

~~DRAFT~~ APPLICANT COMMENTS 12/~~15~~22/14

**DECISION ON CHAPTER 40B COMPREHENSIVE PERMIT APPLICATION
THE RESIDENCES OF SOUTH BROOKLINE - THE RESIDENCES OF SOUTH
BROOKLINE, LLC
BROOKLINE, MASSACHUSETTS**

BOARD OF APPEALS CASE NO. _____

Date:

PROCEDURAL HISTORY

1. On or about November 26, 2013 the Residences of South Brookline, LLC (the “Applicant”), applied for a Comprehensive Permit, pursuant to G.L. Ch. 40B (the “Act”), to construct one hundred ninety-two (192) units of rental housing, on approximately 9.32 acres located in Hancock Village along Independence Drive in Brookline, Massachusetts (the “Project”). During the course of the hearing, the Applicant reduced the total acreage of the Project site (the “Site”) to approximately ~~8.60~~8.72 acres and the number of units to one hundred sixty-one (161).

2. The materials submitted by the Applicant in its application and during the public hearing include:

Comprehensive Permit Application (the “Application”)

Comprehensive Permit Plans for the Residences of South Brookline, Brookline, MA dated November 26, ~~2013~~, 2013 (revised to December 22, 2014), ~~2014~~, prepared by Stantec Planning and Landscape Architecture, PC.

Sheet Numbers and Titles

Site Plans

EX 100 – Overall Site Plan ~~[revision needed]~~

EX 101 – Existing Conditions West

EX-102 – Existing Conditions Northeast

EX-103 – Existing Conditions Southeast Exhibit 1 – Site Rendering

EX-104 – Rendered Site Plan Sketch Overlay – West

EX-105 – Rendered Site Plan Sketch Overlay – – Northeast

EX-106 – Rendered Site Plan Sketch Overlay – Southeast

~~LH101 – Height Calculations West (revised December 11, 2014) [confirm-~~
~~nos]~~ Calculation Plan West

~~LH102 – Height Calculations Plan Northeast (revised December 11, 2014) [confirm nos]~~

~~LH103 – – Height Calculations Plan Southeast (revised December 11, 2014) [confirm nos]~~

L104 – ~~Open Space~~[Waiver Calculation](#) Plan West (~~revision needed; drawing titled wrong~~)

L105 – ~~Open Space Plan West~~ (~~revision needed; drawing titled wrong~~)[Waiver Calculation Plan Northeast](#)

L106 – ~~Open Space Plan West~~ (~~revision needed; drawing titled wrong~~)[Waiver Calculation Plan Southeast](#)

[W101 – Waiver Plan West](#)

[W102 – Waiver Plan East](#)

L107 – Lease Line Comparison West

L108 – Lease Line Comparison Northeast

L109 – Lease Line Comparison Southeast

L201 – Erosion Control Plan West

L202 – Erosion Control Plan Northeast

L203 – Erosion Control Plan Southeast

L301 – Layout Plan West

L302 – Layout Plan Northeast

L303 – Layout Plan Southeast

L401 – Grading Plan West

L402 – Grading Plan Northeast

L403 – Grading Plan Southeast

L501 – Composite Utility Plan West

L502 – Composite Utility Plan Northeast

L503 – Composite Utility Plan Southeast

L504 – Drainage Plan West

L505 – Drainage Plan Northeast

L506 – Drainage Plan Southeast

L507 – Water and Sewer Plan West

L508 – Water and Sewer Plan ~~West~~[Northeast](#)

L509 – Water and Sewer Plan ~~West~~[Southeast](#)

L601 – Landscape and Buffer Plan West

L602 – Landscape and Buffer Plan Northeast

L603 – Landscape and Buffer Plan Southeast

L604 – Planting Details

L701 – Lighting Plan West (~~submitted December 11, 2014~~)

L702 – Lighting Plan Northeast (~~submitted December 11, 2014~~)

L703 – Lighting Plan Southeast (~~submitted December 11, 2014~~)

L801 – Site Details 1

L802 – Site Details 2

L803 – Site Details 3

L804 – Utility Details 1

L805 – Utility Details 2

L806 – Utility Details 3

L807 – Utility Details 4

L808 – Basin Profiles

L809 – Basin Profiles

L810 – Basin Profiles

L901 – Site Sections
L902 – Site Sections
L903 – Site Sections
L904 – Site Sections
L905 – Site Sections
L906 – Site Sections
L907 – Site Sections
L908 – Site Sections
L909 – Site Sections
L910 – Site Sections

L911 – Site Sections

[“Site Plans”]

Architectural plans dated 12/5/14 by Lowe Associates Architects, Inc:

A-1 – Floor Plans 2-1/2 Story Infill Buildings Nos. 1, 2, 3, 6, 9, 10, 11
A-2 – Floor Plans 2-1/2 Story Infill Buildings No. 4
A-3 – Floor Plans 2-1/2 Story Infill Buildings No. 5
A-4 – Floor Plans 2-1/2 Story Infill Buildings Nos. 7, 8
[A-4A – Roof Plans 2-1/2 Story Infill Buildings](#)
A-5 – Section 2-1/2 Story Infill Buildings Nos. 1, 2, 3, 4, 6, 7, 8, 9, 10, 11
A-6 – Section 2-1/2 Story Infill Buildings No. 5
A-7 – Floor Plan – Apartment Building Lower Garage
A-8 – Floor Plan – Apartment Building Upper Level Garage
A-9 – Floor Plan – Apartment Building first floor
A-10 – Floor Plan – Apartment Building second and third floors
A-11 – Floor Plan – Apartment Building fourth floor
A-12 – Roof Plan – Apartment Building
A-13 – ~~Section~~[Sections](#) – Apartment Building
A-14 – Elevations - 2-1/2 Story Infill Buildings Nos. 1, 2, 3, 10
A-15 – Elevations - 2-1/2 Story Infill Buildings Nos. 6, 9, 11
A-16 – Elevations - 2-1/2 Story Infill Buildings No. 4
A-17 – Elevations - 2-1/2 Story Infill Buildings No. 5
A-18 – Elevations - 2-1/2 Story Infill Buildings Nos. 7, 8

A-19 – Elevations – Apartment Building

[“Architectural Plans”]

Stormwater Management Report prepared by Stantec Planning and Landscape Architecture, PC dated September 30, 2013, revised July 11, 2014, August 22, 2014, and ~~2014~~[December 11, 2014](#), and Section 2.0 Peak Rate Attenuation, Section 9.0 Operation and Management Plan (“O+M” Plan) and Appendix J Operation and

Management Log revised September 9, 2014 ([collectively, the “Stormwater Management Report”](#))

Technical Memorandum—Traffic Impact Assessment prepared by MDM Transportation Consultants, Inc. dated November 18, 2013, revised July 17, 2014. (“Traffic Report”)

[Plan entitled, “Conceptual Roadway Improvements, Independence Drive, Brookline Massachusetts,” prepared for Chestnut Hill Realty by MDM Transportation Consultants, Inc. dated April 29, 2014 \(the “Independence Drive Improvement Plans”\)](#)

3. The Brookline Board of Appeals (the “Board”) opened a duly advertised public hearing on January 16, 2014. On the following dates the Board continued the hearing and heard and/or deliberated on testimony: February 24, 2014, March 5, 2014, March 26, 2014, April 10, 2014, May 8, 2014, June 5, 2014, June 19, 2014, July 23, 2014, August 13, 2014, September 8, 2014, September 15, 2014, October 20, 2014, October 29, 2014, November 3, 2014, November 12, 2014, November 24, 2014, December 1, 2014, December 8, 2014, and December 22, 2014. All continuances beyond 180 days from January 16, 2014 were with the Applicant’s written consent.

4. The Board conducted duly noticed site visits on January 24, 2014 and July 10, 2014.

5. On [December 22, 2014](#), the Board closed the public hearing.

6. The Board deliberated on the Application at public meetings held on _____ and on _____ voted to [grant] the Comprehensive Permit subject to the conditions listed below.

7. The following consultants assisted the Board in its review of the Application:

| | |
|--------------------------|---|
| Engineering and Traffic: | Kien Ho, PE, PTOE, Philip F Paradis, Jr., PE (and others) Beta Group, Inc. Norwood, MA |
|--------------------------|---|

| | |
|--------------------------|---|
| Site and Building Design | Theodore Touloukian, AIA Touloukian Touloukian, Inc. Boston, MA |
|--------------------------|---|

| | |
|---------------------------------|--|
| Special Counsel to Zoning Board | Kathryn C. Murphy, Esq., Samuel Nagler, Esq. Krokidas & Bluestein LLP Boston, MA |
|---------------------------------|--|

MHP Fund:

Edith M. Netter, Esq.
Edith M. Netter & Associates, P.C.
Waltham, MA

(Ch. 40B Advisor)

8. As required by the Act, the Board notified all local boards and commissions of the filing of the Application by sending a copy thereof to such local boards and commissions for their recommendations, all of which have been made a part of the record of these proceedings and have been taken into consideration by the Board in rendering its Decision.

FINDINGS

1. MassDevelopment has issued a Project Eligibility Letter dated October 8, 2013 ~~which is attached as Exhibit 1.~~ [NOTE: It is not standard and not necessary to attach the PEL].

2. According to the DHCD Subsidized Housing Inventory as defined in 760 CMR 56.02 as of November 26, 2013 the Town had 8% of its total housing stock available to low-and moderate-income families.

3. As revised, the Project includes one hundred sixty-one (161) rental units in twelve (12) buildings. Of these units, one hundred nine (109) units are in a 3- and 4-story building, and fifty-two (52) units are in the remaining eleven (11) buildings. The bedroom mix is as follows: twenty-three (23) four bedroom units, twenty-two (22) three-bedroom units, fifty-nine (59) two-bedroom units and fifty-seven (57) one-bedroom units . Additionally, the Project includes two hundred ninety-two (292) parking spaces of which ninety-nine (99) will be ~~underground.~~ located in a partially below-grade garage within Building 12.

4. As proposed and as revised, the Project will be serviced by Town water and sewer.

5. MassDevelopment has determined that the Project is eligible for MassDevelopment Tax-Exempt Bond Financing Program (the "Program") and as required by the Program at least twenty percent (20%) of the units in the Project will be restricted for rental by households earning at or below fifty (50%) percent of the Boston area median income adjusted for household size. The Applicant has agreed to execute a regulatory agreement with MassDevelopment or other Subsidizing Agency (the "Regulatory Agreement"), which will include detailed restrictions in accordance with 760 CMR 56.00 et seq.

6. The Site abuts a single-family neighborhood running along Beverly ~~and Russett~~ and Russett roads to the north and the existing multi-family development known as Hancock Village to the south. As revised during the public hearing process, the Site includes

~~6.55~~ approximately 6.62 acres in the S-7 zoning district and ~~2.05~~ approximately 2.10 acres in the M-0.5 zoning district.

7. The Project includes four (4) Lots as defined in Article II, Section 2.12.5 of the Town of Brookline Zoning Bylaw (the “Zoning Bylaw”).

8. The Town has an ongoing, active program of promoting low- and moderate-income housing including inclusionary zoning; financial and technical assistance to non- and for-profit property owners and developers; technical and financial assistance to those seeking to purchase, rent and rehabilitate affordable homes; and other Chapter 40B affordable housing developments.

9. Throughout the public hearing process the public provided written and verbal testimony which the Board has carefully reviewed and taken into consideration in rendering its decision.

10. ~~The conceptual project design is not generally appropriate for the Site as provided in~~ ~~Omitted.~~ [NOTE: Under the applicable Regulations, it is the Subsidizing Agency, not the Board, that is required to make findings under 760 CMR 56.04(4)(c)].

11. The Project, as conditioned below, is consistent with local needs, as that term is defined in 760 CMR 56.02, as required by the Act.

DECISION

Pursuant to the Act, the Board, after convening a public hearing and making findings of fact, [grants] a Comprehensive Permit to the Applicant for the construction of one hundred sixty-one (161) units of rental housing, with associated infrastructure improvements shown on the Site Plans, subject to the conditions listed below.

CONDITIONS:

1. The Project shall be constructed substantially in conformance with the Site and Architectural Plans listed above in item 2 under Procedural History and this Decision. ~~The final Site Plans, are subject to review and approval by the Planning Director. Certain sections of the final Site Plans are also subject to review by other Town officials as set forth in the Conditions below.~~ [NOTE: Under the Regulations, any review of plans by local boards or officials must be “only to insure that they are consistent with the Comprehensive Permit (including any Waivers), the final approval of the Subsidizing Agency, and applicable state and federal codes.” 760 CMR 50.05(10)(b); see also, Simon Hill v. Norwell Zoning Bd. of App., No 2009-07, slip. Op. at 90 (Mass. Hous. App. Comm. Oct. 13, 2011).]

2. The Project shall include no more than one hundred sixty-one (161) units of rental housing in no more than twelve (12) buildings, which buildings are shown on the Site and the Architectural Plans and no more than 99 ~~underground~~ garaged parking spaces and 193 surface parking spaces.

3. The total maximum number of bedrooms shall be three hundred thirty-three (333) and the maximum number of units and the maximum number of bedrooms shall be as listed in the following table:

| Number of Units | Number of Bedrooms |
|-----------------|--------------------|
| 57 | One |
| 59 | Two |
| 22 | Three |
| 23 | Four |

4. With respect to the Applicant's December 11, ~~2014~~2014, request for Waivers from local bylaws and regulations, the Board approves those waivers listed in Attachment I.

5. Applicant shall implement and enforce a parking permit system to ensure that parking is restricted to tenants of the Project and their visitors. Parking under Building 12 (mid-rise apartment building) shall be assigned and restricted to tenants of Building 12. At least twenty-five (25) spaces shall be designated for visitors and ~~“handicapped~~distributed across the Site. “Handicapped spaces” shall be designated as required by state law.

Housing

6. ~~At least twenty percent (20%) of the units in the Project shall be reserved in perpetuity (and qualifying for the Subsidized Housing Inventory) for rental and occupancy by households earning at or below fifty (50%) percent of the Boston area median income adjusted for household size as defined by the U.S. Department of Housing and Urban Development pursuant to section 3 of 42 U.S.C. 1437 (the Housing Act of 1937) (“Affordable Units”).~~Omitted. [NOTE: This Condition is improper under Zoning Bd. of App. of Amesbury v. Hous. App. Comm., 457 Mass. 748, 757-58 (2010): “Although the board’s condition setting power is not limited to the four or five examples specifically mentioned in the section [§21], that power is circumscribed in substance by those examples, and conditions imposed by the board must fit within the same kind or class of local concern or issue that the examples address.” The board’s authority stems from functions of other boards and relates to: building construction, zoning and subdivision control, land use planning, as well as health and safety of local residents. The “four or five examples” from said §21 are: “height, site plan, size or shape, or building materials.”]

7. In accordance with “Guidelines G.L.C. 40B Comprehensive Permit Projects Subsidized Housing Inventory,” MA Department of Housing and Community Development (the “Guidelines”) and to the extent allowed by law and permitted by the Subsidizing Agency, preference for renting up to 70% (seventy percent) of the Affordable Units shall be given to residents of the Town of Brookline (the “Town”), which for this purpose is defined (unless the Subsidizing Agency requires a different definition) as anyone currently living in the Town (at the time of application to rent a unit), employees of businesses located in Town, Town employees, or households with children attending school in the Brookline School District. ~~Subject to~~

~~approval by MassDevelopment, the Applicant shall be responsible for managing the lottery to determine who may rent Affordable Units. The Applicant shall bear all Lottery Agent costs. The Applicant retains the responsibility to ensure that the lottery complies with all legal requirements.~~

8. ~~If a lottery for determining who may rent an Affordable Unit is won by a handicapped person, the Applicant shall make a handicapped accessible Affordable Unit available to that person.~~ ~~Omitted.~~ [NOTE: This condition is improper under Amesbury.]

9. ~~All~~To the extent permitted by law, all leases for the units in the Project shall include language stating that tenants may not use any rooms other than bedrooms for sleeping purposes. Living rooms or dining rooms may not be used as bedrooms.

10. ~~The Applicant shall enter into a Permanent Restriction/Regulatory Agreement with the Town, in a form and substance acceptable to the Board and its counsel (the "Town Regulatory Agreement"), which shall be recorded with the Norfolk County Registry of Deeds prior to issuance of a building permit for the Project. The Town Regulatory Agreement shall (i) become effective if and when the Regulatory Agreement executed by the Subsidizing Agency and the Applicant, is terminated, expires or is no longer in effect and is not replaced with another regulatory agreement with another Subsidizing Agency; (ii) require that the Project shall remain a rental project in perpetuity; (iii) require that at least twenty percent (20%) of the units shall be Affordable Units in perpetuity; and (iv) limit the dividend or profit of the Applicant only if and as required under the Act.~~ In the event that the regulatory agreement with the Subsidizing Agency is expiring or is terminated prior to the expiration of its term, and the Applicant does not enter into a replacement regulatory agreement with another Subsidizing Agency, to the extent the same is required pursuant to the Act and its implementing regulations to maintain the units in the Project on the Subsidized Housing Inventory, the Applicant shall enter into a replacement regulatory agreement with the Town of Brookline in form and substance reasonably satisfactory to the Town Counsel.

11. ~~When the Town Regulatory Agreement takes effect, the limited dividend requirement and affordability requirements (the latter which are set forth in Condition 6 above) shall be monitored and enforceable by the Town. From and after such time as the Town becomes responsible for monitoring the limited dividend and the affordability requirements, the Applicant shall provide the Town with a reasonable fee to cover the costs of such monitoring and enforcement.~~ ~~Omitted.~~ [NOTE: This condition and the wording of the original draft of the prior condition are improper under Amesbury. Enforcement of the regulatory agreement is exclusively within the authority of the Subsidizing Agency during the period of that regulatory agreement. There is no authority for a requirement to enter into a "replacement" regulatory agreement at this time, which is not likely to occur for at least 15 (and probably 30) years from now. Moreover, under current DHCD policy, upon expiration of a regulatory agreement, provided the units are required to be affordable under the comprehensive permit, there is no requirement for a replacement regulatory agreement of any kind. Finally, the Applicant will not agree to be bound perpetually to a limited dividend restriction which is not required under current law.]

Architecture

12. The buildings in the Project and units in the buildings shall substantially conform to the Architectural Plans. Applicant shall submit the final Architectural Plans for review ~~and approval~~ by the ~~Assistant~~ Director for Regulatory of Planning to determine for the sole purpose of determining whether they substantially conform to the Architectural Plans listed in Item 2 under Procedural History and the Conditions of this Decision.

13. ~~Mechanicals for Building 12 shall be~~ Air conditioning condensers and other mechanicals installed on the roof ~~and of Building 12~~ shall not be visible from single-family homes abutting the Site. ~~Structures or exterior~~ No additional structures or architectural details ~~such as air conditioning condensers, porches, decks may not~~ shall be located ~~in the zoning setback to~~ between Buildings 1 ~~through 11 from Beverly and Russett roads and the Beverly and Russett road neighborhood.~~ Notwithstanding the foregoing, air conditioning condensers may be installed and maintained in such setback areas, within 6 feet of any building. [NOTE: The Applicant has requested waivers from the setback requirements as they apply to certain infill buildings.]

Open Space and Landscaping

14. ~~There~~ Except for additional areas designated for passive recreation, there shall be no additional structures ~~or~~ buildings, housing units, or paved surfaces on the Site; ~~however, additional areas designated for passive recreation are.~~ Notwithstanding the foregoing, insubstantial changes to the Project, as determined by the Board in accordance with the provisions of 760 CMR 56.05(11), shall be allowed.

15. Applicant shall execute and cause to be recorded prior to the issuance of a certificate of occupancy for the Project a restriction (the "Restriction") in favor of the Town, acting through its Board of Selectmen. ~~The~~ To the extent permitted by law, the Restriction shall run in perpetuity and shall prohibit additional structures or buildings or paved surfaces on the Site and allowing passive recreation. The language shall be subject to review and approval by Town Council. Applicant shall cooperate with Town Council ~~to assure to the greatest extent possible that such~~ and use reasonable efforts such that the Restriction ~~runs~~ may run in perpetuity, including, if determined necessary by Town Council, seeking applicable state approval for the Restriction. The Restriction shall not prohibit minor revisions to the Project which ~~do not affect the size, dimensions and locations of the buildings on the Site, increase the number of parking spaces on the Site, or, in any material respects, the external appearances of the buildings or the extent and location of paved surfaces~~ are deemed by the Board to be insubstantial changes in accordance with the provisions of 760 CMR 56.05 [NOTE: The language in the original draft as to this condition and the prior condition is too restrictive, and would, for example, give the Selectmen the ability to approve moving a building or a slight change in building design. This requirement is absolutely unacceptable to the Applicant.] For purposes of this Decision, the word "perpetuity" shall mean for so long as the Site is improved with the Project, it being understood that nothing in this Decision or in the Restriction shall preclude the use of the

Site for uses and structures in accordance with the underlying provisions of the Brookline Zoning By-Law.

16. ~~Applicant shall demonstrate, to the satisfaction of the Assistant Director for Regulatory Planning, that (i) the structures of the Project and parking areas are adequately screened from view from streets and abutting and other nearby properties, (ii) there is an adequate plan for maintaining the plantings on the Site and (iii) three feet (3') of soil depth is present in all areas proposed for new plantings.~~ Plantings on the Site shall be installed and maintained, all in accordance with the Plans and best practices.

17. Applicant shall submit final landscaping plans, including plans showing which trees and rock outcroppings will be preserved and what measures will be taken to ensure their preservation to the ~~Assistant~~ Director ~~for Regulatory~~ of Planning solely for review ~~and approval to determine whether they~~ that the same conform to the Conditions of this Decision and the landscaping plans (sheets numbered ___ of the Site Plans listed in Item 2 under Procedural History).

18. All exterior lighting on the Site shall be installed and maintained so that to the extent feasible, no direct light or glare shines on any street or nearby property ~~and~~. The Applicant shall construct and maintain proper screening, as depicted on the Site Plans, to shield, to the extent feasible, abutting or other nearby properties or streets from headlight glare from vehicles entering or leaving the Site, or parking on the Site ~~shall be shielded so as not to shine upon abutting or other nearby properties or streets.~~

Traffic and Vehicular and Pedestrian Circulation

19. ~~The Site Plans which shall be subject to review and approval by the Director of Transportation and Engineering shall depict or indicate the following:~~ As shown on the Site Plans:

(a) The proposed curbcut on the westbound side of Independence Drive (approximately 250 feet west of Beverly Road) shall provide access to the driveway on Lot W1 to Independence Drive.

(b) There shall be a curbcut on the eastbound side of Independence Drive approximately 100 feet of Gerry Road that provides access to the driveway on Lot E1 to Independence Drive.

(c) The width of the on-site portion ~~of Asheville Road and the~~ driveways connecting to Independence Drive shall be 23 feet. [NOTE: Asheville Road is not part of the Site.]

(d) There shall be STOP signs (R1-1 series) and STOP pavement line markings on the driveways connecting to Independence Drive.

(e) There shall be sidewalks and marked crosswalks along: (i) the driveways connecting to Independence Drive; (ii) from Lot W1 to the Baker School; ~~(iii) between the front~~

~~entrance of Building 9 and the surface parking lot north of Building 12, as indicated on Exhibit —, Parking/Pedestrian Route attached (iv) from the driveway of Building 9 continuing southeast to the front entrance of Building 10, where the Director of Transportation and Engineering determines appropriate and (v) from the on-site portion of Asheville Road at Building 12 to the sidewalks in Hancock Village; and (iii) as otherwise indicated on the Plans.~~

20. ~~Prior to Commencement of Construction the~~The Applicant shall complete the following actions:

(a) ~~propose a re-design of~~The Applicant shall prepare construction plans for the construction of improvements in and along Independence Drive (the “Independence Drive Improvements”), from the intersection of Beverly and Russett roads to the boundary between Brookline and Boston), to mitigate the potential adverse impacts of the Project primarily on with respect to pedestrian safety, which re-design. Such construction plans shall be subject to review and approval by the Director of Transportation and Engineering for consistency with this Decision and fund the cost of the Independence Drive Improvement Plans. The Applicant shall be responsible for constructing (including all engineering, surveying and legal work) the improvements proposed as part of the re-design, which construction shall be administered by the Town and implementing the Independence Drive Improvements within one year of issuance of a certificate of occupancy for the Project. Notwithstanding the foregoing, in the event that the Applicant is unable to complete the construction work within such year, the Applicant shall post a bond or other surety in an amount sufficient to cover the costs necessary to complete construction of the Independence Drive Improvements.

(b) ~~seek~~The Applicant shall submit details of on-site roadway construction materials for review and approval by the Director of Transportation and Engineering ~~of the on-site roadway construction materials it proposes to use, solely for consistency with the terms and Conditions of this Decision and applicable local standards.~~ Where surfaces are impervious, at a minimum there shall be 4.54” of black top, 912” of gravel, and a suitable sub-base that is not mud or peat, ~~unless otherwise agreed to by the Director of Transportation and Engineering.~~ Where porous pavement will be used, at a minimum there shall be 4” of porous asphalt pavement, 3”(-min.) of choker course, 3/4”-11/2” of crushed stone reservoir course, and 4” of PVC perforated ~~underdrain~~under drain wrapped in geotextile fabric.

21. Prior to issuance of a building permit, the Applicant shall submit a Transportation Access Plan (“TAP”) ~~prepared in accordance with the Transportation Access Plan Guidelines of the Town (§5.09.3.c.6 of the Zoning Bylaw) that is subject to review and approval by~~to the Director of Transportation and Engineering, ~~with input from the Building Commissioner and the Planning Director. The TAP shall include measures (including physical improvements and other measures) to mitigate the impacts of the Project on Asheville (public portion), Russett, Bonad, and Beverly roads. The TAP shall include, but not be limited to, a parking layout plan and a tabulation of the location, numbers and users of different types of parking spaces. Mitigation measures shall include, but not be limited to, providing that shall contain the following:~~ (i) employee and resident parking stickers or tags, (ii) ~~fifty percent (50%) subsidies for the Applicant’s employees’ public transit costs,~~ (iii) on-site sale of MBTA-passes; ~~(iv)~~ (iii) expanding the existing shuttle service; ~~(v) operated at the adjacent Hancock Village, as warranted by demand;~~ (iv) providing additional car-sharing spaces; ~~(vi) charging a fee for rental of each~~

~~parking space (separate from the unit rent), (vii) on-site if and to the extent such additional spaces are warranted (as determined by the operator of the car-sharing spaces located at the Site and the existing Hancock Village); (v) publicizing transit options; and (viii) providing on-site secure bicycle storage within buildings including two inverted U-racks per every four units (for Buildings 1-11) and one or more storage areas in the basement of Building 12 to accommodate at least fifty (50) bicycles. [NOTE: As originally drafted, the condition would improperly delegate discretionary approval of a plan to local officials without specific mitigation measures outlined, and further contained conditions that were not committed to by the applicant and are beyond the authority of the board, e.g. mandating that the fee for all parking be imposed separately from the rent]~~

22. ~~As quickly as feasible and in no event later than thirty (30) days after the date the Decision is filed with the Town Clerk, Applicant shall take all steps necessary, including submitting a complete~~The Applicant shall cooperate with the Town, at the Applicant's expense, in the submission by the Town of an application to the appropriate agencies of the Commonwealth ~~(with a copy to the Planning Director and the Director of Transportation and Engineering), to secure a curbcut to provide access and egress to and from VFW Parkway to the Site (the "VFW Curbcut"). The Applicant agrees, with the Town's cooperation, to use commercially reasonable efforts to secure the same. The applicant for such approvals shall be the Town of Brookline. The Applicant shall include, as it and the Town deem desirable, representatives of~~ the Town in its meetings with these agencies. ~~[NOTE: The Applicant did not agree to the timing set forth in the initial draft, nor does it believe it should be obligated to commence this application while an appeal is pending. Furthermore, from the point of view of likelihood of success, the Town should take the lead in being the applicant for any such permits or approvals, with cost of preparation of plans and pursuing the approval to be borne by the Applicant. Finally, the language in the first draft could be construed as mandating that a curbcut to the VFW is secured, which is inconsistent with all of the discussions that we have had.]~~

23. ~~Upon approval of the VFW Curbcut,~~It is understood that in no event shall securing a VFW Curbcut be a condition of the issuance of any building permit or certificate of occupancy for the Project. If a VFW Curbcut is secured, the Applicant shall submit~~be permitted to add up to ten (10) additional parking spaces in the parking areas in Lots E2 and E3, subject to the Board for its's review and approval; (as an insubstantial change) of revised site plans (including revised lease lot line and landscaping plans if necessary), which may show up to ten (10) additional parking spaces in the parking areas in Lots E2 and E3. Construction of the VFW Curbcut to the satisfaction of the Director of Transportation and Engineering and access/egress thereto is a prerequisite to use of the ten (10) additional parking spaces, and the location of the VFW Curbcut).~~

24. After ~~sixty~~ninety days (~~60~~90) have elapsed since the Town has issued ~~Certificates of Occupancy~~certificates of occupancy for all buildings and the Applicant certifies that at least 90% of the units are occupied, the Applicant shall prepare a traffic study (the "Traffic Study") for review ~~and approval~~ by the Director of Transportation and Engineering that evaluates the need for traffic calming and proposes traffic calming measures needed to mitigate the adverse impacts of the Project, if any, on Asheville (public portion), Russett, Bonad, and Beverly roads. The Traffic Study shall use the existing traffic conditions set forth in the Traffic Report as the

baseline for determining the impacts of the Project. Prior to issuance of a building permit, Applicant shall put sixty-four thousand dollars (\$64,000) into an escrow account to be used by the Town for such traffic calming purposes; ~~all or part of such funds to be returned in the event they on the aforesaid roads, as specifically recommended by the Town's Engineering and Traffic Consultant.~~ In the event that such funds are not used for such specific traffic calming purposes within one (1) year of the issuance of the final certificate of occupancy for the Project, they shall be returned to the Applicant. The funds in this account shall be segregated from the funds in the escrow account referenced in Condition ~~---~~ [66]. In no event shall the Applicant be required to expend more than \$64,000 on any such traffic calming devices.

Fire safety

25. The Site circulation and the emergency access roadway system and signage shall be ~~consistent~~ subject to review and approval by the Town's Fire Department for consistency with the Site Plans and the Conditions of this Decision ~~and shall be subject to review and approval by the Brookline Fire Department.~~

26. Applicant shall provide and maintain emergency access and egress from the surface parking lot on Lot E2 between Independence Drive and Thornton Road (as shown on "Exhibit __, Autoturn Analysis Brookline Ladder Truck) ~~and an easement for such emergency access, which easement shall be subject to review and approval by Town Counsel.~~ Applicant shall provide evidence to the Board that it has obtained from the abutting property owner any easements rights as may be necessary to comply with this Condition.

27. Applicant shall install and maintain an ~~Opticon~~ Opticom gate on the boundary line of the Site where Grassmere Road becomes Thornton Road.

28. In those areas where Applicant proposes to use grass concrete paving (at the rear of Building 12, see Exhibit) and on the surface parking lot on Lot E1 providing access and egress onto Thornton Road for emergency vehicles (see Exhibit) the following applies:

(a) Applicant's Engineer shall ~~provide~~ certify that the load bearing capacity of ~~the grass concrete and demonstrate to the satisfaction of the Fire Chief that~~ the grass concrete will support the weight of emergency apparatus.

(b) The final landscaping plans shall include visual clues around the grass concrete paving that indicate where emergency responders can drive their vehicles.

(c) The areas shall be designated as Fire Lanes and restricted for use by emergency vehicles only.

(d) Applicant shall maintain the Fire Lanes to ensure they are clear of snow, leaves, debris, or other obstacles.

29. Applicant shall show on the final site plans, which items below shall be subject to review ~~and approval~~ by the Fire Chief solely to ensure consistency with this Decision and applicable code requirements:

(a) the number and location of fire hydrants, [NOTE: From Lexington Ridge Assoc. v. Lexington Bd. of App., 1992 MA Housing App. LEXIS 37, 38-39: “We want to minimize opportunities for delay and dispute. The issue of the location of fire hydrants or the type of smoke detector can be raised and settled before the comprehensive permit is issued, so that all that is left for the developer to do after the comprehensive permit is to submit a plan to the building inspector that meets the State Building Code Requirements, and obtain his permit.”]

(b) enhanced NFPA 13 designed sprinkler systems in Buildings 1-12;

(c) a Class I or III standpipe system in Building 12; and

(d) direct Fire Department alarm notification for Buildings 1-12, designed in accordance with 527 CMR 20.07(3)(a). [NOTE: Quote from Haskins Way, LLC v. Middleborough Zoning Bd. of App., 2011 MA Housing App. LEXIS 2, 15: “This condition is a “condition subsequent” requiring further submissions, review, and approval by the fire chief of aspects of the design that appear on the approved plans, and thus is beyond the Board's authority.”]

Stormwater

30. Applicant shall submit final stormwater management plans for review ~~and approval~~ by the Director of Transportation and Engineering ~~to ensure that~~ solely for consistency with this Decision and applicable legal requirements and the following:

(a) the final stormwater management plans are consistent with the Site Plans and the Stormwater Management Report and the Conditions of this Decision. The final stormwater management report shall include a breakdown of the cost estimates for the maintenance of individual components of the Plan.

(b) There is no standing water on the low-lying areas of the Site.

(c) The detail for the Bio-Retention Basin includes material types and depths.

(d) Porous pavement on the lot north of Asheville Road is at least thirty feet (30') from any residential structure.

(e) The depth of the crushed stone to the sub-grade is a minimum of thirty-one inches (31”).

31. Applicant shall remove snow that cannot be stored on Site.

32. Where there is less than two feet (2') of cover over catch basin connections, ductile iron pipe shall be used.

33. Applicant shall take water quality samples at the intersections of the 27" and 18" drains in Independence Drive and the 27" and 42" drains in Gerry Road and at the outfall. If the results indicate cross-contamination between the sewer and the stormwater system caused by the Project or by the existing Hancock Village development, further investigation and mitigation shall be required as directed by the Commissioner of Public Works.

Water

34. The Applicant shall demonstrate in a certification made to the satisfaction of the Fire Chief that for domestic and fire-fighting purposes there is adequate water flow and pressure (as set forth in applicable codes) for the Project.

35. Applicant shall submit, for review ~~and approval~~ by the Chief of Environmental Health, a mosquito control plan, which shall include seasonal treatment of all storm drains with larvicide applied by a licensed Pest Control Operator, ~~reports on which~~ in accordance with standards and practices currently used by the Town with respect to Town property. Reports on larvicide applications shall be submitted to the Health Department after each application.

Historic Preservation; Environmental Filings

36. Contemporaneously with sending, or within ten (10) days of receiving, any and all correspondence with the Massachusetts Historical Commission or the Massachusetts Secretary of Energy & Environmental Affairs concerning the Project, Applicant shall provide the Board and the Brookline Preservation Commission with copies.

Infrastructure

37. The following portions of the Project shall be and shall remain forever private and the Town shall not have, now or ever, any legal responsibility for their operation, maintenance or repair:

- (a) The on-site stormwater management system;
- (b) Interior roadways, driveways and parking areas;
- (c) Open space including landscaping and paths;
- (d) Snow plowing and removal;

(e) All sewer, stormwater and water connections, lines and equipment required, from the public way to the buildings;

(f) Lighting;

(g) Trash disposal and recycling;

(h) All site utilities including domestic water, fire protection, gas if applicable, electric, telephone, and cable system;

38. ~~If the Town determines that it is necessary to hire consultants to assist with review of the building plans and proposed water, stormwater and wastewater system plans and plumbing, gas and electrical inspections, the Applicant shall pay for the cost of such review and inspection.~~ Omitted. [NOTE: Substantial Building Permit Fees are being paid for purpose of this review]

39. ~~All water, stormwater and sewage facility designs shall be subject to review and approval by the Director of Transportation and Engineering.~~ Omitted. [NOTE: This is a overly broad delegation of authority for approval of final plans under 40B]

40. During the construction of water, sewer and stormwater systems, the Applicant's Project Engineer shall be on-site at least weekly to inspect the installation of all such systems ~~and on~~. On a weekly/quarterly basis, the Applicant's Project Engineer shall certify in writing to the Director of Transportation and Engineering that all aspects of such systems were properly installed in accordance with approved plans.

Pre-Building Permit Review

41. Prior to issuance of a Building Permit the Applicant shall demonstrate to the satisfaction of the Building Commissioner that:

~~(a) all Site Plans have been approved by the Planning Director and all Architectural and landscaping plans have been approved by the Assistant Director for Regulatory Planning.~~

~~(b) the Chief of Environmental Health has determined that all rubbish generated from the Project will be handled and disposed of adequately and Applicant has provided the number of trash compactors and location and frequency of trash pick-up and a recycling plan demonstrating compliance with Town bylaws.~~

~~(c) the Director of Transportation and Engineering has approved the TAP, the final stormwater management plans and report and all other items requiring review by the Director of Transportation and Engineering as listed in these Conditions.~~

~~(d) it has paid all fees for consultant review of site, building and water, stormwater and wastewater plans to ensure the Project complies with this Decision and state and local requirements and consultant fees required by the Town for plumbing, electrical and gas inspections to ensure compliance with state and local requirements. Inspection fees incurred after building permit and not estimated prior to building permit shall be paid upon invoice.~~

~~(e)~~ (a) it has initiated and participated in a pre-construction meeting to discuss the proposed construction schedule with its contractor and the Town, including but not limited to the Building, Public Works and Fire departments.

~~(f)~~ (b) all required local, state and federal approvals and permits have been obtained and it has obtained Final Approval from MassDevelopment pursuant to 760 CMR 56.04(7).

~~(g) Town Counsel has approved (i) an easement for emergency access and egress (referenced in Condition ___) and (ii) a restriction on further development (referenced in Condition ___) and Applicant has provided evidence of recording of same and (iii) a regulatory agreement/restriction and monitoring agreement as set forth in Condition ___.~~

~~(h) the directors of the Health Department and Transportation and Engineering and the Building Commissioner have approved the Construction Management Plan.~~

~~(i) it has provided a performance guarantee in an amount proposed by Applicant and subject to review and approval by the Director of Transportation and Engineering and the Conservation Commission Administrator, which guarantee shall be posted to ensure completion of the infrastructure (as listed below) in accordance with the Site Plans. The guarantee shall be in a form acceptable to Town Counsel. Items covered by the performance guarantee may include, but shall not be limited to:~~

~~as built drawings;
sewers and utilities;
on-site construction of driveways, parking areas and sidewalks;
erosion control;
site screening and street trees;
stormwater management facilities;
site restoration; and~~

~~final site cleanup.~~

~~The performance guarantee will be reduced from time to time as work progresses and released upon approval by the Director of Transportation and Engineering.~~

[NOTE: The Applicant is not aware of bonding requirements for non-subdivision multi-family residential developments.]

Construction

42. During construction, the Applicant shall conform to all local, state, and federal laws regarding air quality, noise, vibration, dust, and blocking of any roads. The Applicant shall at all times use reasonable means to minimize inconvenience to residents in the general area. The Applicant shall provide the Police Department with the name and 24 hour telephone number for the project manager responsible for construction. The hours for operation of construction equipment, deliveries and personnel are limited to: Monday – Saturday (excluding Federal and State holidays): 7:00am to 5:00pm. Any noise or traffic complaints during these hours will be investigated by the appropriate Town agencies and departments.

43. “Commencement of Construction” includes clearing and grubbing (removing stumps and/or topsoil). Prior to Commencement of Construction ~~and subject to approval by the Building Commissioner and the directors of the Transportation and Engineering and Health departments~~, the Applicant shall provide a Construction Management Plan that shall include but not be limited to: designation of truck routes (the condition of pavement surfaces of such routes before and after construction to be documented), a phasing plan prepared by Applicant’s contractor that includes provisions to protect the crushed stone reservoir course and the one porous asphalt pavement lot north of Asheville Road during construction, a survey of existing trees and measures to ensure tree protection during construction, limit of work areas, where construction vehicles, materials and equipment will be stored, parking hours and locations for construction workers’ vehicles, location of portable toilets, rodent control plan, dust/airborne particle control, security fencing, trash areas and construction trailer locations and earthwork calculations to determine earth and rock removal, the timetable for excavation and overall earthwork operation, and the number of necessary truck trips.

44. ~~Prior to commencing ledge removal, Applicant shall demonstrate to the Director of Transportation and Engineering that ledge~~Ledge will be removed at least 4’ below the Stormtank systems.

45. ~~Applicant shall make all feasible efforts to ensure that the entire construction period from Commencement of Construction to the date of issuance of the final Certificate of Occupancy shall be no more than two years. In the event construction is not completed within two years, Applicant may seek an extension pursuant to 760 CMR 760 CMR 56.05(12)(e). Omitted. [NOTE: This condition is inconsistent with the 40B regulations. The regulation cited, 760 CMR 760 CMR 56.05(12)(c), deals with lapse of permits, not duration of construction. Obviously, the Applicant will want to build the Project as expeditiously as possible, but this condition will seriously jeopardize financeability.]~~

46. Applicant shall ensure that no erosion from the Site occurs that will cause deposition of soil or sediment upon adjacent properties or public ways. ~~Prior to Commencement of Construction, Applicant shall provide plans showing~~ through the implementation of the erosion and sediment control measures which include the following:

- (a) as depicted on the Site Plans:

- (i) ~~(a) catch basins, with both silt sacks and hay bales, including specific locations with the specific protection proposed for each catchbasin;~~
- (ii) ~~(b) site perimeter controls and drainage structure inlet sediment protection measures;~~
- (iii) ~~(c) a temporary sediment basin at the proposed Bio-retention Basin at Building 4;~~
- (iv) ~~(d) construction drawings showing filter fabric at a temporary basin that is to be removed prior to the construction of the Bio-retention Basin; and~~
- (b) ~~(e) specific location and construction details for the~~ stabilized construction entrance entrances, the location and details of which will be provided by the Applicant to the Director of Transportation and Engineering
- (f) ~~locations of stockpile areas on erosion control plans;~~
- (g) ~~construction detail for erosion controls at perimeter of stockpiles.~~

47. In the event of any off-site erosion or deposition that is attributable to the construction of the Project, Applicant shall be given written notice of the problem and shall take ~~immediate~~ measures to correct the situation. ~~If for any reason a remedy cannot be implemented within one business day of notification, work on the Site shall cease and desist until such time as remedial measures are implemented, inspected, and approved by the Town, as soon as practicable. The Applicant will provide copies of its Stormwater Pollution Prevention Plan.~~ [Note: The remainder of this condition is not reasonable, as it would allow the Town to shut down the entire construction of the Project without demonstrating that a problem was caused by the Applicant and without providing the Applicant with a reasonable opportunity to cure a problem that it did cause]

48. In an effort to reduce noise levels, Applicant shall keep in optimum working order, through regular maintenance, any and all equipment that shall emanate sounds.

49. During construction, Applicant shall provide the Director of Transportation and Engineering with a monthly report outlining the status of the Project. The monthly reports shall detail areas of non-compliance with this Decision, if any, and actions taken to resolve these issues.

50. ~~During construction Applicant may post on Site no more than one temporary construction and/or development sign for the Project, no greater than twenty square feet (20sf), with the design and location subject to review and approval by the Assistant Director for Regulatory Planning. All signs shall be erected and maintained in conformance with applicable Town bylaws.~~

51. Prior to Commencement of Construction, Applicant shall provide the Director of Transportation and Engineering with a report and photographs of the condition of pavement surfaces along truck routes before and after construction to ensure construction traffic does not adversely affect the pavement.

52. Prior to Commencement of Construction, Applicant shall provide a blasting/drilling plan, for review ~~and approval~~ by the Fire Chief and the Building Commissioner, with the assistance of the Town's geotechnical blasting consultant, that includes methods to protect buildings, residents, pedestrians, and vehicles, and coordination with utility owners. All drilling and blasting pertaining to the Project and/or the Site, shall be in accordance with federal, state and local blasting permit laws and regulations and in accordance with the conditions contained therein as well as the conditions listed in Appendix __.

53. Prior to Commencement of Construction, Applicant shall pay for the fees charged by a geotechnical consultant to be hired by the Town to review the blasting/drilling plan and oversee, on the Town's behalf, blasting and drilling performed by the Applicant on the Site.

Pre-Occupancy Permit Review

54. ~~Prior to~~ Within ninety (90) days of issuance of the ~~Certificate of Occupancy for each phase of final certificate of occupancy for~~ the Project, [NOTE: This is not a phased project.] the Applicant shall submit an as-built plan stamped by a Registered Professional Engineer in Massachusetts that shows all construction, including all utilities, grading and other pertinent site features. This as-built plan shall be submitted to the Director of Transportation and Engineering and Building Commissioner ~~for approval~~ and shall be provided in paper form as well as in SDF (Standard Digital File) format. The Applicant shall also submit a letter from the Project architect and engineer stating that the building, landscaping and site layout comply with the Site Plans and the Architectural Plans and the Stormwater Management Report.

General

55. The provisions of this Comprehensive Permit shall be binding upon the heirs, successors and assigns of the Applicant and the obligations shall run with the land.

56. ~~The Applicant shall pay the costs of all inspections (as may be required by the Building Commissioner) to ensure compliance with State and local regulations. Omitted. [Note: Building Permit fees are being paid for this purpose]~~

57. For purposes of this Decision (with the exception of Condition 63 below) (i) "commencement of construction" shall mean that the Applicant has initiated clearing and grubbing (removal of stumps and topsoil) for construction of the Project and (ii) any reference to Town staff shall include a designee (either another staff member or a consultant) of that person.

58. If any part of this Decision is for any reason held invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other portion of this Decision.

59. ~~The~~To the extent permitted by the Act and its implementing regulations, 760 CMR 56.00 et seq., the Board shall retain jurisdiction over the Project to ensure compliance with the terms and conditions of this Decision. [NOTE: For a discussion of the restrictions of the Board's continuing jurisdiction, see Simon Hill, No. 2009-07, slip. Op. at 90 (Mass. Hous. App. Comm. Oct. 13, 2011).]

60. Upon execution by the members of the Board, the Clerk of the Board is directed to file this Decision with the Town Clerk and send a copy to the Applicant by certified mail, return receipt requested.

61. Any person aggrieved by this Decision may appeal pursuant to § 21 of the Act.

62. Subsequent to the end of all applicable appeal periods (with any appeal having been finally dismissed) and prior to the commencement of construction, the Applicant shall record this Decision in the Norfolk County Registry of Deeds and shall provide the Board and the Building Commissioner with a copy of this Decision endorsed with the applicable recording information.

63. This Comprehensive Permit shall expire if construction is not commenced within three years from the date this Decision becomes final as provided in 760 CMR 56.05(12)(c), and subject to the tolling provisions of 760 CMR 56.05(12)(c). For purposes of this paragraph only, commencement of construction is defined as the construction of the foundation of at least one of the Project's buildings. The Applicant may apply to the Board for extensions to this Comprehensive Permit in accordance with 760 CMR 56.05(12)(c).

Comprehensive Permit in accordance with 760 CMR 56.05(12)(c).

64. If the Applicant revises any of the Plans (or other materials listed in Item 2 of Procedural History), it shall present the revised plans or other materials to the Board in accordance with 760 CMR 56.05(11).

65. This Comprehensive Permit may be transferred by the Applicant only upon compliance with the requirements of 760 CMR 56.05(12)(b).

66. ~~For purposes of~~Upon issuance of the first building permit issued for vertical construction of a building as part of the Project, the Application shall deposit fifteen thousand dollars (\$15,000) into an interest-bearing escrow account (the "Municipal Fund"). The Municipal Fund may be used for the purposes of satisfying all Conditions herein referencing payment of fees by Applicant ~~for assistance~~ with respect to plan review and inspections by consultants ~~or certain inspections, to ensure the availability of funds to pay for outside assistance, Applicant shall deposit ten thousand dollars (\$10,000) in an interest-bearing escrow account. Should the account balance go below one thousand dollars \$1,000, upon notice by the Town the Applicant shall deposit five thousand dollars (\$5,000.00) and in no event shall Applicant be required to deposit additional funds into the Municipal Fund.~~

67. All utilities shall be underground.

68. ~~If any default, violation or breach of these conditions by the Applicant is not cured within thirty (30) days after notice thereof (or such longer period of time as is reasonably necessary to cure such a default so long as the Applicant is diligently and continuously prosecuting such a cure), then the Town may take one or more of the following steps: (i) by mandamus or other suit, action or other proceeding at law or in equity, require the Applicant to perform its obligations under these conditions; (ii) have access to, and inspect, examine and make copies of, all of the books and records of the Applicant pertaining to the Project; or (iii) take such other action at law or in equity as may appear necessary or desirable to enforce these conditions. If the Town brings any claim to enforce these conditions, and the Town finally prevails in such claim, the Applicant shall reimburse the Town for its reasonable attorneys' fees and expenses incurred in connection with such claim.~~ Omitted. [NOTE: The Town's rights to enforce this Decision shall be in accordance with Chapter 40B and applicable zoning enforcement mechanisms.]

RECORD OF VOTE

The following members of the Board vote as follows to grant a Comprehensive Permit subject to the above-stated conditions:

BROOKLINE BOARD OF APPEALS

By: _____

By: _____

By: _____

Wherefore a Comprehensive Permit, consistent with the conditions of this Decision, is granted to the Applicant.

Filed with the Town Clerk on __, __.

Town Clerk

Document comparison by Workshare Professional on Monday, December 22, 2014 1:13:42 PM

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| Description | #8145981v5<gsdocs> - Comments to Residences of South Brookline Draft Decision |
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