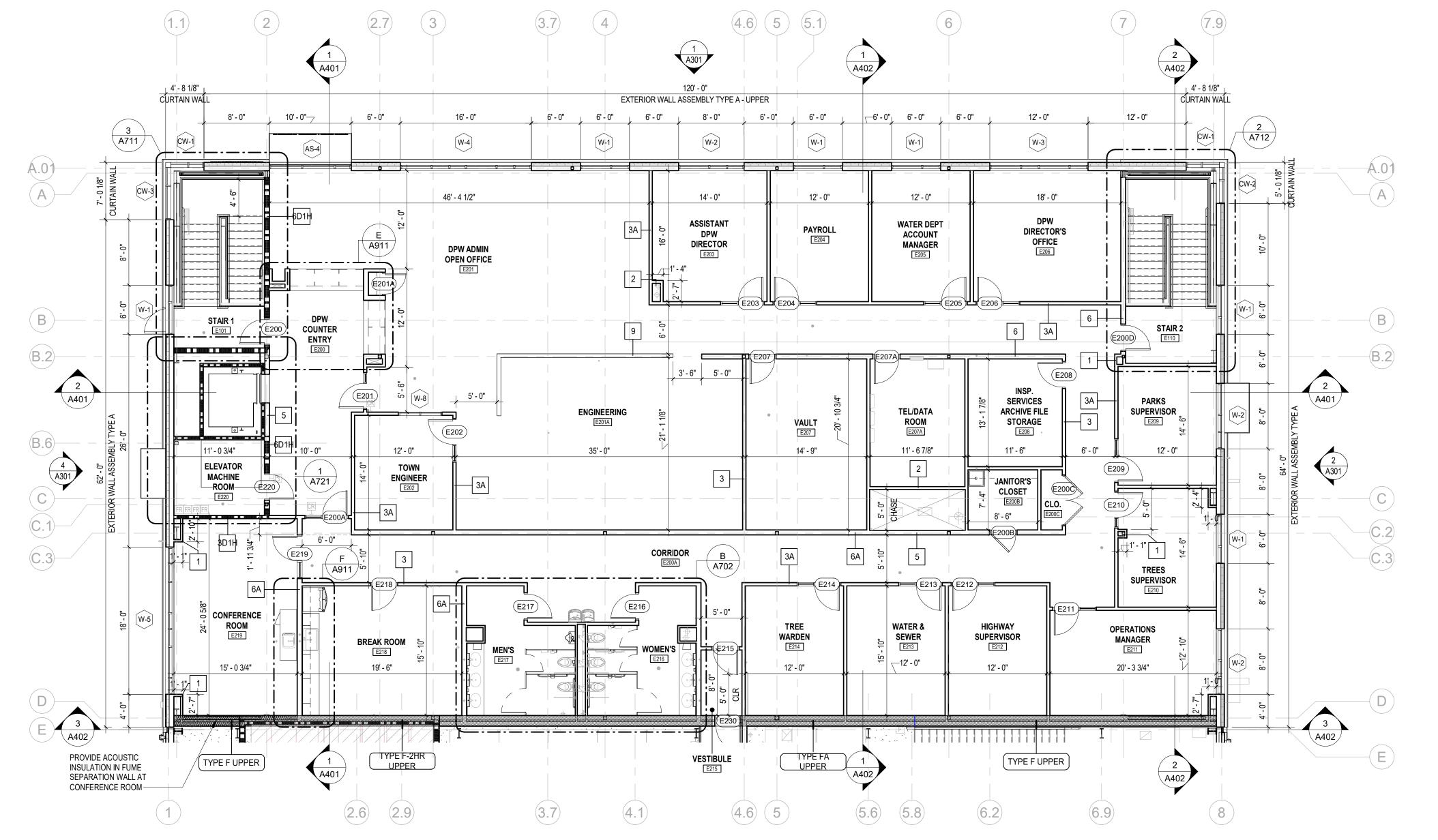
Drawing Title:

**VOLUME III, BUILDING E** 

OVERALL FLOOR **PLANS** 

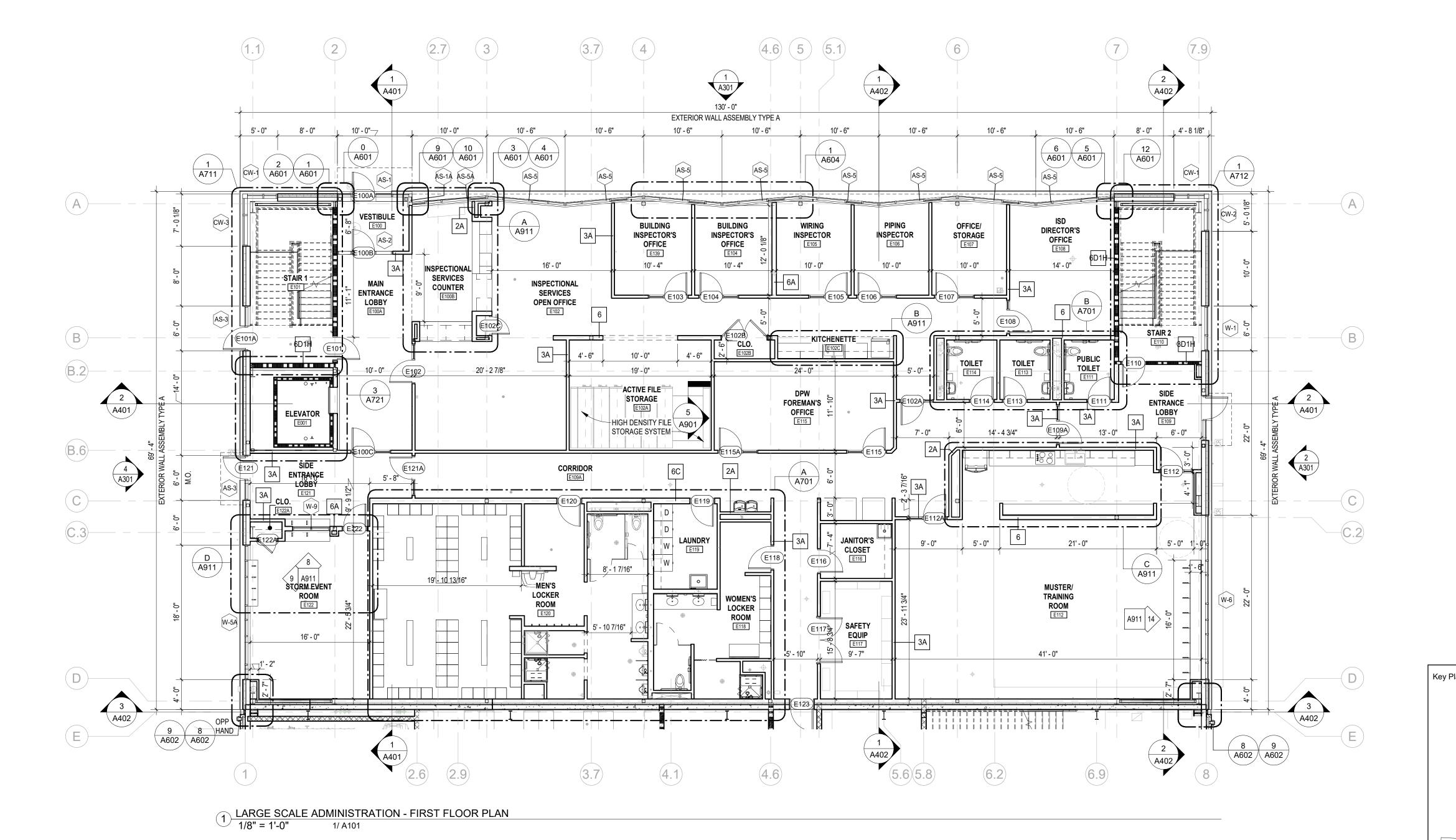
Sheet Number:

D





2 LARGE SCALE ADMINISTRATION - SECOND FLOOR PLAN
1/8" = 1'-0" 2/ A101





1. EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO. 2. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.

3. F.E. = FIRE EXTINGUISHER. F.E.C = FIRE EXTINGUISHER CABINET

BRACKET MOUNTED

CABINET MOUNTED (SEMI-RECESSED)

4. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED

5. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.

6. BOLLARD: (o) EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)

IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 4 / A631)

FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.

### **UNDERSLAB RIGID INSULATION LEGEND:**

R-10 RIGID INSULATION - STANDARD COMPRESSIVE STRENGTH - 25 PSI - 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

-2'-0" VERTICAL ON EXTERIOR SIDE OF FOUNDATION WALL

R-10 RIGID INSULATION - HIGH COMPRESSIVE STRENGTH - 100 PSI - 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

R-15 RIGID INSULATION - HIGH COMPRESIVE STRENGTH - 100 PSI - COMPLETELY UNDER SLAB SIDE OF FOUNDATION WALL

- AND DOWN TO TOP OF FOOTING ON EXTERIOR

TOWN OF ARLINGTON

ARLINGTON TOWN YARD

**FACILITY** 51 GROVE STREET

ARLINGTON, MA 02476

Weston & Sampson

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
Foxborough, MA 02035

(508) 698-3034 (800) SAMPSON www.westonandsampson.com

GARCIA- GALUSKA DESOUSA
CONSULTING ENGINEERS
INC.
376 Faunce Correst Road, Destrought, MA
508-996-5700. • FAX 508-998-0883. • E-MAIL info@g-g-d.com

CODE RED

The Green Engineer

Josh Sydney | Principal C: 617-212-7431 O: 857-273-0500 Sydney Project Management One Gateway Center 300 Washington St | Newton, MA 02458

www.sydneypm.com

Sustainable Design Consulting

Consultants:

Revisions:

Rev Date Description

PROGRESS PRINT DATE: 11/20/2020 4:15:20 PM NOT FOR CONSTRUCTION

PROJECT TRUE

Issued For: 95% PROGRESS

SCALE: AS NOTED

NOVEMBER 20, 2020 Drawn By:

W&S Project No: 2170997

Drawing Title:

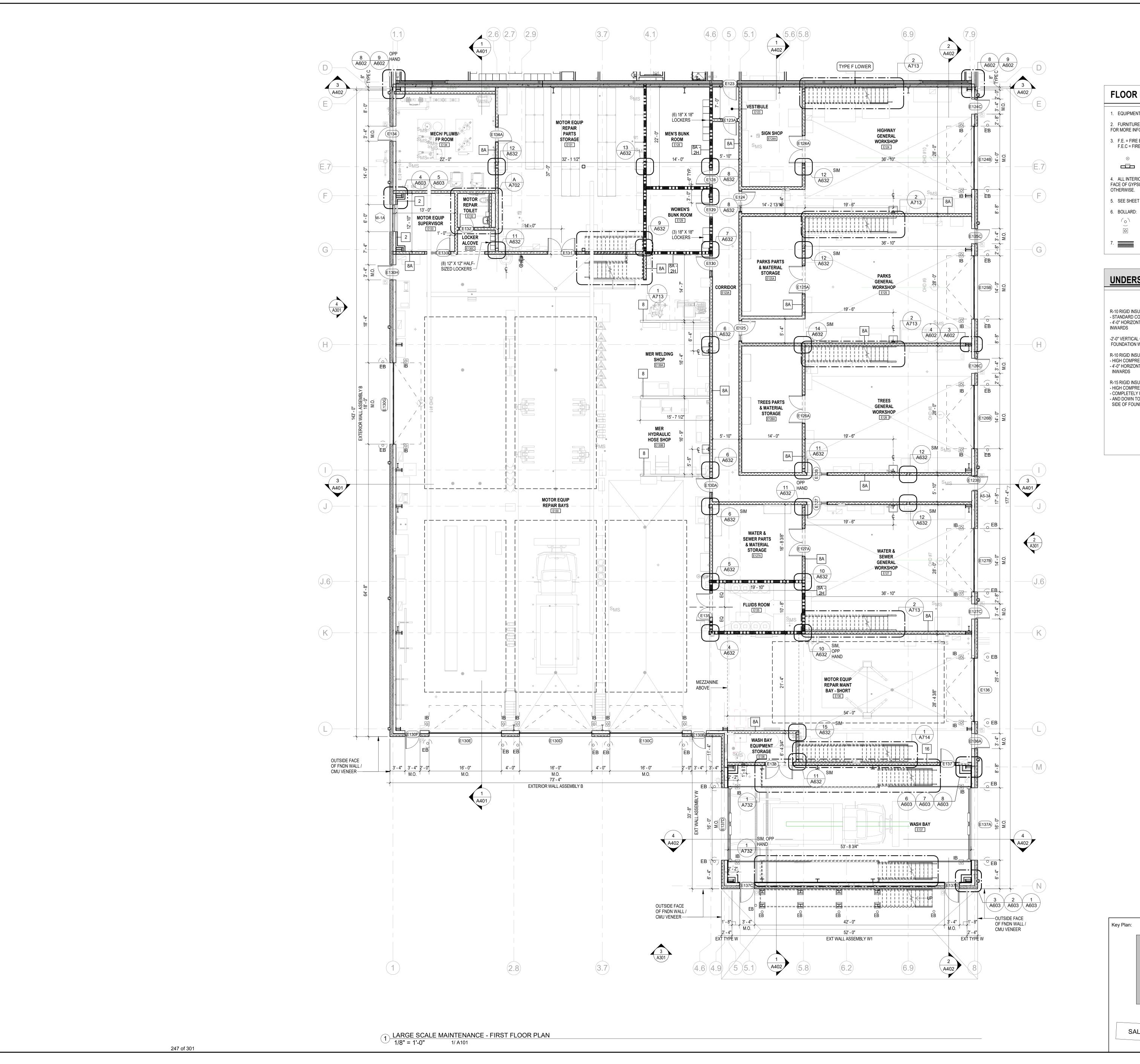
**VOLUME III, BUILDING E** 

LARGE SCALE **ADMINISTRATION** FLOOR PLANS

Sheet Number:

246 of 301

SALT



### FLOOR PLAN GENERAL NOTES:

- 1. EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO. 2. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921
- 3. F.E. = FIRE EXTINGUISHER.
- FUME SEPARATION PARTITION, SEE A031 FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.

### **UNDERSLAB RIGID INSULATION LEGEND:**

R-10 RIGID INSULATION - STANDARD COMPRESSIVE STRENGTH - 25 PSI - 4'-0" HORIZONTAL FROM FOUNDATION WALL

-2'-0" VERTICAL ON EXTERIOR SIDE OF FOUNDATION WALL

R-10 RIGID INSULATION - HIGH COMPRESSIVE STRENGTH - 100 PSI

R-15 RIGID INSULATION - HIGH COMPRESIVE STRENGTH - 100 PSI - COMPLETELY UNDER SLAB - AND DOWN TO TOP OF FOOTING ON EXTERIOR SIDE OF FOUNDATION WALL

SALT

- FOR MORE INFO.
- F.E.C = FIRE EXTINGUISHER CABINET

BRACKET MOUNTED CABINET MOUNTED (SEMI-RECESSED)

4. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.

5. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.

EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS) O IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 4 / A631)

- 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

TOWN OF ARLINGTON

ARLINGTON TOWN YARD **FACILITY** 

51 GROVE STREET

ARLINGTON, MA 02476

Weston & Sampson

Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON

www.westonandsampson.com

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
370 Faurus Gorrer Road, Dermodit, MA
500-950-5700 \* P-4x,500-950-968 \* E-MAIL Info@g-g-d-som

CODE RED

The Green Engineer

C: 617-212-7431 O: 857-273-0500 Sydney Project Management

One Gateway Center 300 Washington St | Newton, MA 02458

Consultants:

Issued For: 95% PROGRESS

SCALE: AS NOTED

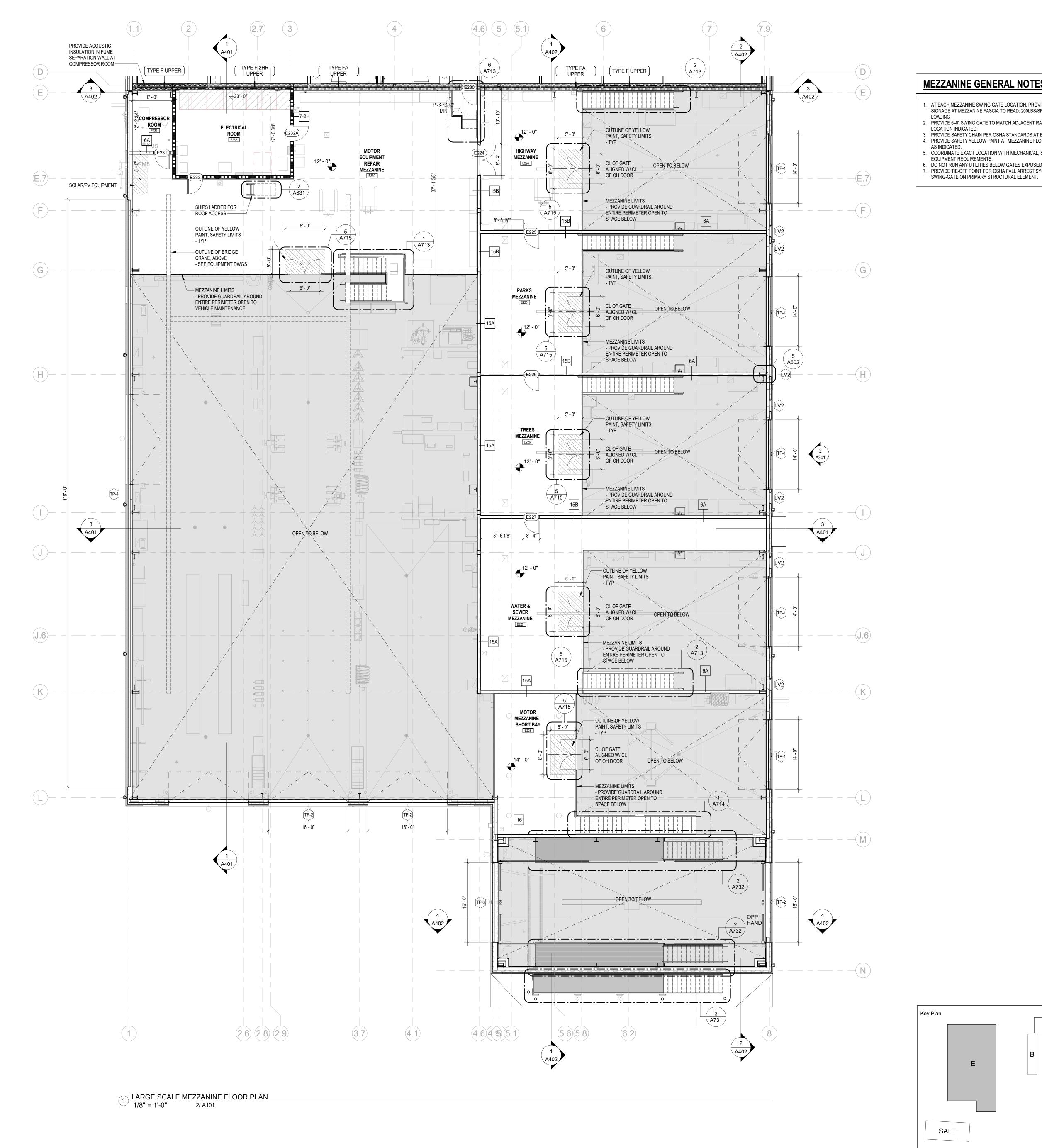
W&S Project No: 2170997

Drawing Title:

**VOLUME III, BUILDING E** 

LARGE SCALE **VEHICLE** MAINTENANCE FLOOR PLAN

Sheet Number:



248 of 301

- 1. AT EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE AT MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE
- 2. PROVIDE 6'-0" SWING GATE TO MATCH ADJACENT RAILING SYSTEM AT EACH LOCATION INDICATED.
- 3. PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE. 4. PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE,
- 5. COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS.
- 6. DO NOT RUN ANY UTILITIES BELOW GATES EXPOSED AND MOUNTED TO WALLS. 7. PROVIDE TIE-OFF POINT FOR OSHA FALL ARREST SYSTEM NEAR MEZZANINE

**MEZZANINE GENERAL NOTES** 

SALT

TOWN OF ARLINGTON

ARLINGTON TOWN YARD **FACILITY** 51 GROVE STREET ARLINGTON, MA 02476

Weston & Sampson Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com

Consultants:

GARCIA-GALUSKA DESOUSA
CONSULTING ENGINEERS
370 Faurine Correr Road, Dermodith, MA
508-998-5700 • FAX:508-998-0883 • E-MAIL info@g-g-d.com

CODE RED

The Green Engineer Sustainable Design Consulting Josh Sydney | Principal C: 617-212-7431 O: 857-273-0500

Sydney Project Management

One Gateway Center 300 Washington St | Newton, MA 02458 www.sydneypm.com

Revisions:

Rev Date Description

Issued For: 95% PROGRESS PROJECT TRUE

SCALE: AS NOTED NOVEMBER 20, 2020

Drawn By:

W&S Project No: 2170997

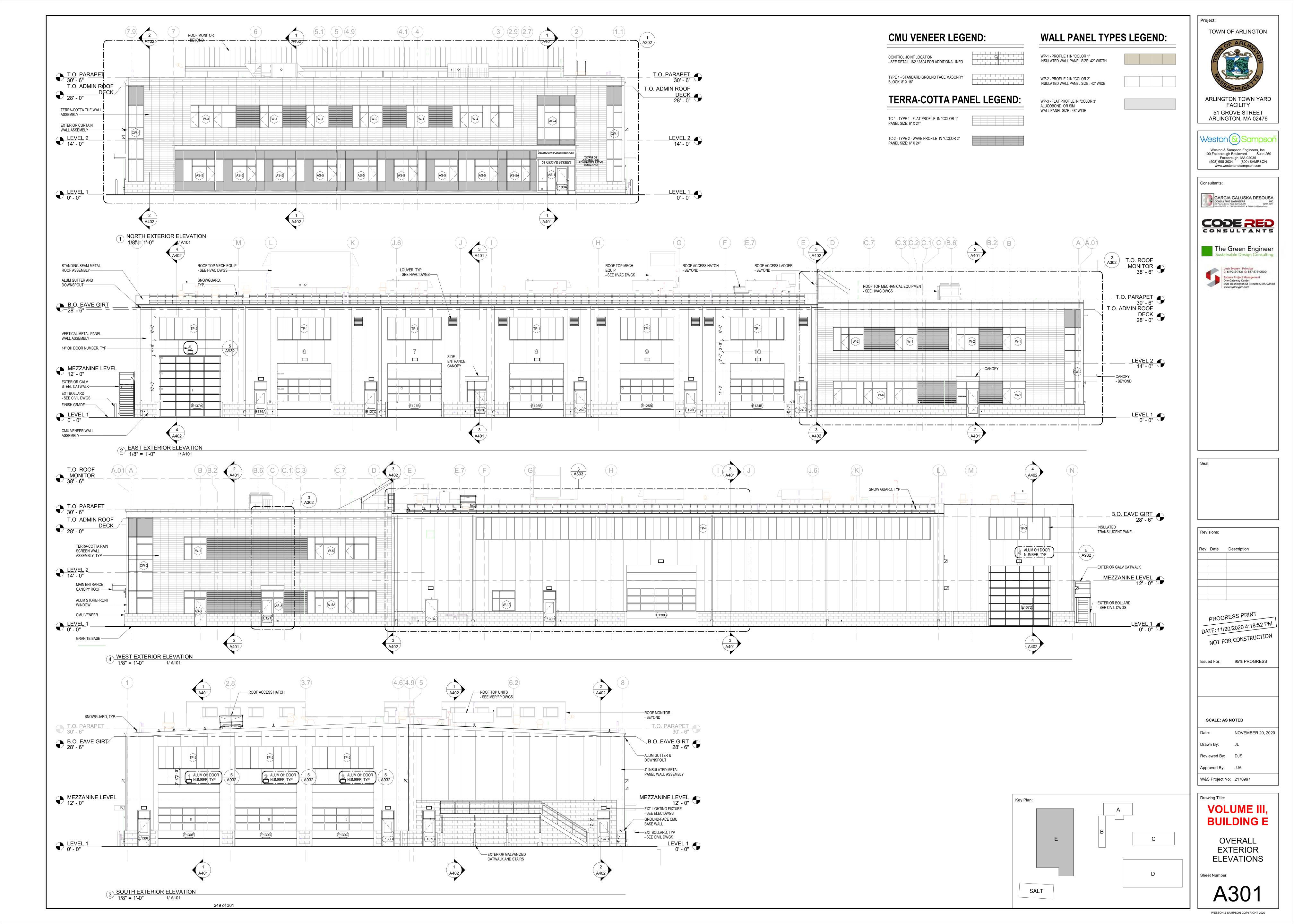
Drawing Title: **VOLUME III**,

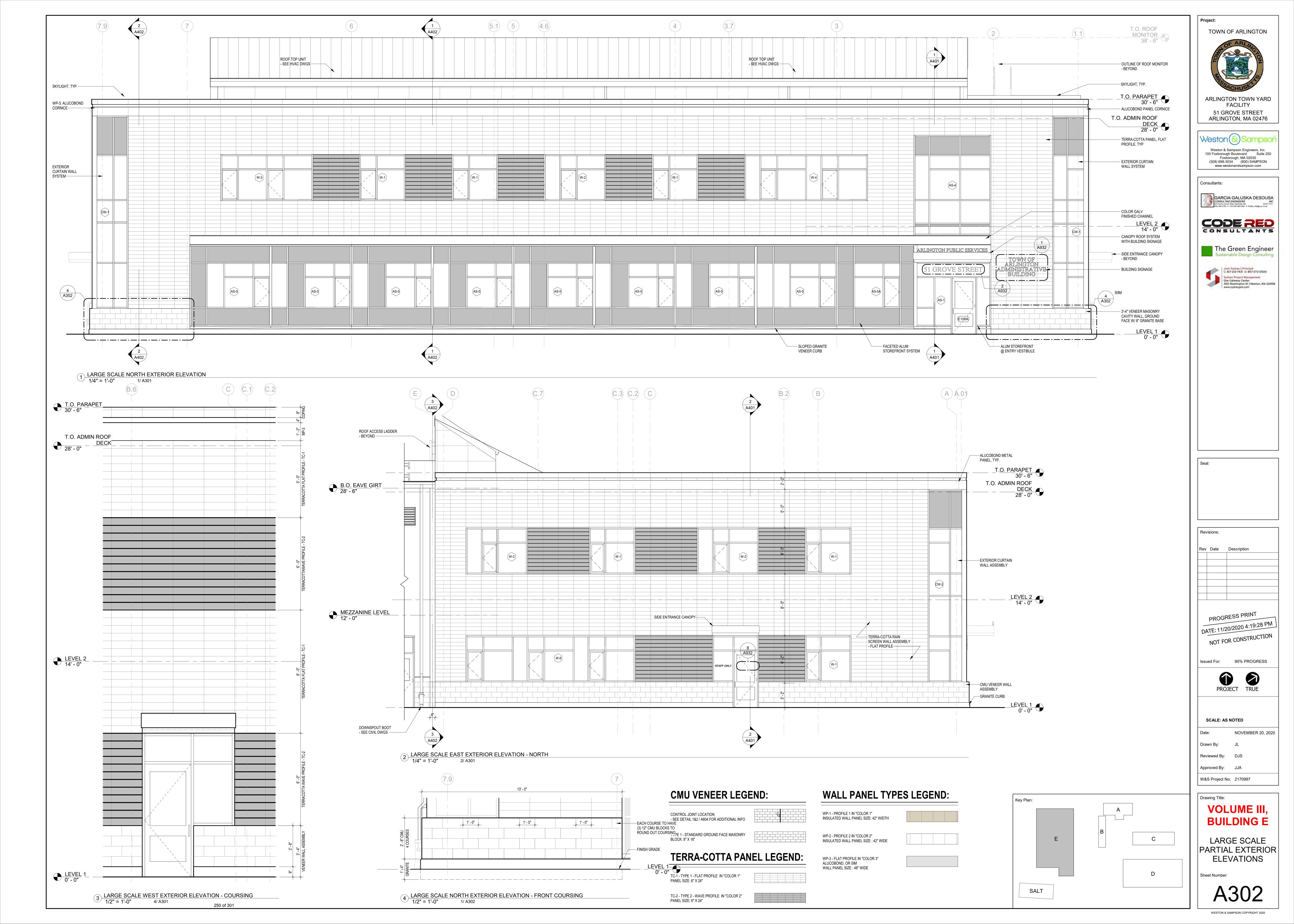
**BUILDING E** LARGE SCALE

PLAN

Sheet Number:

MEZZANINE FLOOR





Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

### APPENDIX D

NEW BUILDING E EXTERIOR MATERIALS

westonandsampson.com 251 of 301

## Town of Arlington New / Upgraded Public Works Facility

### **Proposed Exterior Materials – Building E**





# Town of Arlington New / Upgraded Public Works Facility

### **Architectural - Building E**



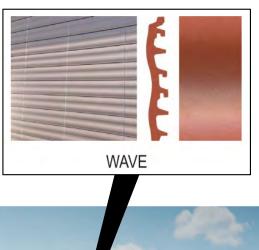


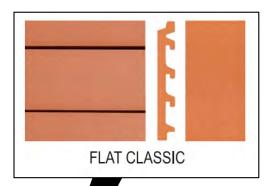




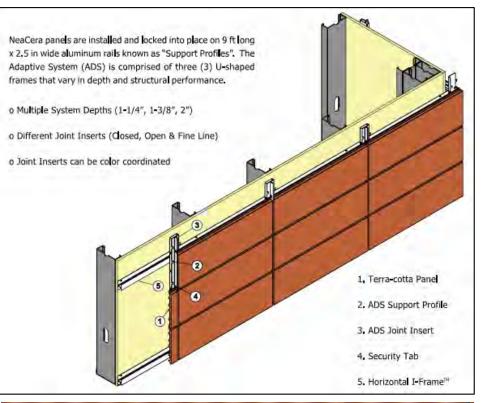
# Town of Arlington New / Upgraded Public Works Facility

### **Architectural - Building E**











# Town of Arlington

# **New / Upgraded Public Works Facility**

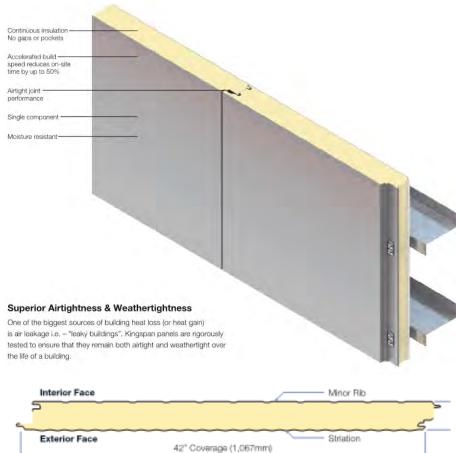
### **Architectural – Building E**





#### High R-value

Kingspan insulated panels' insulating cores provide superior thermal performance with tested R-values of 7.5 per inch. Most importantly, the insulation is on the exterior of the building structure to provide the best possible thermal envelope by reducing thermal bridging typical of cavity wall systems. In addition, the panels feature excellent foam-to-foam contact, which provides an unbroken thermal shield against heat transfer.



Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

### **APPENDIX E**

**EXISTING CONDITIONS PHOTOGRAPHS** 

westonandsampson.com 256 of 301

**Existing Town Yard** 

49 & 51 Grove Street

Photo Location Plan

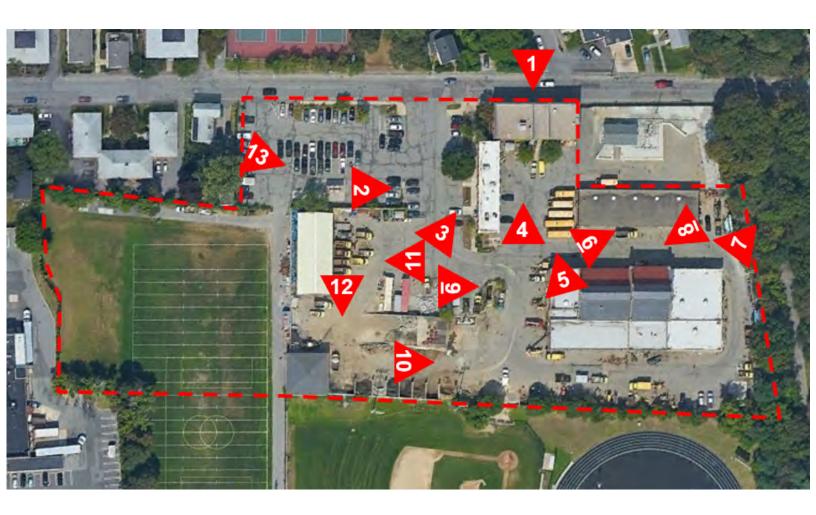




Photo 1

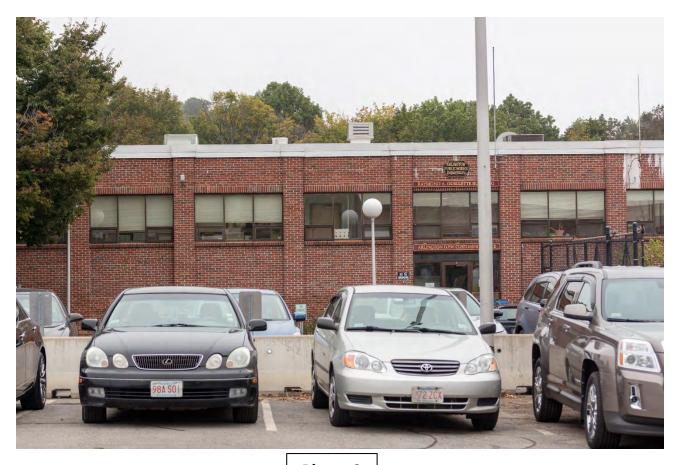


Photo 2





Photo 3



Photo 4



Photo 5



Photo 6



Photo 7





Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

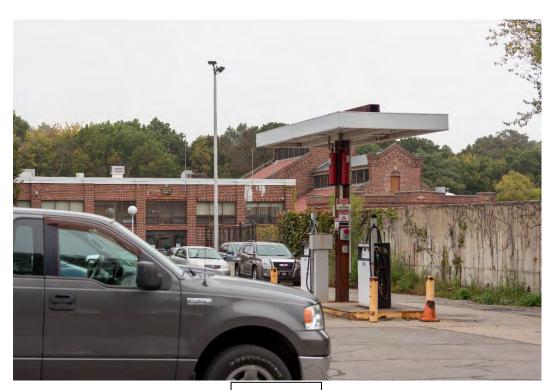


Photo 13

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

### **APPENDIX F**

LEED CHECKLIST

westonandsampson.com 265 of 301



### **LEED v4 for New Construction**

Project Name: Arlington DPW

Address: 51 Grove Street, Arlington, MA 02476

Date of Issue: 1/21/21

D/C Yes Maybe No  1 Integrative Process  D 1 Credit 1 Integrative Process	
D Credit 1 Integrative Process	1
	1
v. w w	'
Yes Maybe No	
10 0 6 Location and Transportation	16
D x Credit 1 LEED for Neighborhood Development Location	16
D 1 Credit 2 Sensitive Land Protection	1
D 2 Credit 3 High Priority Site	2
D 2 3 Credit 4 Surounding Density and Diverse Uses	5
D 2 3 Credit 5 Access to Quality Transit	5
D 1 Credit 6 Bicycle Facilities	1
D 1 Credit 7 Reduced Parking Footprint	1
D 1 Credit 8 Green Vehicles	1
Yes Maybe No	
4 0 6 Sustainable Sites	10
C Y Prereq 1 Construction Activity Pollution Prevention	Required
D 1 Credit 1 Site Assessment	1
D Credit 2 Site Development; Protect or Restore Habitat	2
D 1 Credit 3 Open Space	1
D Credit 4 Rainwater Management	3
D 2 Credit 5 Heat Island Reduction	2
D 1 Credit 6 Light Pollution Reduction	1
Yes Maybe No	
5 0 6 Water Efficiency	11
Prered 1 Outdoor Water Use Reduction	Required
Prereq 2 Indoor Water Use Reduction	Required
Prered 3 Building-level Water Metering  Credit 1 Outdoor Water Use Reduction	Required 2
	6
D 2 4 Credit 2 Indoor Water Use Reduction C 2 Credit 3 Cooling Tower Water Use	2
Cooling Tower Water Use	1
Credit 4 Water Metering	•
D 1 Credit 4 Water Metering	
D 1 Credit 4 Water Metering  Yes Maybe No	
Yes Maybe No	33
Yes Maybe No  14 7 12 Energy and Atmosphere	33 Required
Yes Maybe No  14 7 12 Energy and Atmosphere  C Prereq 1 Fundamental Commissioning and Verification	33 Required Required
Yes Maybe No  14 7 12 Energy and Atmosphere  C Y Prereq 1 Fundamental Commissioning and Verification  D Y Prereq 2 Minimum Energy Performance	Required Required
Yes Maybe No  14 7 12 Energy and Atmosphere  C Y Prereq 1 Fundamental Commissioning and Verification  D Y Prereq 2 Minimum Energy Performance	Required
Yes Maybe No  14 7 12 Energy and Atmosphere  C Y Prereq 1 Fundamental Commissioning and Verification  D Y Prereq 2 Minimum Energy Performance  D Y Prereq 3 Building-level Energy Metering	Required Required Required
Yes Maybe No  14 7 12 Energy and Atmosphere  C Y Prereq 1 Fundamental Commissioning and Verification  D Y Prereq 2 Minimum Energy Performance  D Y Prereq 3 Building-level Energy Metering  D Y Prereq 4 Fundamental Refrigerant Management	Required Required Required Required
Yes Maybe No  14 7 12 Energy and Atmosphere  C Y Prereq 1 Fundamental Commissioning and Verification  D Y Prereq 2 Minimum Energy Performance  D Y Prereq 3 Building-level Energy Metering  D Y Prereq 4 Fundamental Refrigerant Management  C 6 Credit 1 Enhanced Commissioning	Required Required Required Required 6
Yes Maybe No  14 7 12 Energy and Atmosphere  C Y Prereq 1 Fundamental Commissioning and Verification  D Y Prereq 2 Minimum Energy Performance  D Y Prereq 3 Building-level Energy Metering  D Y Prereq 4 Fundamental Refrigerant Management  C 6	Required Required Required Required 6 18
The second state of the se	Required Required Required Required 6 18
Yes Maybe No  14 7 12 Energy and Atmosphere  C Y Prereq 1 Fundamental Commissioning and Verification  D Y Prereq 2 Minimum Energy Performance  D Y Prereq 3 Building-level Energy Metering  D Y Prereq 4 Fundamental Refrigerant Management  C 6 Credit 1 Enhanced Commissioning  D 6 4 8 Credit 2 Optimize Energy Performance  D 1 Credit 3 Advanced Energy Metering  C 2 Credit 4 Demand Response	Required Required Required Required 6 18 1

	Yes	Maybe	No			
	5	3	5		Materials and Resources	13
D	Υ			Prereq 1	Storage & Collection of Recyclables	Required
C	Υ			Prereq 2	Construction and Demolition Waste Management Planning	Required
C		3	2	Credit 1	Building Life-cycle Impact Reduction	5
C	1		1	Credit 2	Building Product Disclosure and Optimization-Environmental Product Declarations	2
C	1		1	Credit 3	Building Product Disclosure and Optimization-Sourcing of Raw Materials	2
C	1		1	Credit 4	Building Product Disclosure and Optimization-Material Ingredients	2
C	2			Credit 5	Construction and Demolition Waste Management	2
	Yes	Maybe	No			
	8	2	6		Indoor Environmental Quality	16
D	Y	Ė		Prereq 1	Minimum IAQ Performance	Required
D	Y	1		Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
D	2			Credit 1	Enhanced IAQ Strategies	2
C	3			Credit 2	Low-Emitting Materials	3
c	1			Credit 3	Construction IAQ Management Plan	1
c	1		1	Credit 4	IAQ Assessment	2
D		1		Credit 5	Thermal Comfort	1
D	1	1		Credit 6	Interior Lighting	2
D		•	3	Credit 7	Daylight	3
D			1	Credit 8	Quality Views	1
D			1	Credit 9	Acoustical Performance	1
	Yes	Maybe	No			
	6	0	0		Innovation	6
D	1			Credit 1	Innovation Credit: TBD (ex: O&M Starter Kit - Green Cleaning & Integrated Pest Management	1
D	1			Credit 2	Innovation Credit: TBD (ex: Low-Mercury Lamps)	1
D	1			Credit 3	Innovation Credit: TBD (ex: Reuse of vehicle wash water)	1
/C	1			Credit 4	Innovation Credit: TBD (ex: Pilot Credit - Safety First: Cleaning and Disinfecting Your Space	1
/C	1			Credit 5	Pilot Credit: TBD (ex: Integrative Analysis of Bldg Materials)	1
C	1			Credit 6	LEED Accredited Professional	1
	Yes	Maybe	No			
	1	2	1		Regional Priority	4
				02476 - LT	C3 (pts), SSc4 (2 pts), WEc2 (4 pts), MRc1 (2 pts), EAc2 (8 pts), EAc5 (2 pts)	
D		1		Credit 1	EAc2 Optimize Energy Performance (17%/8 pts)	1
С		1		Credit 2	MRc1 Building Life-Cycle Impact Reduction (2pts)	1
D	1			Credit 3	LTc3 High Priority Site (2 points)	1
D			1	Credit 4	SSc4 Rainwater Management (2 pts)	1
	V	Maria	N-			
	Yes 53	Maybe 14	No <b>43</b>			110
	00	1 '7	70			110

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

### **APPENDIX G**

**IMPACT STATEMENT** 

westonandsampson.com 268 of 301

**Preservation of Landscape**. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Landscape will be preserved where practicable. Note that a majority of the existing Town yard site has been previously developed with an impervious paved surface which provides a contact barrier to historic contamination located in the soil below per Massachusetts Department of Environmental Protection (MassDEP) standards. In addition, the adjacent field area consists of a grass surface with a partial engineered barrier below grade to provide a barrier to subsurface contamination. The site includes some landscaped area near Grove Street. Other limited natural landscaped areas contain mostly nonnative/invasive species near the culvert openings. The proposed design is intended to restore these nonnative landscaped areas with new native species. In addition, several landscape areas have been provided along the existing buildings near Grove Street as well as along the stream openings to restore portions of these area to a more native state. See Landscape Plan in APPENDIX B. Native planting species have been reviewed and approved by the Conservation Commission and an Order of Conditions has been issued by the Conservation Commission for the proposed development. Any proposed grading changes have been minimized and are in keeping with the general appearance of neighboring developed areas.

**Relation of Buildings to Environment**. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an RO, R1 or R2 district or on public open space.

The proposed use of the Town Yard site will not change. This project involves the renovation of four industrial style buildings (Buildings A, B, C, and D) and the construction of a new building (Building E), plus the replacement of existing features such as the fuel island and the salt shed. The proposed development will be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity. The new building maintains its position along the street edge for a continuous street front elevation which is consistent with the existing building fronting Grove Street. The new building is consistent with the existing buildings on the site in terms of scale and massing. In terms of use of materials, the new building fronting on the Grove Street elevation employs the use of terracotta tile panel to knit the new building into the fabric of the site as terracotta tile is employed as the roofing material on the historically designated former Arlington Gas Works Building (Building D). The proposed development has been reviewed by the Massachusetts Historical Commission and they have made a determination that the proposed develop has "no adverse effect" on the historical quality and character of the existing buildings on site. In addition, the project has been reviewed by the Arlington Historic Commission.

**Open Space**. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

The proposed development includes very little open space due to the operational needs of the facility as well as the below grade historic contamination conditions. Where feasible, landscape areas have been designed to add to the visual appearance of the site near the Grove Street entrance and to create buffers where feasible. Proposed parking was also designed to be used for access to the surrounding open space areas at the school.

**Circulation**. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Site circulation has been laid out to enable a safer, counterclockwise vehicle path for DPW vehicles. Parking stalls, 18-feet in depth, have been placed adjacent to a 30-foot travel path to provide ideal parking conditions. Parking lots are skirted by concrete sidewalks to ensure a safe path for employees and visitors and the sidewalk along Grove Street will remain to maintain a continuous walking path for pedestrians. Site access to the DPW yard is restricted by gates and fencing to prevent the public from accessing DPW operation areas thereby improving safety for the site. The quantity and location of the access points to the site is consistent with the existing two access points. The site has been equipped with provisions for bicycle parking; both outside the facility as well as inside the new building (Building E). Other dimensional information as it relates to parking and circulation are shown on the Dimensional and Parking Information plan.

Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

The approach to stormwater management for the project consists of maintaining existing drainage patterns and outfalls, installing structural BMP's to provide water quality treatment, and improving environmentally sensitive areas of the site where feasible. To achieve this, the runoff from the driveways, parking, and circulation areas will be conveyed to deep sump catch basins and hydrodynamic separators prior to discharge. The runoff from the parking lot proposed within the existing soccer field area will be stored in an underground detention area and discharged at a reduced rate to ensure that the post-development flow rate will not exceed the existing rate. In addition, a portion of the parking area stormwater runoff will be treated by a biofiltration system prior to connecting to the outfall system. Unpaved areas directly adjacent to the Mill Brook surface openings will be improved by installing pervious biofiltration landscape areas with native plantings.

Unlike the existing condition, the proposed redevelopment provides sediment and oil removal and peak rate attenuation. The BMPs used in this project include deep sump catch basins, hydrodynamic separators, and rain garden / bio-filtration landscape areas. The catch basins will be constructed with a 4 feet sump and oil/debris traps to prevent the discharge of sediments and floating contaminants. The hydrodynamic separators will dissipate velocity and allow oil and debris to rise and sediment to settle out. Small scale rain gardens areas have been incorporated into the design. These areas will aid in removal of pollutants as water filters through the filter media and provide habitat to native plantings.

The stormwater system has been reviewed and approved by the Conservation Commission.

**Utility Service**. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

The new services will enter the site overhead via a new utility pole and will transition to an underground concrete encased ductbank system. Electric, telephone, cable TV, and other such services between the buildings will be via proposed underground infrastructure. The sanitary sewer system consists of sanitary piping and associated sanitary sewer manholes which are connected to an existing sanitary sewer conveyance system as shown on the plans.

**Advertising Features**. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

Building signage has been designed in accordance with Section 6.2 of the Zoning Bylaws.

**Special Features**. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Storage areas are located to the rear of the parcel. Parking areas adjacent to Residential properties are screened with fencing. The proposed facility has been designed to increase interior storage capacity of buildings on site for vehicles and equipment which will be a significant improvement over current conditions which consists of a considerable number of vehicles and equipment being stored outdoors.

**Safety**. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

All enclosed spaces intended for human occupancy have access and egress routes designed to be within the parameters of local and State regulations. Vehicle circulation routes have been designed to facilitate the largest Town emergency vehicles. The site is equipped with security fencing to prevent unauthorized access to the DPW yard area and the building will be equipped with security cameras.

**Heritage**. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

As summarized earlier, the new building employs the use of terracotta tile panel to knit the new building into the fabric of the site as terracotta tile is employed as the roofing material on the historically designated former Arlington Gas Works Building (Building D). The proposed development has been reviewed by the Massachusetts Historical Commission and they have made a determination that the proposed develop has "no adverse effect" on the historical quality and character of the existing buildings on site. In addition, the project has been reviewed by the Arlington Historic Commission.

**Microclimate**. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

The proposed Town yard area will continue to serve DPW operations with minimal change in use. However, the proposed plan has resulted in a slight reduction in impervious surfaces around the culvert openings where feasible per Mass DEP regulations. While the field area will result in an increase in hardscape areas, the project has been designed to implement heat island mitigation measures including cool roofs (albedo - high solar reflectance), trees for increased shading on street scape, and low heat absorption plantings. Lighting has been designed to be shielded to minimize intrusion of light onto the adjacent parcels or upward in the form of light pollution. The stormwater system will be improved as described above. With the use remaining the same, there will be no new noise impacts. In fact, the noise will likely be reduced with equipment being stored indoors.

Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b]

The new Building has been designed to meet LEED Silver (see attached LEED Checklist included in Appendix F).

#### **Special Permit Criteria for USE**

The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw. The requested use is essential or desirable to the public convenience or welfare. The requested use will not create undue traffic congestion or unduly impair pedestrian safety. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare. Any special regulations for the use as may be provided in this Bylaw are fulfilled. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

Per Section 5.6.3, Municipal Public Works Yards and Municipal or other public parking areas or structures are permitted in the Industrial District with a special permit.

The proposed facility will host essential public facilities including: Department of Public Works, Inspection Services Department, Information Technology Department, and Facilities Department. The Town owned land (the Site) consists land which has been historically used, in whole and in part, by the Department of Public Works to provide essential services to the Town. The site will continue to serve the current DPW operations with a slight increase in site occupants associated with the IT and Facilities Departments. This increase will not create undue traffic congestion or unduly impair pedestrian safety. The stormwater drainage, sewer system, and domestic water systems for the requested use were designed in accordance with local and State regulations and industry best practices and will not overload public utility systems. The requested use continues and improves the existing use and will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.



### Town of Arlington, Massachusetts

### Update on Special Permits issued by the Redevelopment Board 2016-2021

Summary:

8:30 p.m. Board will receive update on special permits issued by the Redevelopment Board from 2016-

2021.

#### **ATTACHMENTS:**

Type File Name Description

Reference Material Agenda\_Item\_2\_Status\_of\_Special\_Permits\_granted\_by\_ARB\_Memo\_0218-21.pdf Status\_of\_Special\_Permits\_granted\_by\_ARB\_Memo\_0221



### TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE ARLINGTON, MASSACHUSETTS 02476 TELEPHONE 781-316-3090

#### **MEMORANDUM**

To: Arlington Redevelopment Board

From: Jennifer Raitt, Director of Planning and Community Development

Date: February 18, 2021

RE: Status of Special Permits granted by the Arlington Redevelopment Board 2016-2021

Please see the information below regarding Environmental Design Review Special Permits issued by the Board from 2016 through 2020. The table provides the address of the project and the status of the project.

	Address	Status	
	473 Mass Ave.	Signage installed	
	882-892 Mass. Ave.*	22 residential and one commercial unit approved, construction in progress	
	434 Mass Ave.	Signage installed	
O.	93 Broadway - reopened	School addition approved	
2020	476 Mass Ave	Renovation approved	
	1500 Mass. Ave.*	Four residential and two business units approved	
	23 Broadway	Marijuana retailer approved	
	880 Mass Ave	Signage installed	
	86 River Street	Signage installed	
	1386 Mass Ave.	Apothca opened, signage installed	
	1314 Mass Ave	Business under construction	
6	108 Summer Street	Foodlink construction in progress	
2019	833 Mass Ave.	Signage installed	
	1207-1211 Mass Ave*	Hotel with restaurant approved	
	189-191 Broadway	Business expanded, signage installed	

Address		Status	
	20-22 Mass Ave	Signage installed	
	795-807 Mass Ave	Signage installed	
	925-927 Mass Ave	Three residential and three businesses constructed	
2018	190 -192 Mass Ave.	Adventure Pub opened, signage installed	
7	180 Mass Ave.	Signage installed	
	30 Park Ave.	Business opened, signage installed	
	167A Mass Ave.	Signage installed	
	887 Mass Ave.*	Five residential units and one preschool constructed	
	483 Summer Street*	Nine residential units and one office constructed	
	29 Mass Ave	Change of use to Fitness Center	
	635 Mass Ave	Signage installed	
2017	478 Mass Ave.	Business did not open	
7	87-89 Broadway	Building was not constructed. Applicant returned with proposal to expand school which was approved.	
	444 Mass Ave	Signage installed	
	19 Mass Ave	Hotel constructed 21 additional rooms in three-story addition	
	248 Mass Ave	Three-family constructed	
	6 Schouler Court	Upbeat Cycling opened, signage installed	
	93 Broadway	School constructed	
G	11 Water Street	Center opened	
2016	30-50 Mill Street	Business did not open	
	117 Broadway*	Construction in progress	
	19R Park Ave	Construction in progress	
	190 Massachusetts Ave.	Restaurant opened, Signage installed	
	321 Broadway	Restaurant opened, Signage installed	

\*indicates mixed-use

project

2 277 of 301



### Town of Arlington, Massachusetts

### **Zoning Warrant Article Public Hearing schedule**

#### Summary:

8:45 p.m.

• Discuss upcoming meetings

• Discuss proposed communications with Select Board on various warrant articles

Board will receive notice for upcoming Warrant Articles hearings

#### ATTACHMENTS:

Type File Name Description

Agenda\_Item\_3\_-Reference

\_Legal\_Notice\_Zoning\_Bylaw\_Amendments\_- Legal Notice Zoning Bylaw Amendments \_Timestamped\_copy.pdf Material

TOWN CLERK'S OFFICE ARLINGTON, MA 02174

2021 FEB 11 AM 8: 29



RECEIVED.

Town of Arlington Redevelopment Board 730 Massachusetts Avenue Arlington, MA 02476

Legal Notice Public Hearing Zoning Bylaw Amendments

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on Monday, March 1, 2021, Monday, March 15, 2021, Monday, March 29, 2021, and Monday, April 5, 2021. The ARB will hear public comments on the proposed amendments to the Zoning Bylaw. After receiving public comments, the ARB will make recommendations on the proposed amendments for Annual Town Meeting, which will begin on Monday, April 26, 2021.

The following articles propose changes to the Zoning Bylaw and are the subject the public hearing scheduled for **Monday**, **March 1**, **2021**, **beginning at 8:00 PM**, via Zoom at https://town-arlington-ma-us.zoom.us/j/99259100788, Meeting ID: 992 5910 0788, or by calling (646) 876-9923 Meeting ID 992 5910 0788#

# ARTICLE A (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ CLARIFICATION OF DEFINITION OF MIXED USE

To see if the Town will vote to amend the definition of Mixed Use in the Zoning Bylaw to clarify that as enacted by Town Meeting, land uses individually prohibited in any particular zoning district are also prohibited as part of Mixed Use developments in the same zoning district; or take any action related thereto.

(Inserted at the request of Christopher Loreti and 10 registered voters)

### ARTICLE B (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/CONVERSION OF COMMERCIAL TO RESIDENTIAL

To see if the Town will vote to amend the Zoning Bylaw in Section 5.2.4, by inserting in the last sentence of said section, after the word footprint, the words "if allowed by special permit" and by inserting, after the words residential use, the words "provided that the addition or expansion is for affordable housing" so that said sentence will read as follows: In the case of an existing commercial use, the addition or expansion of residential use within the building footprint if allowed by special permit shall not require adherence to setback regulations for residential uses, provided that the addition or expansion is for affordable housing, even if the residential use becomes the principal use of the building; or take any action related thereto.

(Inserted at the request of John L. Worden III and 10 registered voters)

# ARTICLE C (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ MARIJUANA USES

To see if the Town will vote to amend the Zoning Bylaw to allow Marijuana Delivery-Only Retailers and other amendments for consistency with the state regulations for the adult use of marijuana 279 of 301 medical use of marijuana by amending SECTION 2 DEFINITIONS, SECTION 5.5.3. USE REGULATIONS FOR

BUSINESS DISTRICTS, SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, AND OS DISTRICTS, and SECTION 8.3 STANDARDS FOR MARIJUANA USES; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### ARTICLE D (tentatively scheduled, subject to change)

#### ZONING BYLAW AMENDMENT/ AFFORDABLE HOUSING REQUIREMENTS

To see if the Town will vote to amend the Zoning Bylaw to increase the time during which the affordable housing requirements apply from a two-year period to a three-year period in alignment with G.L. c.40A § 9 by amending SECTION 8.2.2. APPLICABILITY; or take any action related thereto. (Inserted at the request of the Redevelopment Board)

## ARTICLE E (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ APARTMENT CONVERSION

To see if the Town will vote to amend the Zoning Bylaw to include a definition of apartment conversion by amending SECTION 2 DEFINITIONS; or take any action related thereto. (Inserted at the request of the Redevelopment Board)

## ARTICLE F (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ GROSS FLOOR AREA

To see if the Town will vote to amend the Zoning Bylaw to clarify how landscaped and usable open space is calculated relative to gross floor area by amending SECTION 5.3.22. GROSS FLOOR AREA to add subsection C; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### ARTICLE G (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ PROHIBITED USES

To see if the Town will vote to amend the Zoning Bylaw to indicate that uses without a "Y" or "SP" in the Tables of Uses are prohibited by amending SECTION 5.2.2. PROHIBITED USES to add subsection C; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE H** (tentatively scheduled, subject to change)

#### ZONING BYLAW AMENDMENT/ OTHER DISTRICTS DIMENSIONAL AND DENSITY REGULATIONS

To see if the Town will vote to amend the Zoning Bylaw to include the legend for tables by amending SECTION 5.6.2. DIMENSIONAL AND DENSITY REGULATIONS; or take any action related thereto. (Inserted at the request of the Redevelopment Board)

### ARTICLE I (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ ADMINISTRATIVE AMENDMENTS

To see if the Town will vote to amend the Zoning Bylaw to make the following administrative corrections;

- 1. Correcting references to Board of Selectmen in subparagraph B of SECTION 3.1.4. PENALTY and in Section 3.2.1. ESTABLISHMENT;
- 2. Removing gendered terms in subparagraph A of SECTION 3.2.3. RULES AND REGULATIONS and subparagraph D of SECTION 6.2.7. NONCONFORMING SIGNS;
- 3. Correcting reference to August, 1975 in subparagraphs C and D in SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS;
- 4. Correcting reference to Section 7 in SECTION 3.3.4.A SPECIAL PERMIT CONDITIONS; and
- Correcting reference to seven feet three inches in subsection A(1) in SECTION 5.3.22.
   APPLICABILITY;

#### TOWN CLERK'S OFFICE

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

The following articles propose changes to the Zoning Bylaw and are the subject the public hearing scheduled for **Monday, March 15, 2021, beginning at 7:00 PM** via Zoom at

https://town-artington-ma-us.zoom.us/j/97244125035, Meeting ID: 972 4412 5035, or by calling (646) 876-9923, Meeting ID 97244125035#

### ARTICLE J (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/DEFINITION OF FOUNDATION

To see if the Town will vote to amend the Zoning Bylaw in Section 2, by adding a new definition as follows: Building Foundation: The masonry or concrete structure in the ground which supports the building. It does not include porches, decks, sheds, patios, one story attached garages, carports, or the like; or take any action related thereto.

(Inserted at the request of Patricia B. Worden and 10 registered voters)

#### **ARTICLE K (tentatively scheduled, subject to change)**

#### **ZONING BYLAW AMENDMENT/ ENERGY EFFICIENT HOMES ON NONCONFORMING LOTS**

To see if the Town will vote to amend the Zoning Bylaw to allow new construction of energy efficient foundations and homes on nonconforming lots in the R0, R1, and R2 Districts that meet certain energy efficiency industry standards; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### ARTICLE L (tentatively scheduled, subject to change)

#### ZONING BYLAW AMENDMENT/ TO INCREASE THE PERCENTAGE OF AFFORDABLE HOUSING UNITS

To see if the Town will vote to amend Section 8.2.3A of the Zoning Bylaw to increase the percentage of affordable housing units required in any development subject to Section 8.2 of the Zoning Bylaw from 15% to a percentage between 25 and 30%; or take any action related thereto.

(Inserted at the request of John Sanbonmatsu, Laura Kiesel, and 10 registered voters)

#### **ARTICLE M** (tentatively scheduled, subject to change)

## ZONING BYLAW AMENDMENT/ ARTICLE TO PROPOSE THE ADOPTION OF ACCESSORY DWELLING UNITS (ADUs)

To see if the Town will vote to the purpose of this article is to see if the Town will amend the Zoning Bylaw to allow Accessory Dwelling Units (ADUs) on the property of single family, two-family, and duplex dwellings; or take any action related thereto.

(Inserted at the request of Barbara Thornton and 10 registered voters)

#### **ARTICLE N** (tentatively scheduled, subject to change)

### ZONING BYLAW AMENDMENT/ AFFORDABLE HOUSING ON PRIVATELY OWNED PARCELS OF "NON-CONFORMING" SIZE

To see if the Town will vote to allow the development of new sources of permanently affordable housing (affordable in perpetuity and affordability as defined in Arlington Zoning By-Laws) by modifying the requirements for constructing housing units to enable construction on smaller lots as long as those units are permanently committed to be available for rental or ownership according to official regional guidelines (see (Zoning Bylaw Section 2, Basic Provisions, Definitions Associated with Affordable Housing) of affordability.

Such construction would be permissible in all zoning districts allowing residential use, providing the tracts were laid out prior to July 1, 2019, and receive a special permit from the ZBA. Ownership, sale, repurchase and rentals of each property would be overseen by the Arlington Housing Trust Fuggl of 301

comparable entity that would have the authority to enforce the affordability guidelines in perpetuity; or take any action related thereto.

(Inserted at the request of Barbara Thornton and 10 registered voters)

The following article proposes changes to the Zoning Bylaw and is the subject the public hearing scheduled for Monday, March 29, 2021 beginning at 7:00 PM, via Zoom at <a href="https://town-arlington-ma-us.zoom.us/j/95703909984">https://town-arlington-ma-us.zoom.us/j/95703909984</a>, Meeting ID: 957 0390 9984, or by calling (646) 876-9923, Meeting ID 95703909984#

### ARTICLE O (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ MULTIFAMILY ZONING FOR MBTA COMMUNITIES

To see if the Town will vote to amend the Zoning Bylaw to comply with M.G.L. c. 40A to allow multifamily housing to be permitted as of right with a minimum gross density of 15 units per acre without age restrictions and suitable for families with children in the districts within one half-mile from the Alewife MBTA Station by amending SECTION 2 DEFINITIONS, SECTION 3 ADMINISTRATION AND ENFORCEMENT, SECTION 4 ESTABLISHMENT OF DISTRICTS, SECTION 5 DISTRICT REGULATIONS, SECTION 6 SITE DEVELOPMENT STANDARDS, and SECTION 8 SPECIAL REGULATIONS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## ARTICLE P (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ TEARDOWN MORATORIUM

To see if the Town will vote to amend the Zoning Bylaw by adding to Section 8 a new provision substantially as follows: there is hereby established a temporary moratorium on the demolition, in whole or in part, of older small affordable houses, for a period of two years from the date of final adjournment of this Town Meeting, or when the Town establishes a method of protecting such houses in order to promote the Town's goals of economic diversity and affordability, whichever first occurs. For Purposes of this provision, the term "older small affordable houses" shall mean houses built before 1950 with a footprint of less than 1,000 square feet; or take any action related thereto. (Inserted at the request of Lynette Culverhouse and 10 registered voters)

# ARTICLE Q (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ SIDEYARD SKY EXPOSURE PLANES

To see if the Town will vote to or take any action related thereto: To amend Section 5.3 of the Zoning Bylaw by inserting, at the end thereof, a new sub-section 5.3.23 which describes the Purpose & Intent, Applicability, Definitions, Standards by District, Dimensional and Density Regulations and Exceptions for Sideyard Sky Exposure Planes to accommodate new construction while protecting public health, safety and welfare in Residential Zoning Districts.

(Inserted at the request of Ted Fields and 10 registered voters)

## ARTICLE R (tentatively scheduled, subject to change) ZONING BYLAW AMENDMENT/ PARKING MINIMUMS

To see if the Town will vote to amend the Zoning Bylaw for the Town of Arlington to reduce or remove minimum vehicular parking requirements in some or all business zoning districts; or take any action related thereto.

(Inserted at the request of James Fleming and 10 registered voters)

ARTICLE S (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ ESTABLISHING REQUIREMENTS FOR OFF-STREET HP (HANDICAP
PLACARD) PARKING

282 of 301

TOWN CLERK'S OFFICE
To see if the Town will vote to amend the Arlington Zoning Bylaws, Section 6.1.5. ("Parking Reduction in Business, Industrial, and Multi-Family Residential Zones") to establish a minimum HP parking space criteria based on pre-reduction parking requirements; or to take any action related thereto. (Inserted by the Select Board at the request of the Disability Commission)

ARTICLE T (tentatively scheduled subject to change)

ZONING BYLAW AMENDMENT/ ADA/MAAB STANDARDS IN ADMINISTRATION AND ENFORCEMENT

To see if the Town will vote to or take any action related thereto: To see if the town will vote to amend the Arlington Zoning Bylaws, Section 3.1 ("Administration and Enforcement") to add a new clause inserting additional language asserting that all permits, including Special Permits, are conditioned upon compliance with all applicable Massachusetts Architectural Access Board and Americans with Disabilities Acts standards for accessibility, or take any action related thereto.

(Inserted by the Select Board at the request of the Disability Commission)

The following article proposes changes to the Zoning Bylaw and is the subject the public hearing scheduled for Monday, April 5, 2021 beginning at 8:00 PM, via Zoom at

https://town-arlington-ma-us.zoom.us/j/96082543721, Meeting ID: 960 8254 3721, or by calling (646) 876-9923, Meeting ID 96082543721#

### ARTICLE U (tentatively scheduled, subject to change) **ZONING BYLAW AMENDMENT/ INDUSTRIAL USES**

To see if the Town will vote to amend the Zoning Bylaw to update and modernize the Industrial Zoning Districts by amending SECTION 2 DEFINITIONS to define new uses; SECTION 5 DISTRICT REGULATIONS to clarify the applicability of the upper story building step back, to redefine the Industrial Zoning District, to clarify amenity requirements in the Table of Maximum Height and Floor Area Ratio and to add development standards, to include new uses and amend existing uses in the Table of Uses, and to provide additional standards for uses; and SECTION 6 SITE DEVELOPMENT STANDARDS to adjust the parking requirement for light manufacturing, to include standards for the Industrial Zoning Districts, to include standards for the Industrial Zoning Districts; and to adjust the bicycle parking standards for light manufacturing and office, medical or clinic uses; or take any action related thereto. (Inserted at the request of the Redevelopment Board)

### ARTICLE V (tentatively scheduled, subject to change) **ZONING BYLAW AMENDMENT/ DATE OF ZONING MAP**

To see if the Town will vote to amend the Zoning Bylaw to update the date of the Zoning Map of the Town of Arlington, Massachusetts, to November 16, 2020; or take any action related thereto. (Inserted at the request of the Redevelopment Board)

The draft language of the proposed amendments to the Zoning Bylaw is available on Thursday, February 11, 2021 may be viewed and downloaded from the Redevelopment Board webpage of the Town's website at www.arlingtonma.gov.

Rachel Zsembery, Chair **Arlington Redevelopment Board** 

AA 2/11/21, 2/18/21



### **Town of Arlington, Massachusetts**

### Meeting Minutes (11/2/20, 12/7/20)

Summary:

9:15 p.m. Board will review and approve minutes

### ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Agenda_Item_4A _11022020_Draft_ARB_Minutes.pdf	11022020 Draft ARB Minutes
ם	Reference Material	Agenda_Item_4B 12072020 Draft ARB Minutes.pdf	12072020 Draft ARB Minutes

### Arlington Redevelopment Board Monday, November 2, 2020, 7:00 PM Meeting Conducted Remotely via Zoom Meeting Minutes

This meeting was recorded by ACMi.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Katherine Levine-Einstein, David Watson **STAFF:** Jennifer Raitt, Director of Planning and Community Development, and Erin Zwirko, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced agenda item 1A, Continued Public Hearings Docket #2717, as amended #2905, 23 Broadway. Ms. Raitt reviewed the applicant's letter to request a hearing continuation to November 16, 2020. Ms. Raitt said that since Town Meeting is scheduled for November 16, 2020 that December 7, 2020 is also an option for this hearing continuation. Mr. Lau moved to continue the Public Hearing Docket #2717, as amended #2905, 23 Broadway to Monday, December 7, 2020, Mr. Watson seconded, approved 5-0.

The Chair introduced agenda item 1B, Continued Public Hearing Docket #3633, 1500 Mass Ave. Mr. Annese introduced the Monte French, Architect, Emily Driscoll, Designer, and Darin DiNucci, one of the applicants. Mr. Annese reviewed the plans that the applicant's team was asked to provide for this hearing. Ms. Driscoll reviewed the changes she made to the site plans and to the building façade design. Mr. Lau said that he asked if a solar array and roof deck could be included and understands if it cannot be included but is glad that the team checked to see if it is possible. Mr. Benson said he also asked to look at the feasibility of the solar panels and is glad that the team checked. Mr. Benson asked if the permeable surfaces will need ongoing maintenance. Mr. French said that they did include a catch basin and trench drain to help with drainage and there will still need to be maintenance. Mr. Benson said he had questions about the open space calculation. Ms. Driscoll explained that the mechanical space and bike room are not included in the calculation. Mr. Benson said it would be nice if the applicant could work with the Tree Warden to plant some street trees in the planting strip towards the front of the building. Mr. Watson suggested removing the bike sharing portion from the TDM report, the applicant does not know if the Town will decide to have a bike sharing station at this location. Mr. Watson said that the open space is quite nice and he thinks that the maintenance of the open space should be a condition of the permit. Mr. Watson asked if the Tree Warden is satisfied with the tree plan. Mr. Annese read a letter from the Tree Warden stating that 11 native, 25 caliper rated trees must be planted on site and Mr. Annese said that the applicants plan to meet all requirements. Ms. Levine-Einstein agreed that the addition of street trees would make a big contribution. Ms. Driscoll answered Mr. Benson's answer regarding floor area calculation in section 5.3.22 Gross Floor Area section, number 4, of the bylaw. Mr. Benson agrees that the permit should include a special condition that the applicant will meet the requirements of the tree protection and preservation bylaw set forth by the Tree Warden. Mr. Lau said he agrees with the special condition for preservation of the trees but does not agree about including the open space maintenance as a special condition. Mr. Lau said he wants to avoid too many special conditions on projects as that could be daunting for developers.

The Chair opened the floor to public comment.

Don Seltzer, Irving Street, said he wanted to compliment the applicant with their response to the issues that have been raised in prior hearings. Mr. Seltzer said that he does not agree with the total floor area calculation. Mr. Seltzer said that the

applicant can ask for an exception but Mr. Seltzer said he is unsure if the Board can grant that exception. Mr. Seltzer said that this building is too large for the lot. Mr. Seltzer asked about a snow removal plan. Mr. Seltzer said that the Board pledged for no new major zoning changes without broad community involvement.

Steve Revilak, Sunnyside Avenue, said that since the first hearing the site has been reconfigured substantially and is a much nicer use of the space. Mr. Revilak said he feels it is a good improvement.

The Chair closed the floor for public comment as there were no other members of the public in queue.

Mr. Watson asked about use for the 5<sup>th</sup> parking space. Mr. French said it can be used for the commercial space or residential overflow/guest space. Mr. Watson asked about snow removal Mr. French said that the applicant would work with a private contractor snow removal who would remove the snow from the site.

Mr. Benson said that the following conditions and clarifications should be added to the special permit:

The applicant will meet the requirements of the tree protection and preservation bylaw as required by the Tree Warden. An adjustment to the lot setback as allowed by section 5.3.16 of the bylaw was granted to account for specific conditions to the permit. Pursuant to section 6.1.5 of the bylaw the Board is reduced the required number of parking spaces parking from 6 to 5. Ms. Raitt said that she will add that the final TDM plan has been reviewed and approved by the Department. Ms. Raitt said that snow removal and trash removal requirements are included with the general conditions of special permits. Mr. Benson moved to approve the special permit for Docket #3633, 1500 Mass Ave., Mr. Lau seconded, approved 5-0.

The Chair introduced the second agenda item, Draft Report to Town Meeting. Ms. Raitt and the Board reviewed each article of the draft report and updated some of the wording. Mr. Lau moved to approve the report to Town Meeting as amended, Mr. Benson seconded, approved 5-0.

The Chair introduced the third agenda item, Meeting Minutes (8/17/20, 9/14/20).

Mr. Benson moved to approve meeting minutes for 8/17/20 as amended, Mr. Watson seconded, approved 4-0 (Ms. Levine-Einstein abstained as she was not yet a Board member at that time). Mr. Lau moved to approve meeting minutes for 9/14/20 as amended, Ms. Levine-Einstein seconded, approved 5-0.

The Chair introduced the last agenda item, Open Forum. The Chair opened the floor for public comment.

Barbara Thornton, Park Avenue, said she has some process suggestions in regard to the major zoning articles that will come up at next Town Meeting. Ms. Thornton said she would like the process to run more smoothly. Ms. Thornton said she has identified the following 4 types of issues: 1) Technical issues, Ms. Thornton said that if the Board is really interested in the ADU issue, for example, the Board should look 10 weeks out and make sure the Board has internally reconciled the zoning and what the petitioner would like to do. 2) Organizational issue, Ms. Thornton said questions need to come up early to address technical issues that don't reconcile well with zoning. 3) Political, Ms. Thornton said that she met with the citizens in her precinct to discuss ADUs. 4) Personal issues, Members of the Board have to know their role as a Board member versus what they would like to see happen personally for any zoning article that comes up.

Steve Revilak said he would like to offer constructive criticism regarding the Board's process. Mr. Revilak suggested perhaps adopting the Select Board's policy for conducting warrant article hearings. Mr. Revilak said that petitioners present their warrant article ideas directly to the Select Board. Mr. Revilak said that if the Select Board has issues with the warrant article then the Select Board asks if the petitioner would like to present again next year or address the issues and come back before the Select Board. Mr. Revilak said as someone who would like to collaborate with the Board he would like to have

more opportunity to for back and forth to help solve some of the land use challenges we have.

Jennifer Susse said that when she joined the School Committee she pushed for more public engagement which helps citizens see the diversity of views that exist and feel heard. Ms. Susse suggested the Board conduct public outreach before any particular articles are put forth. Ms. Susse said that ultimately it will make people comfortable with change.

The Chair closed the floor for public comment as there were no other members of the public in queue.

Mr. Watson moved to adjourn, Ms. Levine-Einstein seconded, approved 5-0.

Meeting adjourned.



### Arlington Redevelopment Board Monday, December 7, 2020, 7:00 PM Meeting Conducted Remotely via Zoom Meeting Minutes

This meeting was recorded by ACMi.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Katherine Levine-Einstein, David Watson **STAFF:** Jennifer Raitt, Director of Planning and Community Development, and Erin Zwirko, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Public Hearing for Docket #3638, 400-402 Massachusetts Avenue. Mr. Annese had a hearing before the Zoning Board, who deferred jurisdiction to the Board for this zoning issue. Mr. Annese said he is asking for zoning relief with respect to set backs and property abutting a public way. Mr. Annese said that there will be no changes to the exterior of the building of any kind. Mr. Annese said that they are open to the Board's suggestions regarding compact parking for this project. Ken Feyl the Architect reviewed the building plans that were submitted to the Board. Mr. Lau said he concerned about the configuration of the units to take advantage of the natural light and make the units nicer. Mr. Lau also asked if plans for stormwater drainage could be included. Mr. Watson said that he does not feel that this project would generate the same benefit that the Board tries to achieve with mixed-use projects. Mr. Watson asked if the offices located in the building are currently in use and if they have been historically. Mr. Annese said that a motivating factor for the owners is to create needed residential space in Arlington. Mr. Watson said that he has concerns about the plans for tandem parking and indoor bicycle storage. Mr. Benson said he would prefer the room with the windows be the bedroom and not the living room. Mr. Benson asked if the tenants would have to back out into street traffic which does not comply with the town bylaw. Cynthia said that she can ask the tenants to park facing the street. Mr. Benson said that the plan for indoor bicycle storage does not meet the bylaw requirements since the bicycles would have to be carried up and down stairs. Mr. Benson said he is concerned about the reduction in commercial and business space, so this does not feel like a mixed-use building. Mr. Benson said he would also like to see a LEED checklist. Ms. Levine-Einstein said she agrees and is concerned about the amount of commercial space. Ms. Levine-Einstein said she would like to see a report that shows that there is a market demand for this type of commercial space since two of the offices are currently vacant. Ms. Levine-Einstein said that there is a demand for housing but she is not sure if there is a demand for this type of office space. Ms. Levine-Einstein said that she wanted to know if there is another type of commercial space that might work here. Ms. Levine-Einstein said she would also like to see a detailed stormwater drainage plan. The Chair said she has questions about signage for the building. Mr. Annese said that the signage will stay as is.

The Chair opened the floor to public comment.

Don Seltzer, Irving Steet, said that the application claims that the existing apartments are one bedroom. Mr. Seltzer said that two of the apartments are actually 2 bedroom apartments and parking should be addressed as such. Mr. Seltzer also said that there is missing screening landscape, illegal front yard parking, the lot is too small for this number of apartments, no affordable housing.

Wynelle Evans, Orchard Street, said that the owner of 400-402 Mass Ave is also the owner of 882-892 Mass Ave. and there is a large amount of discarded material from demolition uncovered in the driveway. Ms. Evans said she is unsure if notices

specified in the good neighbor agreement have been sent out. Ms. Evans said she is concerned that the special permit for 400-402 Mass Ave. will be handled the same way which is not in line with town bylaws.

Chris Loretti, Adams Street, said he is concerned about parking without direct access to the street. Mr. Loretti said that the mixed-use bylaw was introduced at Town Meeting to preserve business uses. Mr. Loretti said this project reduces the current commercial space by two thirds and apartment buildings of 4 or more units are not allowed in a B1 district.

The Chair closed public comment and turned discussion back to the Board. The Chair said she is also concerned about the reduction in office space with this project. Mr. Lau said that this is an existing mixed-use building that is adjusting the space to have more housing, which is in higher demand. Mr. Lau said that the character of the building is not being changed. Mr. Watson said that he thinks changing mixed-use spaces for more housing is not in keeping with the bylaw. Mr. Watson said that the parking should not include more than 5 spaces and he is still concerned about the available indoor bike parking. Mr. Benson said the owner had trouble renting the basement unit as a business space so they are proposing to have that space become residential. Ms. Levine-Einstein said that given that the owner is keeping the building as is they should give the owners some leeway. Ms. Levine-Einstein said she supports keeping the ratio of commercial space to residential space the same, keeping commercial on the first floor.

Mr. Benson moved to continue the Public Hearing for Docket #3638, 400-402 Massachusetts Avenue until Monday, December 21, 2020, Mr. Watson seconded, approved 3-2 (Mr. Lau and Ms. Levine-Einstein voted against).

The Chair introduced the second agenda item, The Continued Public Hearing for Docket #2717, as amended #2905, 23 Broadway. Mary Winstanley O'Connor introduced applicants the Michael Aldi and Michael Hunnewell architects John Oliveto and George Clermont. Ms. Winstanley O'Connor reviewed the revised site plan, traffic, parking studies with the updates that the Board raised during the first public hearing. Mr. Benson asked about the exit with a stairway, if that is now handicapped accessible. Mr. Clermont said that the handicapped accessible door will be available by the entry door and an area of refuge with a call for aid at the retail exit. Michael Aldi said that the double door design was updated to allow for the handicapped exit after speaking with the Board. Mr. Benson asked about an updated LEED checklist. Mr. Oliveto said that the LEED checklist has not changed after further review. Mr. Benson asked if home delivery of product will be made from this facility. Mr. Aldi said that decision about home delivery is dependent of the Town's regulations. Mr. Benson suggested that the applicants should come back to the Board to update the permit if ESKAR does want to provide home delivery in town in the future. Mr. Lau asked about the decorative window films that will be used. Mr. Aldi explained that they provided options for the Board to select from. Mr. Lau asked about the dedicated loading site on the site plan be labeled as the loading zone with loading hours. Mr. Watson asked to review the bike parking plan. Mr. Aldi reviewed the proposed plan for long term bicycle storage indoors. Mr. Watson said that he is concerned about the style of propose short term bike parking is not recommended by the Town. Mr. Watson asked about the best use for on-site parking and how that would be managed. Mr. Watson asked if it is possible to designate at least one other space as a handicapped space. Mr. Aldi said that he agrees most customers will be on street parking so it would be nice to provide additional handicapped parking. Mr. Watson said that he is concerned about customers circulating looking for lot parking and to see if there is a better way to manage that and take advantage of on street parking. Mr. Watson asked if it was possible to have a staff member outside to direct people. Mr. Watson asked if a written plan is being prepared. Ms. Winstanley O'Connor said that their parking consultant said that there is not much of a plan besides having a staff member outside to manage parking. The Chair said that per the original traffic report they recommended a painted stop sign on the egress portion of the driveway onto Sunnyside Ave. Ms. Winstanley O'Connor said that the painted stop sign will be included. The Chair asked if the metal screen could be powder coated to match the storefront. Mr. Clermont said that powder coating the screening is possible or

they can select one that matches the storefront. The Chair asked which glass screening design the applicant was looking towards and which option fits the ESKAR brand best. Mr. Clermont said that he was leaning towards the more colorful pattern.

The Chair opened the meeting to public comment.

Don Seltzer said he also likes the color option for the window screening. Mr. Seltzer said that the handicapped parking spaces can share an access isle to save some room.

The Chair closed public comment. The Chair asked if the special conditions should include a change to operating status to include new services, such as home delivery, would require a change to the special permit. Ms. Raitt said that the regulations are still being finalized so the applicant will have to go back in front of the Select Board to make operating status updates so it does not need to be added as a condition of the permit. Mr. Watson asked that the applicant work with the Department to make sure that all of the bike parking is compliant with guidelines.

Mr. Benson moved to approve Docket #2717, as amended #2905, 23 Broadway, with the general conditions and special conditions as proposed by the Department of Planning and Community Development and as amended per the Board's discussion, Mr. Lau seconded, approved 5-0.

The Chair introduced the third agenda item, Meeting Minutes (10/19/20, 10/22/20, 10/26/20)

Mr. Lau moved to approve the minutes for 10/19/20 as amended, Mr. Benson seconded, approved 5-0.

Mr. Benson moved to approve the minutes for 10/22/20 as amended, Mr. Lau seconded, approved 5-0.

Mr. Lau moved to approve the minutes for 10/26/20 as amended, Mr. Benson seconded, approved 5-0.

The Chair introduced the fourth agenda item, 2021 Meeting Schedule Board will review and approve six month meeting schedule for 2021. Ms. Raitt explained that this is the meeting schedule for the first six months of 2021, through June. Mr. Lau moved to approve the proposed 2021 meeting dates, Ms. Levine-Einstein seconded, approved 5-0.

The Chair introduced the last agenda item, Open Forum

The Chair closed Open Forum portion of the meeting after seeing no members of the public in queue.

Mr. Lau moved to adjourn, Mr. Benson seconded, approved 5-0.

Meeting adjourned.



### **Town of Arlington, Massachusetts**

### **Correspondence Received**

### Summary:

Correspondence received from:

D. Seltzer 2/19/21

### ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Correspondence_from_DSeltzer_with_attachment_received_2-19-21.pdf	Correspondence received from D. Seltzer with attachment 02-19-21
D	Reference Material	Attachment_from_DSeltzer_received_2-19-21.pdf	D. Seltzer attachment received 02-19-21

From: Don Seltzer <timoneer@gmail.com>

To: rzsembery@town.arlington.ma.us, KLau@town.arlington.ma.us, David Watson

<DWatson@town.arlington.ma.us>, Eugene Benson <EBenson@town.arlington.ma.us>, Jenny Raitt

<jraitt@town.arlington.ma.us>, Erin Zwirko <EZwirko@town.arlington.ma.us>

Cc: Christian Klein <cmqklein@gmail.com>, MCiampa@town.arlington.ma.us

Date: Fri, 19 Feb 2021 10:49:51 -0500 Subject: Renovation history of 400 Mass Ave

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

RE: ARB Docket 3638, ZBA Docket 2306 (1980)

At the February 8 meeting I alerted the Redevelopment Board to permitting problems associated with 400 Mass Ave. I have since assembled some of the relevant records that document the history of this property since its acquisition by the applicant.

To summarize the key points, the applicant was granted a Special Permit by the Zoning Board of Appeals in 1980. The SP approved plans for renovations to a two story building, allowing two one-bedroom apartments on the second floor and three professional offices below. The FAR was calculated as .74, within the zoning bylaw limit of .75. Required parking was based upon the stated intention to have two one-bedroom apartments.

It appears that sometime in the next sixteen years the applicant made significant renovations to the building by adding third floor front dormers and raising the rear roof. This opened up the third floor to expansion, and the two apartments on the second floor became dual level, two-bedroom units. The applicant continues to improperly characterize these as one-bedroom units. Photographs in the State Historical inventory indicate that this expansion took place between 1980 and 1996.

The Floor Area Ratio has gone from the .74 in the 1980 SP to 1.16 currently. There has been no revision to the 1980 SP to allow this. There are no building permits on record in Inspectional Services granting permission for such expansion.

The applicant appeared before the ZBA last June seeking to revise the 1980 SP. The ZBA decision was to transfer its jurisdiction in the matter to the ARB.

The Redevelopment Board now has the authority and responsibility to resolve this permitting situation.

Please refer to the attached paper trail for reference.

For Jenny and Erin, I would like to have the attached PDF available as a visual for the Feb 22 meeting.

Don Seltzer 292 of 301

| Irving St

# Renovation History of the William Clark House - 400 Mass Ave

## **1973 Historical Inventory**



1978 Damaged by Fire

**1978 - November** Building permit #390 - Repair fire damage. Cost \$18,000, RL Publicover

**1980 - February** Sold to Frank Pasciuto for \$48,000

**1980 - April** Docket #2306, Special Permit from ZBA for renovation consisting of two one-bedroom apartments on second floor, two professional offices on first floor, one professional office in a portion of the basement

**1980 - June** Building Permit #152 for reconstruction of 2 story building for offices and apartments. Cost \$60,000, Frank Pasciuto

#### FINDINGS OF FACT

- 1. The applicant owns the property located at 400-402 Massachusetts Avenue, Arlington which lies within the Bl Zoning District.
- 2. Building on the property was damaged by fire in 1978 and applicant plans to renovate for combined office and apartment use.
- 3. Building will when renovated consist of two-one bedroom apartments on the second floor, two professional offices on the first floor and one professional office in a portion of the basement.

The building has been an eyesore and a blight on the Town for several years since damaged by fire and has become a veritable dumping ground for various types of debris.

The Board feels that conditions for granting a Special Permit have been established by the petition.

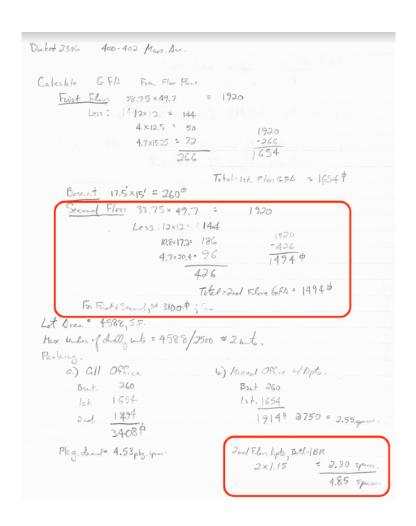
### DECISION

Accordingly, the Board unanimously votes to grant the Special Permit with certain conditions.

- 1. No more than two apartments are developed on the site.
- At least one on-site parking space per dwelling unit is set aside for apartment tenants.
- Entrance to basement office be from front of building with open stairway leading down from front inside entrance and clearly marked as to how to enter basement office.
- 4. All basement offices must have outside lighting and mechanical ventilation.

Gross Floor Area calculated for First and Second Floors and Basement. No Third Floor.

FAR = .74 (.75 max allowed in B1)



**1981 - March** Building Permit #95 for Suite 2, interior steel frame demountable partitions. Cost \$3,000, Franco Realty Trust

**1996** - Historical Inventory



## Sometime after the 1980 Special Permit, the William Clark House

- Added dormers in front. Raised roof in rear.
- Expanded both one-bedroom apartments on second floor up to third floor
- Increased FAR from .74 to 1.2 (.75 max allowed).
- Required Parking increased by conversion from two one-bedroom units to two two-bedroom units.



William Clark House in 1884

010.0	0	002		0003	3.A								1 of 1	(	Comr	mercial				Т	ГОТ	AL AS	SESS	ED: 1	,16	0,900	
Мар	В	lock		Lo	t								CARD			Λ.	או ומ	IGTO	A.	!	!92	5!				•	- 101
ROPERTY LOCA	TION				IN DD	OCES	e ADDD	AISAL SU	MMADY	,						A	KLIN	GIU	IN							^	
No Alt No		rection/S	Street/Ci	ty		Code			Yard Item		Land Size	L	and Valu	ue	Tota	al Value		Lea	al Descr	ription			User	Acct			
400 -402	MASS AVE,	ARLING	TON		104			209,970			2072.2	_		1,580		521,5		9	u. 2000.	.pa.o				155	-		
WNERSHIP					340			256,630	1,	900	2532.75	50	380	0,820		639,3	50						GIS	Ref			
Owner 1: 400-402 M/	ASS AVE LLC				7							+					_										
Owner 2:					Total C	`ard		466.600	1	900	0.10	06	602	2.400		1,160,9	20		ntered Lo	t Cizo			GIS	Ref			
Owner 3:					Total F		-	466.600		900	0.10			2.400		1,160,9			al Land:	l Size							
Street 1: 455 MASS	AVE STE #1						Market A				per SQ ur		_	,	/Par	rcel: 244.								Date			
Street 2:					`	Jour 00.	I via not /	aj ocot	100	ii valuo	por o a ur	int / Out	u.  211.	.00				Land Uni	71		_	03	3/30/09			05D D55	
wn/City: ARLINGTO			10	O N	PREV		ASSESS											0002-000								SER DEFI Prior Id # 3:	
St/Prov: MA	Cntry			Occ: N	Tax Y			Bldg Value			d Size La							Note	s		ate					Prior Id # 3:	0100
Postal: 02474			Туре	:	2020	031	NC FV	466,600			4,605.	692,4		,160,90				End Roll		10/18/		PRI	INT			Prior Id # 1.	$\vdash$
REVIOUS OWNE					2019	031	FV FV	466,600 466,600			4,605. 4,605.	651, <sup>2</sup> 570, <sup>2</sup>		,120,20				End Roll		1/3/20		, [	Date	Tim		Prior Id # 3:	
wner 1: FFCP LLC	-				2017	031	FV	466,600		_	4,605.	448,		916,50	_			End Roll		1/3/20		12/2	21/19	12:28:		Prior Id # 1:	
Owner 2: - Street 1: 455 MASS	AVE OTE #4				2016	031	FV	466,600			4,605.	448,0		916,50			00 Year			1/4/20		LAS	ST RE	V		Prior Id # 2:	
wn/City: ARLINGTO					2015	031	FV	391,100	20	00	4,605.	345,		738,50	0	738,5	00 Year	End Roll		12/11/	/2014	4 C	Date	Tim		Prior Id # 3:	
St/Prov: MA	Cntry		1		2014	031	FV	391,100			4,605.	345,4		738,50				End Roll		12/16/			10/18	12:59		Prior Id # 1:	
Postal: 02474	Office y		4		2013	031	FV	391,100	20	00	4,605.	345,4	400	738,50	0	738,5	00			12/13/	/2012	2	ekel	ly		Prior Id # 2:	
ARRATIVE DESC	POIDTION				SALE	SINF	ORMATI	ON			TAX DI	ISTRIC	T -						PAT	ACCT	г. —	$\dashv \vdash$	92	25		ASR Map:	
nis Parcel contains 4		land ma	inly clas	sified as		Grant		Legal Re	Type	Date		ale Code	e 5	Sale Prid		V Tst	Verif	Assoc P	CL Value			No	tes			Fact Dist:	
mm. / Res. with a(n					FFCP			70704-49		3/6/201					99 N											Reval Dist:	
ving Primarily Vinyl						IUTO FI		70704-46 53703-201			8 Conve		)		_	No No										Yea	ar:
h 5 Units, 2 Baths, 5											10/21/2009 Family 8/17/2007 Family					No No				-					—T	andReason	n:
d 4 Bdrms.	ENTO				PASC	10101	KAINK	49958-198 13909-234		2/1/198		<u>y</u>	_	15	10 N 8500 N	No No				v					-	BldReason	n:
THER ASSESSM Code Descrip/N		nunt		Com. Int				10303-204		2/1/130	-				0000 11	110											Г
Descrip/IV	lo Alli	Junt		Join. Int	-																				$\dashv$		<b>†</b>
					7																						1
					BIIII	JINIG E	PERMITS	:	· ·										ACTIVI	TV INE	ΩP	MATIO	N		<b>-</b> -		
					Da		Number	Descrip	Amou	nt C/O	Last Vi	isit F	ed Code	F. De	scrip		Commer	t	Date		UK	Resu			Ву	N	lame
ROPERTY FACT					3/30/2			Renovate	22,9			G		GR FY		MISC IN				009 Mea	as/Ins					PATRIOT	
	escip %	Item	Code	Descrip		996 33		Manual		500						SIGN				99 Mea						PATRIOT	
Z B1 NEIGH	1 OFF 100	U																	1/1/19	919							
0		t			_																						
n Census:		Exmpt			-																						
Flood Haz:		LXIIIPL									-								-								
D D		Торо			-																						
s		Street																									
t		Traffic																	Sign:	VEDIC	1047	TION OF S	VIOLE I	OT DATE	Α.	1	1
AND SECTION (F																					-IUA I	TION OF Y	M HEIA	JI DATA	ł		
	UC No of Unit	s Dep		Jnit Type	Land Type	LT			Adj	Neigh		Neigh	Infl 1	% I	nfl 2	% II	nfl 3	γ,	oraised	Alt	%	Spec	J	Fact	Use V	alue	Notes
ode Description F 340 Office	460	Price	Units	21	ite	Fact	tor Valu	e Price 0 42.5	-		Influ I	Mod						V	falue (	Class	45	Land	Code			2,400	
040 Office	400	13	5	y. rt.   S	ite			0 42.5	3.336	UG	$\rightarrow$	-+					-		U32,309 I	04	40				094	2,400	
																					+						
																					_						
Fotal AC/HA: 0.1057	70	Total SI	E(0)4 14	1005.00	l n	11110	1004 1	Comm. / Res			B Desc C	01414	20				Tota	1 00	2.389	Spl Cre	11			otal:	692,4	00	