From:	Robert Roth
To:	Maria Morelli
Cc:	"Robert Engler Robert Engler"; "Peter Bartash"; "weekscon"
Subject:	FW: 40 Centre St
Date:	Tuesday, June 07, 2016 4:02:57 AM
Attachments:	40 Centre St_Updated ZBA Presentation_FINAL_LR.pdf

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ROTH FAMILY LLC
40 Centre Street
Brookline, Ma 02446

June 6, 2016

Maria Morelli, Senior Planner
Town of Brookline
Planning Office
333 Washington Street
Brookline, Ma 02445

Re: 40 Centre Street Comprehensive Permit Application

Dear Maria,

I have reviewed your May 23th, 2016 letter with our architectural team and 40B consultant and we are pleased to send to you a revised application including the updated materials that you have requested.

While we believe that some of the materials you requested were already submitted in various different forms to the Town of Brookline and MassHousing we will resubmit the information in this application so that there a consolidation of the materials.

The following information is now included in the application;

(a) Materials proposed for paved areas- impervious or permeable. Type of plantings and species and height are now shown

(b) An atlas map showing the abutting parcels with the footprints of the structures on those parcels along with the proposed site plan for the project.

Elevation schematics and renderings showing the proposed structure in the surrounding context.

(c) A site section that shows the relative scale of the building to the structure to its left and any changes in grade.

Scaled elevation drawings of the proposed building.

Full size version of a scaled plans. (to be sent separately)

(d) Proposed Conditions and Existing Condition indicating percent of pervious (grass and landscape) areas and impervious (pavement and building) areas. This data

comes from the drainage study by Schofield Engineers, dated April 15, 2016 previous sent to the Town of Brookline.
Propose building and paved areas is 79.2%
Existing building and paved areas is 85.2%

(f) The project team has met with Mr. Peter Ditto's office and has also submitted conceptual plans and drainage calculations to his office. The project team will update these plans to conform to the Town's Storm Management by-law once the final building footprint is complete. The proposed building has not been reviewed by the Town's Urban Review Team (Design Review). Modifications by the Urban Review Team to the proposed building can affect the Storm Management Plan. The project team has elected to wait until a final building footprint has been established before designing a final Storm Management plan.
Schofield Engineering has provided a written Narrative describing the proposed system. The new 40 Centre Street project will offer only benefits to the Town's drainage and sewerage systems. The following are some of the benefits the new project offers over the existing system conditions.

1. The proposed project, which has direct access to the Town's storm system, will be discharging less water to the Town's system than the now existing building.
2. The storm drainage water discharged from the proposed building will be of higher quality, cleaner roof water verses the parking lot water now being drained into the storm system.
3. Currently roof water is being discharged into the Town's sewer overburdening the sewer system. The proposed project will eliminate that connection.
4. The new project will have more pervious grass area than the existing building making for a greater recharge area which benefits the water aquifer.

ADDITIONAL MATERIALS
A digital 3D model of the structure in site context and surrounding buildings will be submitted in the next few days.

The Team now believes that the project team has fully answered and submitted all the necessary documents you have requested and now considers the application complete. Please contact me or Bob Engler if you have any further questions.

Sincerely,

Robert Roth, Manager for the Roth Family LLC.