

CONSTRUCTION OPERATIONS, IMPACTS & MITIGATION MEASURES

This document highlights the parameters of construction operations at the Symmes site; the impacts relative to the redevelopment of the site; and the mitigation measures that Symmes Redevelopment Associates (SRA) will undertake to protect the surrounding neighborhood.

This section is as comprehensive as possible in its consideration of all foreseen construction conditions and impacts. Every development project is unique and unforeseen issues will inevitably occur during construction that demand immediate attention and resolution. Therefore, SRA has developed a Communication Plan (Section 3) to serve as way for the SRA Team and the community to effectively address any unanticipated issues and problems as they arise.

1. Hours of Operation

All construction work, including deliveries, will occur only within the following hours:

Monday – Friday:	7 a.m. – 7 p.m.
Saturday:	8 a.m. – 5 p.m.
Sunday:	No construction work will occur

2. Off-Site Activity

No activity shall affect abutting property. If SRA must work on any abutting land, then written authorization must be obtained from the owner and distributed to relevant Town authorities.

Should SRA negatively or adversely impact private and/ or public land or amenities, then SRA is fully responsible for restoring said lands or amenities to existing condition within a reasonable timeframe.

3. Site Cleanliness and Maintenance

SRA will keep a clean site during construction. SRA shall be responsible for the general upkeep and routine maintenance of the entire site to ensure an aesthetically pleasing experience.

Symmes Redevelopment Associates, LLC

65 Allerton Street
Boston, MA 02119
P: (617) 442-0211
F: (617) 442-6121

SRA shall keep wooded buffer zones reasonably free of debris. Damaged plants shall be replaced with the same or similar vegetation.

All dumpsters shall be properly maintained, stored at least 100 feet away from the property line, and protected by a stockade fence with a gate. SRA shall be responsible for regular trash disposal and shall ensure that each dumpster area is properly maintained.

SRA shall arrange with the local disposal company to schedule no early morning service.

All construction material, fill, debris and excavated material shall be stockpiled in areas designated on the Plans. All material shall be stabilized to prevent erosion and control dust. All materials that are not used in conjunction with construction shall be removed from the site and disposed of in accordance with state laws and regulations.

4. Construction Traffic and Parking

All construction vehicles will enter and exist site from Hospital Road. Woodside Lane will be closed to all construction traffic, unless otherwise requested by the neighborhood committee.

All parking during construction will be provided on site. There will be no parking off site.

5. Demolition and Blasting

Demolition, blasting of ledge, and rock processing shall be conducted in a manner that minimizes the impact to the surrounding property owners.

SRA shall adhere to Chapter 33 of the Massachusetts State Building Code: “*Sitework, Demolition, and Construction,*” (See Attachment I).

SRA shall implement a demolition process that includes, but is not limited to, the following mitigation measures:

- Issuance of a written Notice of Intent “to the owner of each potentially affected adjoining lot, building or structure at least one week prior to the commencement of work,” (per Massachusetts State Building Code, 780 CMR 3310.0 *Demolition and Excavation*)

Symmes Redevelopment Associates, LLC

65 Allerton Street
Boston, MA 02119
P: (617) 442-0211
F: (617) 442-6121

- Completion and approval of the Arlington Board of Health Demolition Inspection Checklist (See Attachment II); Checklist mandates identification and remediation efforts of any of the following:
 - Asbestos
 - Mercury Switches
 - Abandoned Chemicals
 - Coolant Gases
 - Batteries
 - Fuels and Storage Tanks
 - Hydraulic Fluids
 - Fluorescent Light Tubes
 - Dielectric Fluids
 - Radioactive Material
 - Building Components Contaminated by Former Site Operations
 - Additional Unspecified Concerns of Materials
 - Dust Control and Animal Control
- Completion and approval of Town of Arlington Inspections Division Demolition Sign-Off Sheet (See Attachment III); Sign-off sheet confirms removal of the following utilities from the Symmes Hospital:
 - Gas Company
 - Electric Company
 - Telephone Company
 - Public Works Cable TV Systems
- SRA shall conduct the demolition process in accordance with additional regulations set forth by Town departments, including, but not limited to, Inspectional Services and the Arlington Fire Department.
- SRA shall comply with all Town and federal rules and regulations.
- Demolition will occur within the aforementioned hours of operation.

SRA shall implement a blasting process that includes, but is not limited to, the following mitigation measures:

- Pre and Post Blasting Analyses/ Survey of all Symmes abutters' residences.
 - Analyses to be conducted by a third party resource
- Issuance of a written Notice of Intent "to the owner of each potentially affected adjoining lot, building or structure at least one week prior to the commencement of work," (per Massachusetts State Building Code, 780 CMR 3310.0 *Demolition and Excavation*)
- SRA shall mitigate noise and vibration caused from blasting by using equipment such as blasting mats.

Symmes Redevelopment Associates, LLC

65 Allerton Street
Boston, MA 02119
P: (617) 442-0211
F: (617) 442-6121

- SRA shall conduct the blasting process in accordance with all regulations set forth by Town departments, including, but not limited to, Inspectional Services and the Arlington Fire Department.
- SRA shall comply with all state and federal rules and regulations.
- Blasting will occur within the aforementioned hours of operation.

6. Dust Control

SRA must apply water and/ or wetting agents on a regular basis, consistent with the wind speed, temperature and relative humidity, to minimize the presence of airborne particles. In instances where the introduction of water is not the ideal solution because of the anticipated work schedule, calcium chloride or synthetic polymers can be used. Dust Control measures must be consistent with Town standards and monitored by the Town building inspector.

All construction vehicles transporting materials/ debris to and from the site must use adequate coverings to keep said materials in the vehicle. SRA is responsible for cleaning from the roadway any material that may not stay inside the vehicle.

SRA shall make provisions to minimize the transport of sediment by water runoff or vehicle tracking onto the paved surface. SRA shall remove sediment from the roads by shoveling or sweeping and properly dispose of said materials. SRA shall clean, as necessary, the entryway to the construction site to prevent the tracking of dirt and dust. Construction vehicles leaving the site must be clean.

7. Noise

SRA shall employ all reasonable efforts to mitigate noise generated on site. Measures should include, but not be limited to, the following:

- Source Control
 - Time constraints
 - Scheduling
 - Noise emission restrictions per Town standards
 - Exhaust mufflers
 - Equipment maintenance
 - Reduced power operation
 - Noise compliance monitoring
 - Ambient sensitive backup alarms, which automatically adjust the alarms noise level to 5 to 10 dB above background noise.

Symmes Redevelopment Associates, LLC

65 Allerton Street
Boston, MA 02119
P: (617) 442-0211
F: (617) 442-6121

8. Lighting

Lighting on site should be so directed as not to shine or glare onto adjacent properties.

9. Pest Control

Prior to any construction activity, SRA shall implement a pest control program on site. The program shall include pre-treatment of work areas and records of the implementation of the program should be kept throughout the duration of construction. Said record should be filed with the Board of Health and any interested party.

The site should be inspected on a regular basis by the Town's relevant authority.

10. Site Safety

SRA shall ask Suffolk to prepare a site-specific Safety Plan prior to the start of construction. (See Attachment IV for Suffolk Safety Plan Overview)

Any workman present in off limits areas or acting in violation of the Suffolk Safety Plan will be identified and reported. Reviews of the conflict will be immediate and, if warranted, will be grounds for removal from the site permanently.

SRA shall erect a fence around the construction site, which will be locked at the end of each workday.

11. Contamination

If hazardous wastes are found on site during construction, SRA shall immediately notify the Board of Health, the Inspectional Service Department, and the Neighborhood Committee. All hazardous wastes removed from the site shall be disposed of in accordance with state and federal laws and regulations. Certificates of proof of disposal shall be furnished to the Board of Health.

12. Staging and Sequencing

SRA shall complete and circulate to the Town and Neighborhood Committee a staging and sequencing plan when the program is finalized.

13. Existing Utilities

SRA shall map out the location of all existing utilities prior to the start of construction. SRA shall notify neighbors at least 2 days in advance of any potential disruption to the utilities in the area.

14. Signage

SRA shall prominently post signage to identify the construction site and off limits areas to the public.

A project sign will be erected in a prominent location and will display construction information and scheduling.

15. Drainage, Storm Water Management and Erosion Control

SRA shall not significantly impact both on-site and off-site drainage and flow patterns and shall maintain said patterns during and after construction.

SRA shall develop, prior to the start of any activity, an Erosion Control Plan, for adequate erosion and sedimentation control. This plan shall be submitted to the Town for approval and must be consistent with federal, state, and local regulations.

If necessary, SRA shall install hay bales around the perimeter of the construction site to control water run-off.

All disturbed areas shall be revegetated immediately following completion of the work.

16. Procedures for Road Improvements

SRA shall be responsible for controlling traffic and policing any work conducted at the entryway of Hospital Road on Summer Street.

Symmes Redevelopment Associates, LLC

65 Allerton Street
Boston, MA 02119
P: (617) 442-0211
F: (617) 442-6121

Construction work related to the entryway of Hospital Road on Summer Street shall be conducted during off-peak traffic hours.

SRA shall be responsible for repairing any road damage as a result of construction activity to the original/ prior-existing condition.

Each instance of damage caused to a roadway must be documented with the SRA, the Town, and the Neighborhood Committee prior to repair.