

# Questions from Planning Board Meeting 2020/05/18

## Questions and comments from Peer reviewer Frank DiPietro of BSC Group

- **What is the amount of rock to be blasted & removed?**  
See answer below
- **Provide more detail on which phases can overlap and by how much.**  
See Construction Sequence Diagram provided
- **What will be the timing of the Maple Terrace culvert replacement/road widening?**  
This work will happen at the beginning of the project.
- **Can/should impervious barrier on lot 9 be attached to ledge?**  
We do not believe that attaching the barrier to ledge is necessary because we believe that the ledge is below road elevation. However, we have agreed to conduct a confirmatory test pit adjacent to Maple Terrace in that location.
- **Address the grading issue in the wetland replication area**  
The grading in the wetland replication area has been revised after discussions with BSC. See latest plan of wetland replication area.

## Questions and comments from Public

- **Can we provide documentation to show what steps home inspectors will take to relieve COVID19 concerns? (14 Hillside Park)**  
See letter from blasting contractor provided
- **Can we provide a quantity of rock to be blasted? In volume and truck loads? (14 Hillside)**  
See answer below
- **Can site and individual lot design have input from certified landscape architect? (Robie, 58 Crescent/0 Hemenway)**  
This is not being considered at this time.
- **Concerned about stormwater runoff to her property. (Sadie Brown)**  
We have previously addressed that there will not be an increase in runoff to the rear of 87 Swain's Pond Ave.
- **Can we provide pictures of stockade fence example? (Sadie Brown)**  
Pictures provided
- **What will be done to reduce air/dust pollution? (Sadie Brown)**  
Fully documented in draft Stormwater Pollution Protection Plan provided
- **What will be done to ensure home safety during blasting? Prevent cracking in basement? (Sadie Brown)**  
See letter from blasting contractor provided
- **Where will blasting occur in relation to home? (Sadie Brown)**  
Addressed on blasting cut and fill plan

- **Can we get a Cut/fill pattern?**  
Cut/fill detail provided
- **Does moving houses closer to Patrick's Place require more blasting?**  
Answered in meeting. We chose a middle ground between moving them completely forward and doing too much extra blasting.
- **Can a 3-way stop intersection be provided at intersection of Maple Terrace and Swain's Pond Ave? (57 Swain's Pond Ave)**  
City of Melrose engineering, DPW, and Planning departments have been consulted and the consensus is that the single stop sign at the end of Maple Terrace is sufficient.
- **Was there any planning done with house designs on individual lots (specifically lot 9). Why garage under vs on grade? Were house only chosen based on sale value? (Farooqi, 57 Swain's Pond)**  
Yes, these things were taken into account, in fact the house on lot 9 is planned to be a garage under design on current plans
- **Can Maple Terrace be narrowed down to 1-lane traffic as opposed to widening to 24'? (57 Swain's Pond Avenue)**  
City of Melrose engineering, DPW, and Planning departments have been consulted and the consensus is that the current proposal is appropriate and a one-way street would not be warranted in this situation.
- **Can the developer carry pollution insurance to cover accidental spills?**  
We currently carry all required insurance for this project and plan to continue to do so for the duration of the project. We are investigating options for adding a pollution rider to our liability insurance. Even though this is not required by any state or local authority, we may add it to our current policy.
- **Home is on private well and city water. Will well be contaminated by pesticides and/or blasting? (77 Swains Pond, Michael Hancock)**  
We have no reason to believe that the development will cause contamination to abutting wells.
- **Will there be trucks idling in front of house on Swain's Pond Ave? (77 Swains Pond)**  
Answered in Notes from Planning Board Meeting 1/27/2020: No vehicles will be parked on any public or private ways. All vehicles will be parked on the developer's property. Also, materials will all be stored on developer's property. Idling will be kept to a minimum. Trucks are paid for by the hours, so there is financial incentive to have as little idling as possible
- **Concerned about a decrease in property value due to development behind his house and views from back yard. (77 Swains Pond)**  
When requested by specific homeowners we have added fencing and landscape screening to mitigate impact on their view and future property values. It is also possible that higher comps in the future will increase property values in the neighborhood.

- **There has been flooding in basement previously, how will site development impact runoff onto lot? (77 Swains Pond, Michael Hancock)**

Through our watershed analysis, we show that there will be no increase in runoff to this location.

- **Can we provide a detailed plan of how pedestrian safety on Maple Terrace and up to Hillside Park will be maintained throughout construction? (57 Swain's Pond Ave)**

As noted by Board Member Carla Morelli at the meeting, this type of plan is not required for this development. Be that as it may we have committed to safe vehicular and pedestrian passage on Maple Terrace and Hillside Park. Given the current conditions on Hillside Park pedestrian and vehicular safety is likely to be greatly improved during construction, and will unequivocally be vastly improved once construction is complete.

- **Can the Melrose Tree Warden be involved in project?**

To the best of our knowledge Melrose does not have a "tree warden".

- **Have you looked into heat pumps/electric heat as a substitute to propane? Heat Smart program? (Ryan Williams)**

We will be installing underground propane tanks to service the houses. We will be fully compliant with all building, plumbing, and fire codes required by the City of Melrose. Heat pumps will be offered as an upgrade to end users.

- **Will there be Radon testing/alarms? (Ryan Williams)**

As answered in Notes from Planning Board Meeting 5/4/2020: All houses will have passive RADON mitigation systems that will be tuned into active systems regardless of testing.

- **Cefalo Letter – drainage on Maple Terrace**

Water drains across Maple Terrace in the existing condition; however, developer has agreed to install new replacement catch basins on Maple Terrace.

#### **Questions and comments by Board members**

- **Can we show the clear-cut line/location? (Sadowski)**

Answered at meeting: Line is generally shown as erosion control line.

- **Can slopes be defined on plans? (Sadowski)**

We have submitted a revised topographic sheet which shows additional slope information for select slopes on site. Individual lot grading is subject to changes in grading but all slope designs will meet engineering standards of the City of Melrose.

- **Will retaining walls be structural/decorative, who will review? (Sadowski)**

Answered at meeting: Walls will be designed by engineer and reviewed by the building department before construction as is standard practice with retaining walls in Melrose

- **Will fencing be placed on top of walls? (Sadowski)**

Answered at meeting: Fencing will be installed at top of all retaining walls which meet the height threshold for requiring a safety fence per state building code. This will also be included in retaining wall reviews by the Melrose building department.

- **Should roof leaders go into dry wells?**  
 All lots with the exception of Lot 2 have drywells connected to roof gutter systems. These are shown on the Modified Definitive Plan Topographic sheet.
- **Where/when will Police details be required?**  
 We're anticipating police details will be needed as part of work on Maple Terrace and possibly on Hillside Terrace. We will defer to DPW guidance on when a police detail is required.
- **Will the city hire clerk of the works? (Sadowski)**  
 Answered at meeting: The clerk of the works will be approved by the city and paid by the developer as was done on Regan's Way and is standard practice for the city of Melrose.
- **Can we elaborate on monitoring techniques during blasting? (Sadowski)**  
 See letter from blasting contractor provided
- **Is SWPPP modified as an ongoing process or before project approval? (Sadowski)**  
 Answered at meeting: The SWPPP is a working document and may have to be modified throughout construction. For example, construction entrance may have to be moved several times, additional erosion control may have to be added, erosion control devices may have to be moved during different phases of construction. The SWPPP document includes a corrective action log and an amendment log in the appendices to record these types of changes.
- **Will HOA fee amounts be enough to cover the required expenses and what happens if they fall short? (Sadowski)**  
 Answered at meeting: Fees will be set to cover all projected expenses and can be modified to do so if there is a deficit. In addition, if maintenance is neglected, the city can step in and perform the required maintenance and charge the HOA for this work.
- **Can we provide a plan showing temporary construction road to Hillside Park? (Cassavoy)**  
 Yes, plan detail provided
- **Address the issues of over excavating existing wall on 14 Hillside during cut operations. (Cassavoy)**  
 Several methods of construction will be used to ensure the existing wall does not fail such as chipping rock as opposed to blasting. This work will be monitored during construction. In order to widen access to Hillside Park, work will need to be done near the existing wall. The only way to guarantee it won't be disturbed is to not widen the roadway. After completion the new retaining wall will be more secure than the existing wall.
- **What does the blasting inspector look at during inspection? (Ward)**  
 See letter from blasting contractor provided
- **How will existing plastic catch basins on Maple Terrace be addressed? (Cassavoy)**  
 Answered at meeting. Developer has agreed to replace existing basins with new catch basins that meet current specifications.

- **What will be the quantity of rock removed? Volume and trucks? (Mercado)**  
 Answered at meeting. 65,000 cubic yards. If it was all removed from site that would be 1,500 truckloads, but since some of it will be used as fill, and for retaining walls it will not all be removed. Approximately 1,100 – 1,200 truckloads will be removed. We estimate about 6 months to blast and remove the material that needs to be removed.
- **How long does blasting insurance last for abutters? (Mercado)**  
 See letter from blasting contractor provided
- **WHAT IS THE WIDTH OF MAPLE TERRACE? (Petrillo)**  
 Answered at meeting: Maple Terrace is variable width. Recorded deeds and plans have been submitted supporting the road width. We will reorganize and resubmit supporting material and provide a detail with sample widths labelled.
- **At the obtuse angle of Maple Terrace, why does Patrick’s Place appear to cut off Maple Terrace?**  
 See land court documents, deeds and plans which define the layout lines of Maple Terrace and the property at 0 Swains Pond Ave.
- **How are the abutters using the land in front of their property that is part of the Maple Terrace right of way?**  
 Answered at meeting: Some driveways run through it, there is some lawn and landscaping
- **Can construction plans be drafted to ensure safe pedestrian access to Hillside Park throughout the duration of construction? (Morelli)**  
 Answered at meeting: Safe access will be maintained for vehicles and pedestrians throughout duration of project.
- **Can sidewalk be moved to opposite side of Patrick’s Place? (Morelli)**  
 Answered at meeting: Sidewalk can be moved, however planning department suggested north side of Patrick’s Place for sidewalk location during initial project meeting
- **Is it possible to move the houses on the east side of Maple Terrace forward as well, further from wetland and conservation land?**  
 Answered at meeting: Two of the houses there cannot be moved because of setback requirements, and the two houses in between were placed so as to make a gradual transition from houses close to front lot line to further back. This was to prevent the front of any one house from looking into the back of its neighbor.