



49 Walnut

Wellesley Ma 02482

Construction Management Plan

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Submitted to the **Wellesley Planning Board**

Submitted by **Boston Real Estate Capital**

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1. Introduction

Project Description

The proposed residential development is located at the rear of the Walnut Park office buildings next to the Charles river.

The project consists of the demolition of several 1 story CMU block and concrete structures on the current site. The redevelopment will be the construction of a new 4-story residential condo building consisting of a mix of steel and wood framing.

49 Walnut includes 28 apartments, 56 garage parking spaces with covered bike storage for bicycles as well as 16 outdoor visitor parking spots. The Project will enhance the pedestrian environment. Site and utility infrastructure improvements are also to be provided as part of the construction of this project

Construction Methodology

Construction Activity Schedule

Normal construction hours within the project site will be from 7:00 A.M. to 5:00 P.M., Monday through Friday and from 8:00 A.M to 4:00 P.M. on Saturdays. Should there be any construction activities that may require construction to take place outside of the normal working hours, it will be coordinated with the appropriate town departments.

The expected construction schedule is as follows:

Site Preparation/ Cut & Cap:	3 Weeks
Demolition:	2 Weeks
Pile work	7 Weeks
Excavation/Foundations/Utilities:	10 Weeks
Steel Podium Erection:	10 Weeks
Wood Framing:	15 Weeks
Building Envelope & Interiors:	22 Weeks

The proposed staging plans will be designed to isolate the construction while providing safe access for pedestrians, and automobiles during normal day-to-day activities and emergencies. All construction activity will be kept within the designated areas approved by the CMP. All staging will occur within the area bounded by the project fence. All gates will be locked at the end of each workday. The general contractor will be responsible for unlocking and locking the gates daily. There will be no stockpiling of fill, equipment, or materials, including pipe, overnight or on weekends on public property or public ways.

Signage

Task specific safety and informational signs will be placed where required as the work progresses. In addition the following info will be placed in plain site

- Official address of the site,
- The owners and intended use of the project,
- The general contractor's corporate name
- The telephone number of the General Contractor's on-site office,

Perimeter Protection/Public Safety

The general contractor will strictly adhere to and monitor all procedures for protection of the public daily. The project site will be enclosed with a construction fence and necessary barricades and signage will be provided to maintain a safe environment for pedestrians. In addition, sidewalk areas and walkways near construction activities will be well marked and lighted to protect pedestrians to ensure their safety. Police details will also be used to direct traffic and access in and out of the jobsite when required.

2. Material Handling

Construction Waste

The general contractor will be required to maintain a clean and well-organized construction site and will take an active role with regards to the reprocessing and recycling of construction waste.

3. Construction Traffic Impacts

Worker Parking

There will be limited On-site parking. Construction work force will be directed to use public transportation and/or off-site close by parking lots. The Contractors will have storage areas for their workers on the project so that the drop off for small tools and equipment will not be a daily occurrence for the same personnel. Signage will be established for the drop-off area and there will be “No idling” signage posted to alleviate air quality issues with idling vehicles. The area will be monitored for compliance daily by the general contractor and enforced to meet these criteria.

Truck Routes and Volumes

Truck traffic will vary throughout the construction period depending on the activity. Construction access to and from the project will be restricted to major arteries and avoiding residential streets. Construction access to and from the project site for contractor personnel, supplies, material deliveries and removal of excavated materials for the project shall be limited to the routes set forth:

From the Massachusetts Turnpike:

Trucks shall exit the site towards the highway by turning left

Truck Profiles:

- Demolition: WB-40
- Excavation: WB-40

- Foundation: SU-30
- Superstructure: WB-50
- Building Envelope and Interiors: WB-40
- Site Development: SU-30

Off-site Staging

If needed, the general contractor will utilize an off-site staging area to stage trucks. In order to do this, we will need locations close by for the trucks to stage until 7:00 A.M. These areas will also be needed for the staging of operations during the soil hauling and concrete pours. All deliveries will be closely coordinated. All concrete trucks will be radio dispatched and controlled to avoid standing. At no time will city streets be used for crane placement, staging of trucks, and/or off-loading of trucks without permit application and approval.

Utility Connections

New utility connections for sanitary sewer, storm drainage, power, telecommunications and gas will be required during the construction process. Most of the utilities will require some level of occupation of Walnut Street. When this work is required, the appropriate authorities will be notified so that work may be coordinated effectively. Police details will be obtained to manage traffic during utility installations.

4. Construction Air Quality

Construction Impacts

To minimize the transportation impacts during the construction period, the following measures will be taken:

Construction workers will be encouraged to use public transportation.

Secure spaces will be provided on site for workers' supplies and tools, so they do not need to be brought to the project site each day.

Whenever possible, deliveries will be scheduled for off peak traffic times.

There will be no unnecessary idling of vehicles on the site. No idling signs will be posted.

Dust Control

To reduce emission of fugitive dust and to minimize impacts on the environment, the general contractor will adhere to several strictly enforced mitigation measures, including the following:

- Wetting agents will be used regularly to control and suppress dust that has the potential to become airborne by wind.

- All trucks for transportation of construction debris will be fully covered.
- Storage of construction debris will be within the fenced-in site. All storage containers will be covered at the end of the workday.
- Construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized and that any emissions of dust are negligible.
- Street cleaning shall be provided by mechanical street sweepers as required, to maintain clean roadways in the vicinity of the site.
- Sidewalks will be cleaned regularly to minimize dust accumulations.
- If any contaminated soil is encountered during excavation a Licensed Site Professional (LSP) will be on-site to oversee work associated with handling, treatment, stockpiling and removal of soil.

5. Construction Noise

Every reasonable effort will be made to minimize the noise impact of construction activities. Mitigation measures will include:

- “No idling” signs will be posted at all loading/delivery and pick-up/drop-off areas and at surface parking spaces. Trucks may not idle on site for more than 5 minutes unless their operation is dependent on the vehicle to be running. The general contractor will follow regulations in the MA State Anti-Idling law.
- Locating noisy equipment as far as possible from sensitive areas.
- Identifying and maintaining truck routes to minimize traffic and noise throughout the Project.
- Replacing specific construction techniques by less noisy ones where feasible (e.g., using vibration pile driving instead of impact driving, if practical).
- Work shall be performed to prevent nuisance noise conditions that are preventable (e.g., un-maintained equipment, brake squeal, etc.).

NO WORK, including equipment warm-up and truck queuing or idling, will be permitted at the site or on the community streets prior to 7:00 A.M.

6. Additional Construction Mitigation Measures

Rodent Control

The site will be managed in accordance with the Massachusetts State Sanitary Code, Chapter 11, 105 Section 108.6. Policy Number 87-4 established that the extermination of rodents shall be required for the issuance of permit for demolition, excavation, foundation, and basement rehabilitation. A Rodent Control Program is currently in place and will be maintained throughout the construction process.

Snow Removal

The general contractor will remove snow from all public areas affected by their work and within the site fence. This will be done daily as necessary, to ensure that all sidewalks are clear of snow and ice. Under no condition will the removed snow be disposed of on public property.

Utilities

Specific traffic management plans will be developed for the work required to perform the tie-ins. Connections to the existing services will be coordinated with the proper utility companies.

All shutdowns will be arranged with affected parties and proper notice will be given prior to any shutdowns.

7. Approval

Submitted:

Month	Month	Day
Day		Year

Approved:

Year

Boston Real Estate Capital

