

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. Yet, 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.

SRA will adhere to all standards set forth in the Massachusetts State Building Code.

1. Hours of Operation

All construction work, including deliveries, will strictly follow the Town By-Law and regular inspection parameters as set forth by Inspectional Services and the Department of Public Works.

2. Off-Site Activity

No activity shall affect neighboring property. If SRA must work on any neighboring 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.

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SRA shall respect all standards of the Conversation Restrictions on-site and keep the 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 local, state, and federal laws and regulations.

Portable restroom facilities shall be located at least 100 feet away from the property line and cleaned on a regular basis.

4. Construction Traffic and Parking

All construction vehicles will enter and exist site from Hospital Road.

Woodside Lane will be closed to all construction vehicles, unless otherwise requested by the Symmes Neighborhood Advisory Committee and/ or the Selectmen's Traffic Advisory Committee.

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

5. Hospital Traffic

Existing medical services may remain on-site during construction. If so, then the site will need to be accessible during the Hospital's hours of operation.

Under this scenario, construction on the lower portion of the site and/ or the reconfiguration of Hospital Road may require temporary (not longer than several days) closures to Hospital Road and therefore, the rerouting of hospital traffic through the Woodside Lane entrance to ensure safe access to the Hospital.

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SRA shall issue a written notice to the Town and the Symmes Neighborhood Advisory Committee (SNAC) prior to any closure of Hospital Road.

Under all scenarios, construction vehicles will use Hospital Road.

6. 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 implement a demolition process that includes, but is not limited to, the following measures:

- Compliance with all local, state, and federal rules and regulations, including those set forth by the Massachusetts Environmental Policy Act (MEPA) and the Massachusetts Department of Environmental Protection.
- 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*).
 - Note: SRA will work with its insurance provider to clearly define “potentially affected adjoining lot.” SRA shall communicate this definition to the SNAC prior to issuance of Notices of Intent.
- 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 utility services from the Symmes Hospital:

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- Gas Company
- Electric Company
- Telephone Company
- Public Works Cable TV Systems
- Compliance with additional regulations set forth by Town departments, including, but not limited to, Inspectional Services and the Arlington Fire Department.
- Issuance of demolition schedule to the SNAC.

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

- Compliance with all local, state, and federal rules and regulations, including those set forth by the Massachusetts Environmental Policy Act (MEPA) and the Massachusetts Department of Environmental Protection.
- 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*)
- Pre and Post Blasting Analyses/ Survey of all potentially affected lots.
 - Note: SRA will work with its insurance provider to clearly define “potentially affected adjoining lot.” SRA shall communicate this definition to the SNAC prior to Pre Blasting Surveys.
 - Analyses shall be conducted by a third party resource.
- Noise and vibration mitigation measures such as blasting mats.
- Compliance with additional regulations set forth by Town departments, including, but not limited to, Inspectional Services and the Arlington Fire Department.
- Arlington Fire Department shall monitor all blasting.
- Blasting within the aforementioned hours of operation, but not after 4 p.m.
- Issuance of blasting schedule to the SNAC.

7. 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.

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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.

8. Noise

SRA shall comply with the Town By-Law (Article 12 – Noise Abatement) and employ all reasonable efforts to mitigate noise generated on site. Measures should include, but not be limited to, the following:

- Source Control
 - 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.

9. Lighting

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

10. 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 Town of Arlington Animal Control Officer, the Board of Health and any interested party.

The Town's Animal Control Officer should inspect the site on a regular basis.

11. Site Safety

SRA shall ask Suffolk to prepare a site-specific Safety Plan prior to the start of construction.

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.

12. Contamination

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

13. Staging and Sequencing

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

SRA shall issue monthly construction schedules to the SNAC.

14. 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.

15. Signage

SRA shall prominently post public 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.

16. Drainage, Storm Water Management and Erosion Control

SRA shall comply with all local, state, and federal rules and regulations, including those set forth by the Massachusetts Environmental Policy Act (MEPA) and the Massachusetts Department of Environmental Protection.

SRA shall not significantly impact both on-site and off-site drainage and flow patterns and shall maintain and/ or improve 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 local, state, and federal 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.

17. 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.

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.

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Each instance of damage caused to a roadway must be documented with the SRA, the Town, and the SNAC.