

Development Review Team Meeting

October 3, 2018

Eaton Lakeview Apartments 40B

Staff Present:

Town Manager Bob LeLacheur, Assistant Town Manager Jean Delios, Community Development Director Julie Mercier, Staff Planner Andrew MacNichol, Public Safety Officer Michael Scouten, Fire Captain Rick Nelson, DPW Director Jane Kinsella, Town Engineer Ryan Percival, Conservation Administrator Chuck Tirone, Health Agent Laura Vlasuk, Administrative Specialist Kristen Grover, Housing Coordinator Laurie Stanton

Applicant / Development Team:

Guy Manganiello, Steven Gribbin of CDA Architects, Attorneys Ted Regnante and Jesse Schomer, Traffic Engineer Kim Hazarvartian and Engineer Chris Sparages of William & Sparages were present on behalf of the application.

The development team acknowledges the Town's two-year Safe Harbor status, and has expressed ongoing interest in working with the Town and the Zoning Board of Appeals (ZBA) throughout the public hearing process, which is set to begin on March 7, 2018. The Applicant has agreed to extend the standard 180-day ZBA timeframe for reviewing Comprehensive Permits out to 12-14 months, to approximately February 2019.

Project Summary:

The Applicant is proposing to redevelop 6 parcels of industrial and residentially-zoned land totaling approximately 4.3 acres at the corner of Eaton Street and Lakeview Avenue with an 86-unit 40B project which will include 3 affordable for-sale units and 19 affordable rental units available to households earning at or below 80% of the Area Median Income. The 86 units will consist of 12 for-sale townhouse units and 74 rental units in two buildings of 12 units each and one 50-unit building. The project will provide a total of 135 parking spaces (116 surface spaces and 19 garage spaces); 10 of the surface spaces will be 'land banked' and only paved if needed. A one-way/two-way access drive aisle and a system of paths / sidewalks will enable vehicular and pedestrian circulation throughout the site. A community space and mail room are proposed in the 50-unit building. New fire, water, sewer, electric and gas connections are proposed; stormwater will be managed via underground infiltration chambers.

Portions of the site contain wetlands, wetland buffers, 100-year floodplain and riverfront area. Overall, the site is approximately 81% upland and 19% wetland and floodplain. The proposed project encroaches into the 100-foot wetland buffer and as well as the floodplain and riverfront area. The rear of the site along Walkers Brook will be graded to achieve separation from groundwater requirements.

Please note: these notes include feedback provided at previous DRT meetings.

| DPW/Engineering | |
|------------------------|---|
| | Comment |
| 1. Lakeview Ave | Whole length of Lakeview Ave will be upgraded so Town can take it by Eminent Domain. A sidewalk will be added to one side of Lakeview, with granite curbing on both sides, and other practical improvements (i.e. ADA) as required. Paper street at end of Lakeview will be paved to create a connection between two resulting development parcels. Upgrades to Lakeview will be done after 40B project is constructed. Town will need 6 months notice to prepare for Town Meeting. A survey of existing conditions has been submitted and a cross section for the proposed roadway will be provided for the October ZBA meeting. |
| 2. Eaton Street | Proposal only includes patching for utilities and adding a sidewalk along property frontage. The Applicant shall consider re-doing whole street as benefit to neighbors. |
| 3. Water/Sewer | Existing water and sewer in Lakeview and Eaton will be extended and tie into the sprinkler room in each building. |
| 4. Sewer Calcs | Calculations shall be provided showing that system can handle additional flow. Capacity analysis will be scheduled when weather permits. |
| 5. I/I Fee | Fee will be required and is twice the flow x\$4.00. |
| 6. MS4 Permit | Project shall adhere to new MS4 permit effective July 2018, including TSS removal standards. No phosphorous fertilizers are allowed. |
| 7. Stormwater | System will include a series of BMPs including deep sump catch basins, pre-treatment oil-water separators, and subsurface infiltration chambers. Applicant shall consider LID features and rain gardens. Applicant shall ensure 'land banked' parking area is accounted for in stormwater design. |
| 8. Natural Gas | Will need to be extended for project. |
| Fire | |
| | Comment |
| 1. Drawings | Full size drawings required for comprehensive plan review. |
| 2. Turning Radius | Truck turning movements were accounted for in design. Two-way drive aisles will be increased to 24' wide for emergency access. |
| 3. Hydrants | Existing hydrant is centrally located. Locations have been confirmed and will be shown on new revised plans. |
| 4. Water Main | Determine whether water main is sufficient size to handle Fire flow. |
| 5. Sprinklers | Buildings, including the 4-unit Townhouses, will be fully sprinklered with standpipes in stairwells and will include sprinkler rooms. |
| 6. Hookups | Locations for Fire/water hookups require review and approval. |
| 7. Amplifier | Directional amplifier for communicating out will be required - Fire & Police frequencies. |
| 8. Gas Meters | Shall be in designated place on exterior of building. |
| 9. Dumpsters | 3 proposed at the ends of drive aisles at corners of site, will be covered and meet BOH regulations – minimum 10' from buildings. |
| 10. Snow Removal | Fire access must be maintained at all times. If/when needed snow will be hauled off site. |
| 11. Gas Grills | Gas grills not allowed on balconies; association documents shall prohibit them. Hard piped gas grills will need to be approved for the outdoor areas if proposed. |
| 12. Knox Box | Knox box will be needed for multi-family buildings. |
| 13. Elevators | Applicant will consider adding 2 nd elevator to 50-unit building for safety reasons. |
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| Police | |
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| | Comment |
| 1. Traffic Volume | Traffic volume high in this area due to Market Basket. |
| 2. Parking | Town currently has no regulations on Lakeview Ave because it's private; this may change once road is adopted by Town. Visitor/Event parking will be accommodated on site. |
| 3. Loading | Developer has requested a waiver from providing loading zones. No specifically dedicated loading and unloading spaces have been provided; loading can be accommodated within the "loading area option" spaces shown on the revised plans. |
| 4. Const. Hours | General Bylaw Section 8.9.8 outlines construction hours allowed in Town. |
| Planning / Housing | |
| | Comment |
| 1. Pedestrian Access & Lakeview Ave. | Improving Lakeview Avenue so that it can become a public road will make the whole neighborhood better. Applicant also encouraged to think beyond site boundaries and Lakeview Avenue, and to incorporate pedestrian improvements that make it safer for residents/abutters to walk to shopping areas at General Way, New Crossing Road, and Walkers Brook Crossing. Pedestrian bridge across Walkers Brook from project site to Walkers Brook Crossing is strongly encouraged. Important that this project and its residents not be isolated from services and auto-dependent. |
| 2. Transit Alternatives | Consider accommodating EV charging, Zip Car, and additional bike storage in garage. Provide space for Uber/Lyft/Taxi pick-up/drop-off on site. |
| 3. Elevations | Townhouses and rental buildings appear to be lower in mass due to sloped roofing and architectural style. Elevations depicting project in relation to Jordan's Furniture retaining wall, and as both sites relate to Walkers Brook may still be helpful. Color presentation important for ZBA hearing. |
| 4. Paper Street | Provide more information regarding extent of paper street. |
| 5. Pavement | Explore ways to reduce paving on-site, such as one-way access, removal of surface parking (potential to build it later if needed done). |
| 6. Snow Storage | Will be provided in grassed area abutting Lakeview Apartments. If/when needed snow will be hauled off site. |
| 7. Trash/Recycling | 3 Dumpsters proposed at corners of site. Details of inside trash/recycling rooms TBD, will be huge component of development program. Dumpster for townhouses moved away from Eaton Street abutter. |
| 8. Parking | 135 spaces total; 125 spaces to be constructed initially, with 10 spaces 'land banked' for later if needed. Garage access restricted to Townhouse residents. Visitor/Event parking will be accommodated on site. |
| 9. Traffic Study/ Comprehensive Analysis of Area | Full traffic peer review completed. Study scope included intersections at Lakeview/WBD, John/WBD, Eaton/Pleasant, Eaton/Salem, Eaton/Green, Lakeview/Beech, Green/Beech and John/Green. Study includes 2017 condition, 2024 no-build, and 2024 build analyses, and did not take credit for existing or prior uses on site. Two outstanding issues remain: (1) Sight lines exiting onto Lakeview Avenue, which can be remedied by removing one section of fence at Lakeview Apartments (coordination with abutter needed); and (2) Improving traffic flow along entire Walkers Brook Drive corridor, which will require a comprehensive analysis & potential redesign. Staff working on scope of analysis; Applicant committed to contributing funding. Neighborhood does not want a bandaid approach. |

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| 10. Abutters | There have been multiple workshops with the Applicant, neighborhood residents and staff. Applicant shall reach out to management company for Lakeview Apartments re: fence and to ensure they are informed about project. |
| 11. Landscaping & Trees | Applicant will increase buffer and screening to Eaton Street abutter and may add some plantings to abutting property if abutter amenable. Green space increased between project and Lakeview Apartments, will be used for snow storage and planted with trees if desired. Irrigation will be provided for grassed areas and plantings. Retaining walls proposed at edge of site, with a new wood stockade fence along Lakeview Apartments property line. Applicant encouraged to maintain as many trees as possible, especially those that provide screening for abutters and that screen Jordan's retaining wall from site. |
| 12. Lighting | Pole-mounted square lamp LEDs proposed in parking lot. Photometric Plan shows some spillover beyond back edge of building but zero spillover at property lines. Important that lighting not alter resource areas or habitats. Recommended that LED values be adjustable after installation, and that fixtures have cut-off shields. Lighting specs shall be provided by the Applicant. 3000 Kelvin is proposed to prevent blue light effect. |
| 13. Materials / Treatments | Cement board siding with standing seam metal roof components. Materials will last 50-60 years and require less maintenance. |
| 14. Accessibility | Elevator access provided in 50-unit building; ADA compliant units to be provided on first floors of other buildings. Townhouse units not subject to handicap code, only have to be accessible at grade. |
| 15. Affordable Units | 22 affordable units proposed at 80% AMI; 3 ownership townhouses & 19 rental apartments. Rents will include utility allowance. Two regulatory agreements will be needed (ownership & rental). |
| 16. Local Preference | State allows up to 70% of affordable units to be local preference but must be justified. |
| 17. Phasing | Townhouses will be constructed first. |
| Conservation | |
| | Comment |
| 1. NOI | Notice of Intent will be filed with Conservation Commission in October 2018. |
| 2. Wetlands | No work proposed within 25' of the Bordering Vegetated Wetlands (BVW) on site, but retaining walls proposed within the 35' buffer. |
| 3. Path | Consider adding path at rear of site connected to Lakeview Apartments path (a la "fitness path" at Johnson Woods). Backyard may need to be fenced off. |
| 4. Dumpster | Dumpster enclosure and maintenance plan needed to ensure trash stays out of wetlands. |
| 5. Habitat Value | Wetlands Protection Act requires that habitat value be maintained; removing trees will adversely impact habitat value on the site. |
| 6. Tree Removal | Trees will be removed from the BVW buffer area; Planting Plan will be needed. |
| 7. Snow Storage | Soil under snow storage area may need to be amended in order to infiltrate snow and drain quickly so as not to runoff into parking lot. |
| 8. 21E Phase 1 | Provided to MassHousing; site clean. |
| RMLD | |
| | Comment |
| 1. Pole Line | Pole line between two properties will need to be maintained. |
| 2. Electric Plan | Loads will need to be determined and electric plan reviewed & approved by RMLD. |
| 3. Transformer | Location TBD in coordination with RMLD; may need one for each building. |