

**From:** [Mahoney, Lenore](#)  
**To:** [Randy Becker](#); [Richard Seigel](#); [Walter Blair Adams](#); [Richards, Carol](#)  
**Subject:** FW: CMP and comment to decision - Cedar Plan ZBA/40B  
**Date:** Wednesday, November 6, 2019 10:06:35 AM

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**From:** Lynne Sweet [mailto:[ldsweet@ldsconsultinggroup.com](mailto:ldsweet@ldsconsultinggroup.com)]  
**Sent:** Tuesday, November 5, 2019 9:25 PM  
**To:** Randy Becker <[jrbecker60@comcast.net](mailto:jrbecker60@comcast.net)>; Mahoney, Lenore <[lmahoney@wellesleyma.gov](mailto:lmahoney@wellesleyma.gov)>;  
Ivria Fried <[ifried@miyares-harrington.com](mailto:ifried@miyares-harrington.com)>; Christopher Heep <[cheep@miyares-harrington.com](mailto:cheep@miyares-harrington.com)>  
**Cc:** Dennis M. Di Schino ([dennis@equitypartners.us](mailto:dennis@equitypartners.us)) <[dennis@equitypartners.us](mailto:dennis@equitypartners.us)>  
**Subject:** RE: CMP and comment to decision - Cedar Plan ZBA/40B

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Two minor additions to my earlier email:

12: Respectfully request that the language in this section refer to meeting the state building code for the use of the basement, but in no event add bedrooms.

62: Please consider deleting the move in/move out schedule. It is not an easy enforcement issue as the Town has no way to monitor this. In reality, the noise/nuisance bylaws do apply and hopefully will add sufficient protection to the town and neighbors on this issue

Lynne

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**From:** Lynne Sweet  
**Sent:** Tuesday, November 5, 2019 9:10 PM  
**To:** Randy Becker <[jrbecker60@comcast.net](mailto:jrbecker60@comcast.net)>; Mahoney, Lenore <[lmahoney@wellesleyma.gov](mailto:lmahoney@wellesleyma.gov)>;  
Ivria Fried <[ifried@miyares-harrington.com](mailto:ifried@miyares-harrington.com)>; Christopher Heep <[cheep@miyares-harrington.com](mailto:cheep@miyares-harrington.com)>  
**Cc:** Dennis M. Di Schino ([dennis@equitypartners.us](mailto:dennis@equitypartners.us)) <[dennis@equitypartners.us](mailto:dennis@equitypartners.us)>  
**Subject:** CMP and comment to decision - Cedar Plan ZBA/40B

Good Evening:

Please see a redline of the construction management plan where I have added language relative to communications and other matters discussed at the last hearing. Have also outlined below our initial comments to the draft decision:

1. Add page numbers
2. Add project description
3. Add findings of fact
4. Certain areas show planning and should be building inspectors (condition 20)
5. Waivers 1 fourth line from bottom, change condominium to rental
6. Waivers 8 fourth line from the bottom, change to 9.04
7. Waiver 11, waiting on feedback on sign

8. Waiver 12, refer to Redi Rock Plans which depict location of the 5 retaining walls. One more revision coming to show dumpster bumpout
9. Waiver Delete B13
10. Conditions – add plan / document references- we will let you know of any changes
11. Condition 6 – add a line: All tenants shall receive as least one assigned parking space and all spaces shall be assigned to tenants at the discretion of the management company.
12. Condition 8 -revise as follows: The Applicant shall not use the basement of the 15-unit building for any purpose other than those depicted on the Approved Plans and for the storage of items used for management and maintenance of the Property. Tenants shall not be permitted to use the basement.
13. Condition 11 – revise as follows: All utilities **on site** shall be
14. Condition 18 a – John is checking to see if they can do this
15. Condition 18b – Students will wait on the sidewalk
16. Condition 19 – Delete: Parking management is in the construction management plan and the developer has already addressed off site traffic demand in Worcester Street permitting
17. Condition 22 – addressed in construction management plan
18. Condition 26 – delete or at 170 Worcester Street
19. Condition 29 – take out as there will be final redi rock plans so no conditions necessary
20. Note many of the conditions of construction are noted in the construction management plan
21. Condition 39 take out ref. to website
22. Condition 50J – There shall be no short term rentals or daily rental (such as air b and b and the like) of the market rate dwelling units and in all cases leases shall be at least 30 days.
23. Condition 57 – Add language that in no event shall the towns regulatory agreement extend the subsidizing agencies 15 year limited dividend requirement.
24. Condition 62 – needs to be completed

Please let me know if you have any questions. We look forward to reviewing the next draft.

Thank you.

Lynne



Lynne D. Sweet

Principal

LDS Consulting Group, LLC

233 Needham Street

Newton, MA 02464

617-454-1144

617-454-1145 (fax)

*Specialized Solutions for Housing®*

[www.ldsconsultinggroup.com](http://www.ldsconsultinggroup.com)

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**DRAFT CONSTRUCTION MANAGEMENT PLAN**

**CEDAR PLACE APARTMENTS**

**2 and 3 BURKE LANE, WELLELEY, MA**

**October 30, 2019**



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## Intent

The purpose of the construction management plan is to identify potential impacts resulting from the proposed construction activity of Cedar Place and provide solutions that reduce these impacts to the surrounding area.

## Development Summary

The applicant, Cedar Place LLC, an existing Massachusetts limited liability company, is proposing to permit and construct a new mixed-income development at 2 and 3 Burke Lane, Wellesley, MA. The development site is comprised of two parcels of land and will be built on a portion of assessor's Parcel ID 010-73, 010-42, totaling approximately 42,231 square feet of land. The site currently has a single-family home with an accessory unit and vacant land.

The development, as currently proposed, will consist of 16 rental units. Fifteen units will be newly built in a 2.5 story walk up building containing approximately 17,430 square feet. The single-family home will be preserved as a market rate three-bedroom unit. There will be 2 one-bedroom units, 12 two-bedroom units and 2 three- bedroom units. The site will have 24 surface parking spaces and two garage parking spaces. This will result in a total of 26 parking space or 1.62 spaces per unit. The property will have car charging stations and two van accessible handicap parking spaces.

## Development Team:

### Developer and Main Point of Contact

Dennis M. DiSchino

Cedar Place LLC

868 Worcester Street, Wellesley, MA 02482-3707

781-235-5600

[dennis@equitypartners.us](mailto:dennis@equitypartners.us)

### Contractor

D.W. Brossi

2356 Providence Road

Northbridge, MA 01534

508) 266-0290 x1

## **Communications:**

The developer and the construction site supervisor will be available by phone and email to address any concerns that arise during construction. Their contact information will be posted on site and provided to all town officials. Neighbors can call either person and they will receive a prompt response. Neighbors may also provide their email addresses as another means for the developer to communicate any updates to the project.

The developer will communicate via email, to the extent possible, 48 hours in advance, with neighbors and town officials, on an as needed basis, about major construction events such as construction start, demolition of the existing garage and/or events necessitating a police detail.

## **Construction Hours:**

All construction will occur between the hours of 7 AM and 5 PM, Monday through Friday. Saturday hours will be from 8 AM to 4 PM. All work that will be done in Burke Lane including bringing in utilities and building the front retaining wall will be coordinated with the DPW, MLP, National Grid, and Police Department. As necessary, a police detail shall be employed.

## **Construction Schedule:**

The developer anticipates that the entire project will take 8 to 10 months to complete. Construction of the new building is projected to commence in April 2020. The existing home will be fenced off from the new construction, some minor demolition may take place relative to the garage/porch. Any interior renovations to the existing home will take place after the completion of the new building.

Upon commencement of construction, the contractor will place a safety fence around the perimeter of the property, excluding the single-family rental home, to limit access and protect the public. Place erosion control barrier at limit of work where possible. The barrier shall be silt sock or stacked sandbags on any paved surfaces. Install crushed stone construction entrance with a wheel wash to reduce soil tracking off-site by construction vehicles. There will also install a sign at the entry with contact information as well as direction arrows relating to construction vehicles entering and exiting the site. One small construction trailer will be located on the property and well as one port-pot.

The retaining walls will be built first. All equipment and materials will be kept on the developer's property. As part of the initial stage the trees will be cleared, stumps removed, loam will be screened and stored on site for future use with erosion controls in place. Crushed

stone will be used where needed for access by construction vehicles throughout construction with erosion controls in place.

The second phase will be to extend the utility services into the property which will include the installation of the electric, gas, water & sewer. This work will require working within the Burke Lane right-of-way. As mentioned above, this work will be coordinated with the DPW, MLP, National Grid and the Police Department. The existing water, gas and sewer lines into the house will be replaced as well.

The building foundation will be excavated followed by the construction of the foundation and building. Framing crews will arrive first to rough fame the building, followed by plumbers, electricians and fire sprinkler contractor. Rarely will two trades be working at the same time due to one trade needing to finish before the next trade can start their work. This limits the amount of construction vehicles on site at any one time.

The installation of the porous pavement and the sidewalks will follow the construction of the building. This will limit, to a great extent, construction vehicles traveling on the new pavement.

Landscaping and light fixtures will be installed toward the end of the construction and will be coordinated with the pavement installation. The site will then be cleaned up.

## **Maintenance of the Site:**

The contractor has several procedures to perform to maintain the site during construction. They include but are not limited to:

- Clean erosion control barrier of silt and sand.
- Replace or repair erosion control barrier at limit of work as needed. Barrier to be inspected on a weekly basis or following a significant rainfall event.
- Sweep the site as necessary to minimize vehicle soil tracking and sediment laden runoff.
- Any stockpiled soils to be covered to minimize fugitive dust and ringed with erosion control barrier to minimize sediment transport.
- Maintain a covered dumpster on site to minimize windblown debris from littering neighborhood and resource areas.
- The use of a water truck or other method to spray water over the site during the dry season to minimize blown dust shall be implemented. The water shall not be excessively spread so erosive forces occur.
- Keep interior driveway/parking areas free from snow to allow for emergency vehicle circulation.

## **Southern Retaining Wall:**

The wall will be constructed using a “trench box” for soil shoring and worker safety. A six-foot chain-link fence in black will be installed on top of the wall. Landscaping will be provided along the wall to screen the abutting neighbor’s view of the new development.

## **Truck Routes:**

All construction and delivery vehicles will enter the site from Rt. 9 and exit left from the site back to Rt. 9. Signs will be posted on site throughout the construction prohibiting any vehicle from turning right onto Burke Lane when exiting the site.

## **Construction Vehicle Parking:**

All vehicles will park either on site or at the adjacent lot at 170 Worcester Street during construction. The 170 Worcester Street will provide up to 10 parking spaces to Cedar Place Apartments during the construction period. No vehicles will be parked within the Burke Lane right-of-way.

## **Site Maintenance/Erosion Control**

Prior to the beginning of any construction activities, all required erosion control barriers (silt fence) will be installed as shown on the plans. Erosion control devices will be inspected by the site contractor as noted in Sections F & G of the Construction Period Pollution Prevention Plan and Erosion and Sedimentation Control. All erosion control devices will be supplemented and/or repaired as needed. All erosion control measures will be kept in place for the duration of the construction period or until the adjoining disturbed area is fully stabilized.

During excavation and rough grading, temporary siltation basins and drainage swales will be constructed as needed to manage runoff from disturbed areas and to collect sediment in order to prevent it from going outside the limit of work. All stockpiled soils will be properly stabilized and shall include erosion control devices along the down slope side of the piles. A temporary stone access area shall be installed at the entry of the Project to provide stabilization of the construction entrance as well as to collect sediment from all vehicles entering and leaving the site. The crushed stone shall be replaced or repaired as needed and shall remain in place until the asphalt binder driveway surface is installed. If sediment is tracked on to Burke Lane, a

street sweeper will be employed to clean the street. Siltation baskets shall be installed in the catch basins located within the Burke Lane Right-of-Way and shall be regularly monitored and maintained.

Site work will not commence until a Storm Water Pollution Prevention Plan (SWPPP) has been prepared for the Project under a NPDES Construction General Permit. The SWPPP will be maintained throughout construction by the contractor to ensure all construction Best Management Practices (BMPs) are functioning properly during the construction period.

## **Summary:**

The developer is committed to working with the town and neighbors to deliver a high-quality building in a timely fashion with the least disruption as possible to the neighborhood. We believe that the end product will be a long-term asset for Wellesley and the immediate neighborhood.