

January 29, 2021

Maria Morelli, AICP
Senior Planner, Regulatory Planning
Town of Brookline
Department of Public Works
333 Washington Street
Brookline, MA 02445-6863

A&M Project #: 2259-02
RE: Response to City Comments
Proposed 40B Multi-Family
Residential Development
500 Harvard Street, Brookline MA

Dear Ms. Morelli,

On behalf of the Applicant, Allied Capital Properties; Allen & Major Associates, Inc. (A&M) respectfully submits this response letter for the proposed development at 500 Harvard Street in Brookline, Massachusetts. The responses are in regards to a comment letter prepared by the Brookline Engineering & Transportation Division dated November 19, 2020, pertaining to site plans dated October 13, 2020. The development teams' responses are detailed in **bold print** below.

General

1. Planning should issue conditions similar to the ones that have been issued in the past. Please reference 1180 Boylston 40B Decision with conditions. Schedule 3A: Modified Conditions 8, 10, 14, 16, 17, 19, 43-46, 59 pertain to Engineering. Condition 43 (excerpted below) was crafted for the 1180 Boylston Street project and the runoff issue specifically. This includes the requirement for the applicant to formally submit a site plan for review and approval by the Public Works Department before issuing a building permit.

A&M Response:

No response required.

2. Engineering & Transportation should also review this plan for access and egress to the site, adequacy of on & off-street parking for the project, signage, and lighting.

A&M Response:

The City of Brookline Transportation Department has reviewed the proposed plan at their Board Hearing on September 21, 2020. Additionally, a peer reviewer has provided comments regarding parking and traffic, and those items have been addressed.

3. Applicant will need a Construction Management/Traffic Plan that will require approval by the Department. We understand that the Transportation Division has been engaged in this process.

A&M Response:

The Applicant respectfully requests to make the Construction Management/Traffic Plan a Condition of Approval.

4. Most of the above probably exist in the typical conditions issued by the Town. Engineering & Transportation requests the opportunity to review them once they are drafted and prior to Planning Board approval.

A&M Response:

No response required.

5. The plans need to show/label all utilities in both Harvard Street and Kenwood Street on all applicable pages. This is only shown on the existing conditions survey.

A&M Response:

The plans have been updated to show/label all utilities in both Harvard Street and Kenwood Street, as noted.

6. There is no erosion control or demolition plan showing construction access.

A&M Response:

An erosion control & site preparation plan showing proposed demolition items and proposed erosion control measures has been incorporated into the plan set as Sheet C-100.

7. More construction details are needed:

- a. Erosion Control – ***Details have been incorporated***
- b. Utility trenches for water and sewer – ***Details have been incorporated***
- c. Sewer Service – ***Details have been incorporated***
- d. Town standard water details – ***Request to be made a Condition of Approval***
- e. Pavement restoration details – ***Request to be made a Condition of Approval***
- f. Concrete sidewalk/driveway restoration
- g. Construction Entrance – ***Detail has been incorporated***
- h. Oil/Water Separator – ***Request to be made a Condition of Approval***

A&M Response:

The requested details have been incorporated into the Detail sheets of the revised plan set as noted above. The Applicant requests the Town standard details be made a Condition of Approval.

Drawing No. 1 of 1 (Existing Conditions Plan)

8. Missing sewer and drain manhole inverts and rims on Kenwood and Harvard. These are needed to calculate invert connections at the main.

A&M Response:

The Applicant respectfully requests to make this item a Condition of Approval. The Utility Plan, Sheet C-103, includes a note requiring the existing sewer main invert be verified in field prior to connection.

9. There is a missing street tree on Kenwood Street that needs to be added to the plan. It appears this tree will be in conflict with the new driveway. Removal of the tree will require consultation with the Town tree Warden.

A&M Response:

The Applicant has previously coordinated with the Tree Warden on this item, and the tree has been removed with Approval from the Warden.

Sheet (Erosion Control & demo Sheet – Missing)

10. Need to show cut and caps of existing water, sewer, and drain services.

A&M Response:

The Site Plans have been updated accordingly. An erosion control & site preparation plan showing proposed items to be cut and capped has been incorporated into the plan set as Sheet C-100.

Sheet C-102

11. As the site is nearly all impervious, consider creation of a green roof on the new building.

A&M Response:

The installation of a green roof is not feasible at this time.

12. Consider use of pervious materials for the walkways or other pavement on the property outside of the building envelope.

A&M Response:

The installation of pervious pavers is not feasible at this time. Although pervious materials are considered in all of the Applicants projects, use of pervious materials or pavers is not warranted as they are subject to clogging and the small area available would not provide significant low impact purposes and significant groundwater recharge for this small site.

13. It appears that one of the internal roof drains (RD-1) by-passes the OCS-1 and discharges directly to the Town drain in Kenwood Street. Reroute this roof drain to the infiltration system.

A&M Response:

The drainage design was designed that way as attenuation of runoff collected by roof drain RD-1 was not required to meet the Stormwater Standards with regards to pre- and post-development peak flows and volumes.

14. Consider adding tree(s) to Kenwood and/or Harvard Street.

A&M Response:

The installation of street trees along Kenwood and/or Harvard Street is not feasible because there is not sufficient space on the subject property. The City of Brookline is welcome to install street trees within the right-of-way adjacent to the property.

15. Show existing spot grades along the property line. It appears the walkway on the east side pitches towards the abutter's property. There can be no increase in runoff to abutting properties.

A&M Response:

The plans have been updated accordingly. This area is now a landscaped area with area drains to capture runoff with no anticipated discharge to abutting properties.

16. The infiltration system within the building footprint requires a special permit via state plumbing code. Confirm with Building Department.

A&M Response:

The infiltration system location and building layout have been revised such that the system is now located outside of the building envelope. See the Grading and Drainage Sheet C-102 for more detail.

17. The ESHGWT calls to verify in field. Test pits shall be completed to determine ESHGWT and perc rates prior to a building permit is issued.

A&M Response:

The Applicant respectfully requests to make this item a Condition of Approval. Note #6 has been added to the Grading and Drainage Sheet C-102 indicating test pits for stormwater shall be completed prior to issuance of a Building Permit.

Sheet C-103

18. There is a proposed sewer connection on Kenwood Street, yet there is no mention of discontinuing the existing sewer service on Harvard Street.

A&M Response:

The plans have been updated accordingly. An erosion control & site preparation plan showing the existing sewer service to be cut and capped at the main has been incorporated into the plan set as Sheet C-100.

19. There appear to be two water services on Harvard St. Or, are they being cut/capped at the main? It appears the fire protection was cut off in 2005 per Town records so fire protection for this building is a concern.

A&M Response:

The plans have been updated accordingly. An erosion control & site preparation plan showing the two existing water services to be cut and capped at the main has been incorporated into the plan set as Sheet C-100. Fire protection for the proposed building shall be serviced by a dedicated fire service line to be confirmed by the MEP.

20. Sewer connection in Kenwood Street to be made with insert-a-tee if factory wye is not available (see requirement on Site Plan Checklist).

A&M Response:

This comment has been noted.

21. Provide sewer profile with depths and crossings of other utilities.

A&M Response:

The Applicant respectfully requests to make the requested plan updates a Condition of Approval.

22. Note 3 states fire and domestic water service to be confirmed by MEP Engineer. Provide these calculations to confirm adequate sizing.

A&M Response:

The Applicant respectfully requests to make this item a Condition of Approval.

23. Label the existing utilities on the plan. Include size and type.

A&M Response:

The plans have been updated accordingly.

24. The proposed water (fire & domestic) services are too close to the property line and appear to be too close to the electric, communications, and gas services. It looks like there is 6' from the building to the property line.

A&M Response:

The site plans have been updated accordingly.

25. Sewer inverts cannot be determined, but need to be indicated on the plan. Verify in field or check record drawings and add to plan.

A&M Response:

The Applicant respectfully requests to make the requested plan updates a Condition of Approval. A note to verify in field the existing sewer main invert within Kenwood has been added to the Utility Plan, Sheet C-103.

26. Need to supply sewer flow calculations for the proposed development.

A&M Response:

Sewer flow calculations have been provided attached to this response letter.

Stormwater Report

27. A minimum of 35% voids should be used, rather than 40%.

A&M Response:

The Applicant takes no exception to this comment, the HydroCAD model has been updated accordingly.

28. See comment 17.

A&M Response:

Comment has been noted.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.



David M. Robinson, EIT
Senior Project Engineer in Training
Direct: (781)-305-9426
drobinson@allenmajor.com