

May 14, 2021

Christian Klein, Chairperson
Arlington Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

Re: 1165R Massachusetts Avenue, Arlington, MA – Comprehensive Permit Civil/
Site Peer Review

Dear Chairperson Klein:

Bohler Engineering on behalf of 1165R Mass MA Property LLC, the applicant for the Comprehensive Permit for the property at 1165R Massachusetts Avenue, Arlington, MA, submits the following responses to the remaining outstanding comments and recommendations provided by BETA Group, Inc. in its letter dated April 22, 2021 (hereinafter respectively referred to as the “Applicant”, the “Property” and “BETA”). For ease of reference, this response tracks the outstanding comments and recommendations in BETA’s April 22, 2021 letter to the Arlington Zoning Board of Appeals (hereinafter referred to as the “Board”).

2. BETA 1: Written confirmation from the Fire Chief regarding adequacy for emergency access should be provided to the Board.

RESPONSE: The Applicant has coordinated with the Fire Department to ensure access for their fire apparatus is adequate. Attached is an exhibit demonstrating the truck travel path of Ladder Tower Truck #1 as specified by the Arlington Fire Department. Written confirmation will be provided once received from Fire.

3. BETA 1: The proposed filter strip will provide improved water quality treatment for this area. It is recommended that the proposed grading at elevation 96 be adjusted to avoid concentrated flow across the filter strip. The installation of the filter strip needs to be coordinated with proposed landscaping features in the area.

RESPONSE: The grades have been adjusted and are shown on the revised site plans. The filter strip will also be coordinated with the landscaping in this area.

6. BETA 1: A Soil Erosion and Sediment control Plan has been included with the revised plan set. The erosion controls as shown appear adequate for the proposed construction. The sediment controls should be coordinated with requirements included in any Conservation Commission approvals.

RESPONSE: Sediment controls will be coordinated with the requirements of the Conservation Commission as part of the Notice of Intent Application.

7. BETA 1: Details have been provided. A detail for the installation of drain pipe through Mill Brook wall should be provided. It is suggested that the top course shown of the Pavement Section Detail be increased to 1 ½”.

RESPONSE: The applicant is investigating the potential to reuse the existing culvert opening that discharges site runoff to Mill Brook. Further details will be provided once the feasibility of the potential reuse has been determined. The pavement section detail on plan sheet C-901 has been revised to show a 1-1/2" top course.

10. **BETA 1:** The bridge plan submitted shows a proposed deck slab built on the existing walls. It appears this type of construction will avoid impacts to the floodplain however no elevations are provided on the plan. As the design develops revised plans should be submitted showing proposed elevations including the bottom of deck elevation and the floodplain elevation, the extent of work required to the existing walls should be further detailed.

RESPONSE: Nitsch Engineering, the bridge designer, has confirmed that the bridge deck and all utilities mounted below the deck will be above the flood plain elevation. Please see the attached email from Nitsch to Bohler dated March 19, 2021.

16. **BETA 1:** The analysis has been updated and appropriately reflects runoff from the roof areas. It is noted that a new 15" outfall is proposed into Mill Brook for the roofs from Buildings 1 & 3. A new 12" outfall is proposed into Mill Brook for the roof from Building 2. Confirmation should be provided demonstrating that runoff from these new outfalls is clean and does not require treatment.

RESPONSE: Runoff from these new outfalls is clean and therefore does not require water quality treatment.

19. **BETA 1:** Architectural plans should be submitted to the Board to confirm the location of floor drain connections.

RESPONSE: Architectural plans will be submitted as part of the building permit application and will show locations of floor drain connections. As previously noted, all floor drains will be connected to the sanitary system.

20. **BETA 1:** The proposed filter strip will provide improved water quality treatment for this area. The installation of the filter strip needs to be coordinated with proposed landscaping features in the area. Maintenance requirements for the filter strip should be included in the O & M plan.

RESPONSE: This filter strip will be coordinated with the landscaping within the area. Please refer to the enclosed updated Drainage Report that includes a filter strip within the O&M Plan.

24. **BETA 1:** Final plans showing the utility connections should be submitted to the Board.

RESPONSE: Utility connections are shown on the enclosed plans. Architectural/MEP Plans will be submitted as part of the building permit application.

25. **BETA 1:** Final plans showing the sewer connection should be submitted to the Board.

RESPONSE: Utility connections are shown on the enclosed plans. Architectural/MEP Plans will be submitted as part of the building permit application.

26. **BETA 1:** The CMP will be reviewed once it is submitted

RESPONSE: The Construction Management Plan is being developed at this time. It will be submitted to the Town prior to applying for a building permit.



In the event you require additional information, please contact us at any time. We thank BETA for its comments and the Board for its time and efforts.

Very truly yours,

A handwritten signature in black ink, appearing to read "Randy Miron".

Randy Miron
Project Manager
Bohler

cc: Marta J. Nover, Vice President (via email)
William P. McGrath, PE (via email)
Patrick Hanlon, Vice Chairperson (via email)
Jenny Raitt, Director of Planning and Economic Development (via email)
Rick Vallarelli, Administrator (via email)
Kelly Lynema, Senior Planner (via email)
Paul Haverty, Esq. (via email)

**APPENDIX TO COMPREHENSIVE PERMIT
BETA April 22nd, 2021 Response Letter**

Exhibit No. Exhibit

- 1 Drainage Report, by Bohler, dated 5/5/21

- 2 Civil Site Plan Set, 16 plan sheets, by Bohler, revised 5/13/21

- 3 Fire Truck Exhibit, by Bohler, dated 5/13/21

- 4 Nitsch email to Bohler dated March 19, 2021 RE: Flood Plain Elevation

END of ATTACHMENTS LIST