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Symmes Neighborhood Advisory Committee Minutes 01/10/2005

MINUTES

SYMMES NEIGHBORHOOD ADVISORY COMMITTEE (SNAC)

MEETING OF January 10, 2005 ; Senior Center

SNAC MEMBERS PRESENT (alphabetical order): Sandi Bourgeois, Terry Dash (Chair), Paul Morrison.

OTHERS PRESENT: Patrick McMahon (Symmes Redevelopment Associates (SRA)), Jake Upton (SRA), Kevin O'Brien (Arlington Development Office), Deborah Dill, Lee Ellis, Barbara Miller.

6:10 Meeting called to order.

- Most recent (Jan 7, 2005) NPP (Neighborhood Protection Plan) is NPP#3.
- PatrickM hands out a few items for review: Town's office of the Board of Health Demolition Inspection Checklist, Dept of Community Safety Inspection Division's Demolition Sign-Off Sheet, Mass Regulations Chapter 33 (780.3301.1 - 3315.0, Town's By-Laws excerpt: Article 12 on Noise Abatement (per 12/7/98).
- PatrickM mentions safety; notes Suffolk Safety Coordinator position.
- PaulM asks about 30 day window for identifying damage due to blasting. It had been suggested in a previous meeting with neighbors that consideration be given to extending the window of time. PatrickM reported having talked with the Fire Department and the Mass Exec Office of Public Safety. PatrickM reported that the 30 day period is related to underwriting and is incorporated into the Mass Regulations on the matter - thus not to be changed.
- ❖ It is noted that PatrickM will see that the NPP includes that the neighbors will be specifically notified at the time when the 30 day clock starts. And the document will be sure to emphasize the 30 day window so that neighbors are aware and do not get caught by surprise on the timeframe.

6:20 On to discuss the timing of work

- PaulM brings up matter of the hours of operation and the concern for the neighbors, particularly those who work in their homes or who are retired or others who are home during the day. TerryD brings up the negative impacts on the neighbors of Saturday construction.
- PatrickM points out the need for Saturday work in order to help keep to the construction schedule. He notes there is a sequence of work done by the different tradesmen involved. There are "General Conditions" for the work which they pay for - disruption or delay can a) delay the overall work and b) cost them money.
- LeeE notes that it is important to note the difference between indoor versus outdoor work - from which we can gather that indeed indoor work might be quieter.
- JakeU notes that it is the "site work" that we are concerned with here - the noise and problems of the demolition and the construction. He notes that it is important to know that this site work will be limited in duration. It could be 6-9 months. However, the phasing is not known yet.
- PatrickM notes that there are activities that can be avoided for Saturdays. At present, the matter of what work is done on Saturdays is left to Fish' "best effort" to keep the noisy work away from the weekends.
- DeborahD mentions rock processing and says the noise will be intolerable. She notes recent experience with crushing done on a site in a neighborhood on Gray Street.
- BarbaraM asks about the location of trailers on the site. Where are they going to be - concern over noise, chatter, etc. JakeU notes that there is no smoking on site.

6:45 On to other topics.

- DeborahD asks about the recycling of construction waste on site (NPP p.3). JakeU and PatrickM noted that this would be materials that would be reprocessed and added to the site, like dirt, bricks, asphalt, concrete. This is not window frames etc.
- DeborahD notes mention of Diversified (NPP p.5). She asks if this is a 3rd party and is concerned that this is paid for by Fish and that they may be prejudiced - i.e. that the developer might be watching itself. KevinO notes that this is not the 3rd party oversight that has been mentioned. The 3rd party oversight may come from the town's building inspector's office getting

added help. The building inspector could be in a position to identify added needs to get the job done. He notes further that the Town's building inspector will be on site every day.

- JakeU notes that Diversified does its work based on state regulations. So, while employed by Fish, they answer to higher organizations outside of Fish to keep their license.
- KevinO notes that there are 3 licensed Site Professionals (LSP) looking into the environmental impact on the site: Lahey's Arlingtos' & Fish's.
- PatrickM notes that the LSP s behold to the DEP's Mass Contingency Plan.
- JakeU notes that there is a lot of pressure being applied to keep within DEP standards.
- PatrickM will provide SNAC with a copy of the contract with Diversified.

7:30 Other topics

- SandiB asks how will a site fence be in place if the hospital is still open for business during the work. JakeU notes that this will be hard to do, but the solution will reflect needs based on the final decision on phasing the work.
- ❖ SandiB asks how will neighbors be notified for utility shut-offs and that the means of notification should be reflected in the NPP.
- SandiB notes here concern about pest control and potential for harm to neighborhood pets and woods' wildlife.
- SandiB asks about demolition and use of water to control dust - it is clarified that water would not be used if outdoor temperatures were such that the water would freeze.
- TerryD hands out copies of the Berry/Harvard Construction Plan; also hands out her email of comments on the NPP.
- JakeU notes that Fish updates their construction schedule monthly, and that there is a log of activity.
- TerryD asks for an overall increase in the level of detail in the NPP.
- BarbaraM mentions trees - can the buffer wooded areas be protected in advance? Perhaps fences could help.
- BarbaraM asks about the debris on the site, and the use of the word 'reasonably' in the NPP with respect to clean-up.
- BarbaraM asks about recycle - concerned that stuff is not dumped over the hillside into neighbors yards.
- JakeU notes that use of "rip-rap" to help buttress a hillside and that this will be used - of note is on the Summer Street side - he suggests it has some aesthetic value than cement wall.

7:30 JakeU and PatrickM and KevinO excuse themselves to go to ARB meeting.

7:30 A plan is made to try to finish the NPP by the end of JANUARY.

• Other To-Dos include:

1. contact other town agencies and see about status
2. check on access to a lawyer to assist in any appeals process
3. consult with Tom Murray when needed (not stat)
4. Deal with Transportation Issues
5. Create a general Communications plan for the neighborhood
6. Address the Warrant Article that John Fitzmaurice has put out
7. Review the 18 zoning regulations
8. check on buffers and whether included in the Conservation restriction
9. Update the Selectmen (perhaps at time of Sp Permit Application?).

➤ Next Week we will look at the Communication Plan, Transportation Issues, Special permit Review.

Jan 10, 2005 SNAC MINUTES – per P. Morrison