

Brighton Allston Properties LLC

Trash and Recycling Plan for the Proposed Development at 1299 Beacon Street, Brookline, MA 02446

May 29, 2019

This trash and recycling plan is for the proposed mixed-use building located at 1299 Beacon Street in Brookline and has been reviewed by the Brookline Health Department and Peter Conner of Casella Waste Management. The proposal is for a 65-unit apartment building for residents age 55 and over, with retail space on the first and second floors of the building.

Residential Waste

The apartments will be located on floors 2-9 of the building. Each residential floor will have a small trash room as shown on the plans (each trash room will be 47 square feet, or approximately 6' x 8') near Stair 1, with a Bi-sorter chute system for disposing garbage as well as small recycling items such as plastic, glass and paper. The chutes will automatically divert the trash or recycling into the appropriate compactor or bin in the trash room in the garage. The trash room on each residential floor will also have a 96-gallon bin where residents can put cardboard. The building maintenance person will collect the cardboard from the trash rooms every day and bring it down to the trash room in the garage where there will be a Cardboard Compactor.

The residential trash room on the first level of the garage (P1 Trash Room) will be 374 square feet, or 22'4" x 16'9". There will be enough space for five 96-gallon bins for recycling in that room, as well as a Mini Mac Apartment Trash Compactor (see attached specs on the compactor) and a Cardboard Baler and Compactor, as shown on the P1 Trash Room Layout. The Trash Compactor and Cardboard Compactor will reduce the need for additional pickups and are recommended by the Brookline Health Department. The residential trash room on P1 will be soundproofed by using "quiet" sheetrock to reduce the noise from the compactors, as recommended by the Brookline Health Department.

Trash/Recycling Pickup

Residential. The residential trash and recycling will be picked up on Monday and Friday mornings between 10:00am-11:00am from the loading dock on site, which are off-peak traffic hours. The trash and recycling will be picked up by Casella Waste Management, a private trash company licensed to do business in the Town of Brookline.

The building maintenance person will bring the bins up to the loading dock area using the Trash Tug mechanism such as the Waste Caddy 4SC Garbage, at 6:00am the morning that pickup occurs and will store the bins and containers inside the loading dock. The Waste Caddy is designed to pull bins and containers up a slope with a 12% slope (see attachment entitled "Trash Collection"). The garbage truck driver will communicate with the building maintenance person just before arrival onsite, and the maintenance person will bring the bins and containers out onto the loading zone when the garbage truck arrives. The garbage truck will back into the loading zone, pickup the trash and recycling and then exit onto Sewall Avenue.

The P1 Trash Room Layout and the and Loading Dock show the number of 96-gallon bins and the two cubic yard containers that can be stored in the residential trash room on the first level of the garage (P1), the first-floor indoor Loading Dock area. The dimensions of the bins and containers and the loading area and the trash rooms are also shown on the attached Enlarged Plans of the Trash Rooms and the Diagram on Trash Collection showing the first-floor Loading Dock Area.

Retail/Commercial. The first-floor retail space will be 3859 square feet and the second-floor retail space will be 2800 square feet and will be limited to retail users (we are specifically excluding any type of restaurant/food/grocery use from the retail space). Our plan is that the Neena's Lighting store, which has been located at 1299 Beacon Street since 2006, will occupy the second-floor retail space. Neena's Lighting is a low-intensity retailer which generates limited trash and recycling. The commercial tenants will be required to use the same trash company as the residential tenants (Casella Waste Management), so that the same pickup service is used for the whole building.

The retail trash closets for the first and second floor retail spaces will be 72 square feet (12' x 6'), as shown on the attached plan. The retail trash closet can each hold four 96-gallon bins for trash or recycling. The retail tenants will also be able to use the cardboard compactor on P1 if needed.

The pickup times will be done at off-peak traffic hours (10:00am-11:00am) twice a week on Mondays and Fridays, and will be limited to minimize disruption to the neighbors on Sewall Avenue. The pickup for the retail trash and recycling will be at the loading dock on site and the building maintenance person, along with a retail employee, will bring the bins and containers from the first-floor retail trash room out to the loading zone when the garbage truck arrives. Casella Waste Management will send one truck to pick up the residential and retail trash and another truck to pick up the residential and retail recycling.