

1-7-04
Approved ZBA

Terry Morris

From: Jmconnolly [Jmconnolly@wccinsurance.com]
Sent: Tuesday, January 06, 2004 4:38 PM
To: Maureen Liberatore
Cc: Terry
Subject: ZBOA 1-7-04 Meeting Emerald Development and 343 Summer St.

Maureen! I am unable to attend in person, but it is my hope that you can advise the members of the ZBOA at the meeting on 1-07-04, that after a careful review of the Construction Management Plan as submitted by Emerald Development regarding the 343 Summer St. proposed condo site, I am in support of the proposed clarifications/amendments to the ZBA decision.

Kindly advise if the honorable Zoning Board members need additional clarification from me regarding this important project. I will make myself available at your earliest request.

Ward Six Alderman Jack Connolly

John M. Connolly
Wedgwood Crane & Connolly Insurance Agency, Inc.
19 College Ave. POBOX 440313 Somerville MA 02144 USA
(Work) 617-625-0781
(Fax) 617-625-6460
(Pager) 617-430-6671
(Email) JMConnolly@wccinsurance.com

Project Overview

It is anticipated that excavation of the site will begin in the summer 2004. The entire project should be completed and ready for occupancy by early 2006. Before the start of construction, including excavation, the contractor/developer will engage a licensed arborist to conduct a survey of the condition of the trees and their root systems along the rear lot line of its property. Written documentation will be submitted to the Planning Department. The arborist will also be engaged to trim any trees along the rear lot line before excavation in that area.

The contractor/developer will also conduct a survey of the foundations of the abutting property owners before excavation of the site. The findings will be documented and submitted to the Planning Department as public record. Upon completion of the construction, the contractor/developer will survey any damage to the abutting owners' foundations. In the event that the construction activity has caused any damage, the contractor/developer will take all the necessary action to reimburse the property owners for any resultant damage. Should any damage of a more serious nature occur prior to the completion of construction, the contractor/developer will take immediate action to remedy the situation. Test borings and soil samples have been taken on the site. In formation obtained from these borings indicate that no blasting will be required during the course of construction. Furthermore, proximity to the MBTA Redline tunnels would preclude such activity.

Notice will be sent to all suppliers of building materials advising them not to use Elston, St. James or Windom Streets when making deliveries to, or exiting from, the site. The notice will also include directions, both narrative and pictorial, on how to access the site from all four compass points.

Site Control

The existing fence along the entire perimeter of the site will be maintained with gated access during construction. During the framing stage and thereafter the areas immediately adjacent to the front and sides of the building will be used for materials storage. All such areas will be segregated from public access by fencing that will be locked when there is no construction activity on site.

Hours of Operation

To ensure compliance with section 9-116 of the City of Somerville Municipal Code (Noise Ordinance), the normal work day shall begin no earlier than 7:00 AM Monday through Friday. Exterior work shall not extend beyond the hours noted within Section 9-116, and all material deliveries shall comply with the work hours noted therein. It is anticipated that during the excavation stage through the time that the building is closed in, i.e., framed and roofed with windows and doors installed, that work will end at 4:00 PM. It is expected that some work will be performed on Saturdays, to accelerate the project or make up for inclement weather delays. If work is to be done on Saturdays or state/federal holidays that work shall not begin before 9:00 AM. Under no circumstances will work be performed on Sundays consistent with municipal ordinance.

Construction Parking

With the beginning of construction, the first priority is to maximize site utilization by excavating for the foundation. Until the foundations are in place, there will only be two subcontractors (sitework, foundations) on site, so that parking demand will be minimal. The owner has obtained a temporary construction access easement from the Dilboy Post along with an agreement to use part of the Post's parking lot to park up 10-12 vehicles. This arrangement should enable the contractor/developer to comply with the requirement that neither the contractor nor any subcontractors park on residential side streets.

Once the foundation is excavated, formed, poured and backfilled, there will additional space around the buildings from which to stage the lumber drops. Since the foundation will also house the parking garage, the parking garage should provide space for parking as many as 20 vehicles at this stage, which should be more than enough to accommodate the need on site without detrimental impact on the neighborhood.

In the event, that construction requires any on-street workspace, the contractor/developer will secure the necessary permits from the Traffic & Parking and Public Works Departments. The contractor/developer will also replace any or all of the sidewalk along Summer Street, if damaged by its construction activity.

Contact Person

The Contractor/developer will employ both a project manager and site superintendent. The site superintendent will be on site every day to direct the operation and coordinate the activities of the sub-contractors. He will be the first line of response to deal with unforeseen circumstances. The project manager has overall responsibility for completing the project in a professional and timely manner. A current list of contact names and numbers will be submitted to, and maintained with, the Planning Department and the Ward Alderman.

Amendments to the Plan

This Plan is intended to establish a baseline condition for protection of the neighborhood from the possible adverse effects that may result from, or during, construction. It may be augmented from time to time as circumstances warrant.