

MEMORANDUM

TO: Milton Planning Board

CC: W. Clark, T. Czerwienski

FROM: Edward J. Corcoran

DATE: June 8, 2015

**SUBJECT: Woodmere at Brush Hill
Response to Comments of May 28 Public Hearing**

The following is a set of responses to questions and other comments raised at the start of the public hearing for the Woodmere at Brush Hill Project. We look forward to further discussion with the Board.

1. How much earth moving is required? Do we have a calculation of fill to be removed/delivered from the site?

R. We have planned to move and retain fill on site to the extent feasible. However, there will be a net amount of approximately 13,500 cubic yards of fill that will be delivered to the site. There is an approximately 4,000 cy yards import associated with the roadways and an approximate 9,500 cy import associated with the grade of the units.
2. Do we need all of the parking spaces?

R. Yes. We recognize that we are providing a substantial number of spaces relative to the requirements of the site; however, as we indicated at the hearing, the developer is often asked to increase the volume of parking.
3. The retaining wall around the large tree is shown as block and not stone.

R. As discussed at the hearing, the requirements for a foundation for a masonry stone wall would have the potential to damage the root system of the large beech. In order to minimize damage to this tree's root system, we are requesting a waiver of the requirement for a masonry stone wall in favor of a wall comprised of simulated stone block & geofabric grid material.
4. Do we have cut sheets/photometric plans for the street and building light fixtures?

R. Yes. Attached are cut sheets and photometric plans for the 3 street lights and the lights on the stone wall entry columns. Photometric plan information for the light fixtures on the buildings is not available from the manufacturer, however we are willing to commit to covenant in the Special Permit and the Condominium Master Deed that all exterior building fixtures must be 'downward casting' and 'dark sky compliant'.

5. Can we provide a description/rendering of 9' fence proposed for rear of the site? What materials will we use? Can we provide a cut sheet?

R. Yes. Please see attached.

6. Size and location of affordable units.

R. As discussed at the hearing, based on our current experience with Mass Housing and DHCD, we are confident that the proposed location and type of affordable units will be acceptable to DHCD. The applicant has developed in similar formats in other communities. If necessary, and as required by DHCD, the applicant is prepared the finish some or all of the basement areas in the affordable units to increase the living area square footage to be more equivalent to the market rate units.

7. What is the strategy for raising elevations? Can we lower elevations to reduce the fill required in order to preserve some of the trees in the center of the property?

R. The final site elevations are driven by the topography of the site and the elevation limitations of the existing municipal services in Brush Hill Road. We need to ensure that sewer, stormwater and other utilities can be successfully accommodated, and basements need to be at elevations such that they will not be subject to ground water infiltration. There are a number of fixed constraints that had to be taken into account, including the existing mansion and the fact that lowest areas of the property are located proximate to the Brush Hill Road frontage. The stormwater and sewer are gravity-fed systems; the elevation changes proposed are the minimum necessary to allow each to function.

8. Can we provide full-sized plans identifying major site features? Can we x-out trees to be removed on the existing conditions plan?

R. We did provide full-sized plans. Unfortunately, we are unable to x-out all trees to be removed but we are able to produce a plan that depicts the limits of clearing. That plan is entitled Limit of Clearing Plan, Sheet 4c, dated June 8, 2015.

9. Can we survey the open space? Provide survey coordinates for the open land?

R. We are not able to provide a survey of the Open Land. The Open Land will be substantially as shown on the Open Land Plan, Sheet 4a, dated June 8, 2015. The Open Land will contain approximately 2.90 acres of land area (approximately 33.8% of the Site). The Open Land comprises all of the buffer areas between the Site and Brush Hill Road and the Site and abutting properties on the Dana Avenue, Cushing Road and City of

Boston edges of the Site, as well as a significant portion of the Site that is inside of Road B. The Open Land will be suitably maintained, cleared of invasive species and landscaped in harmony with the terrain of the Site. The Open Land will be owned and maintained by the condominium association and shall be kept in an open, landscaped or natural state, free of invasive species, and shall not be built on for commercial or residential purposes, nor shall it be used or developed for accessory uses such as parking or roadway. Once the project is complete, the Open Land will be surveyed and specifically identified on the final as-built plan, which will be an exhibit to the documents establishing the condominium association.

10. Can we provide survey coordinates for buildable pods or describe how each building pod will be located?

R. We are unable to provide survey coordinates for the buildable pods. Building pods will be located substantially as shown on the Building Pod Plan, Sheet 4b, dated June 8, 2015. Building pods will contain the townhouse units, porches/patios, driveways and walkways, but will not include landscaped (yard/lawn) areas. Landscaped areas are all part of the “Common Open Space” of the condominium and shall be maintained by the association. Building pods will also include a small envelope extending 1’ to 2’ beyond the exterior walls of the dwellings themselves. Once each building pod is complete, survey descriptions and as-built plans will be prepared and attached as exhibits to the Unit Deeds to each unit.
11. Can we provide information regarding the size of yards, decks/patios?

R. Each unit will contain an exterior patio or porch attached to either the rear or side of the buildings, as shown on the Site Layout Plan. There will be no private lawn or garden areas. All landscaped areas that are not included as part of the Open Land, will be part of the common area of the condominium and will be maintained by the association.
12. Can we provide a list and samples of building materials? Can we provide a blown up version of the plant schedule that is shown on the Street Tree and Buffer Planting Plan (Sheet 14)?

R. A descriptive list of building materials with photographs, cut sheets and the like will be provided. Copies of the plant schedules are attached.
13. Can we place bollards in front of the hockey stick?

R. Bollards are proposed in front of the hockey stick at the Cushing Road. In addition, in response to requests from the Cushing Road abutters, the walking path will be removed from the hockey stick, unless the town determines that a walking path is necessary. The site plan will be modified accordingly.
14. What are the ground water elevations? Have we located test pits on the site plan?

- R. Test pits have been located on the Existing Conditions Plan (Sheet 3) and ground water elevations have been identified and were discussed.
14. There is a natural depression on the site. What is the plan to minimize grading with respect to the depression?
- R. The plan is to minimize grading except as necessary to allow for the controlled release of stormwater and its management.
15. The neighborhood is concerned about the proposed opening to the site and its appearance from Brush Hill Road. Can we eliminate the sidewalk and modify other features shown on the Entrance Elevation and Landscape Plan (Sheet 15)?
- R. We are open to modifications except that the width of the entire opening must remain as proposed at 32' and the width of the roadway (Road A) must remain at 22'. We will leave the need for sidewalk to the discretion of the town. If appropriate, we are prepared to replace the vertical granite curbing with sloped granite, eliminate the sidewalk to Brush Hill Road and place a cobble apron in the radius at the juncture of the proposed road and Brush Hill Road.
16. Can we move the mail building so that it is not visible from Brush Hill Road.
- R. We are unable to move the mail building, but can turn it 90 degrees so that the door into the building faces to the left rather than directly at Brush Hill Road. We will also install lattice or trellis treatment with vines to mask its presence.
17. Can we agree not to use stucco treatments on the buildings that face Brush Hill Road (#1, #11 and #12)?
- R. This is a matter of taste. We are fine with not using stucco on these buildings.
18. Will we consider extending the rear fence along the side of the Moses property out to Dana Avenue?
- R. Yes, if necessary, although we may propose a shorter version of the same fence (perhaps 6' tall).
19. Will we agree to a truck route to limit trucks on Brush Hill Road?
- R. We will work with the town in this regard, but believe that it is neither appropriate nor feasible to require truck deliveries to enter Milton via Dana Avenue. Dana Avenue and other roads in Boston, are narrow and subject to high volumes of on-street parking. It is likely that Boston Police will force trucks to stay out of that area.

Attachments

1. Open Land Area Plan, Sheet 4a, dated June 8, 2015
2. Buildable Pod Plan, Sheet 4b, dated June 8, 2015
3. Limitation of Clearing Plan, Sheet 4c, dated June 8, 2015
4. Exterior Material and Product Specification
5. Woodmere – Buffer Plant List
6. Woodmere – Dupee House Plant List
7. Woodmere – Typical Unit Plant List
8. Trex Fencing Spec Sheet and Architectural Drawing Sheet
9. Providence MicroCore Cut Sheet for street lights
10. SPJ Lighting Cut Sheet for front entry column lights
11. Progress Lighting Cut Sheet for wall mounted lights (No. P5759-33)
12. Progress Lighting Cut Sheet for wall mounted lights (No. P5759-46)