

To: Maria Morelli
From: Dan O'Donnell – Brookline Engineering Division
Date: June 27, 2022
Re: 217 Kent Street – 40B Comprehensive Permit
Cc: Robert King – Director of Engineering and Transportation
Jay Hersey – Director of Water and Sewer

The Engineering review team has met and discussed the revised package from Hancock Associates dated April 18, 2022 and has the following comments and recommended conditions:

1. Based on the stormwater report dated April 18, 2022 there is an overall reduction of stormwater flow from the site and as such the project is approved.
2. The Town supports the applicant's need to expand the Town stormwater system to provide for separation of the existing combined stormwater-sewer system east of the property. As currently shown, this expansion is allowed to be built on Kent Street and connect to the existing system on Kent Square. If the Director of Engineering and Transportation deems that a modification is required, an alternative expansion may be constructed in Kent Street to Francis Street.
3. Prior to the issuance of a Building Permit, the applicant shall submit a plan for the proposed stormwater system in Kent Street and Kent Square or approved alternative route ("Kent Street Stormwater Expansion") designed according to Town standards as determined by the Director of Engineering and Transportation and stamped and signed by a licensed and qualified civil engineer for the review and approval by the Director of Engineering and Transportation. The Applicant shall demonstrate the Kent Street Stormwater Expansion reduces the rate and the volume of stormwater runoff to the satisfaction of the Director of Engineering and Transportation. All costs for the Kent Street Stormwater Expansion shall be borne by the Applicant.
4. Prior to the issuance of a Certificate of Occupancy, the stormwater system shall be built according to the plan approved by the Director of Engineering and Transportation and constructed to the satisfaction of the Director of Engineering and Transportation. As shared previously, this Division is providing the applicant with flexibility to submit plans for the Kent Street Stormwater Expansion upon issuance of the building permit. As indicated previously, we will not sign off on a Certificate of Occupancy unless the system is built according to approved plans. This work is being approved as part of the ZBA process and is ultimately at the risk of the applicant.
6. Prior to the issuance of the Certificate of Occupancy, the applicant shall reconstruct the entirety of the sidewalk on Kent Street from the southern property line to northern property line to assure compliance with current ADA, AAB and PROWAG standards. The applicant shall mill and overlay the road (property line to property line and curb to curb) due to the required excavations necessary to support the project. Such improvements shall be completed to the satisfaction of the Director of Engineering and Transportation. All costs thereunder shall be borne by the Applicant.