

Comment Date	First Name	Last Name	Organization	Opinion	Comments
6/29/2019	Stuart	Elfland		Support	I live about 2 miles from this project right off Dedham St.. I drive by this site everyday on my way to work in Norwood. A residential development will bring stability to the neighborhood. People that live and work here will make this truly a desired place to live. I give this my full support.
7/1/2019	Kevin	McNeil	Home owner	Support	The Gardner st project is a great addition to West Roxbury, and good for Boston residents. To Whom It May Concern: I have two grandchildren who attend Children's Happy Day School at 5 Charles Park Road in West Roxbury. I just became aware of this proposed project at 178-189-197 Gardner Street and Charles Park Road and have a number of questions about the project, including what measures are planned to protect the health and safety of the occupants, including the children, at the day care center. Until these issues are satisfactorily addressed, I would oppose moving forward with this project: 1. What dusts (including silica dust, asbestos and other toxic materials) will be generated in the tear-down phase of the project, the destruction of sidewalks, pavement, buildings, rock structures, etc. and what are the measures planned to prevent these materials from entering the ambient air? 2. What plans are in place for noise control (e.g. will noisy operations be timed to occur when the day care center is closed?) If not - what are the plans for controlling noise such that the children's nap times are not adversely impacted and that constant noise (a stressor to the body) does not adversely affect the occupants of Children's Happy Day School? 3. What is the plan for the canopy (trees) that currently exist around the day care center, and that offer shade to the area? 4. What will be the impact on traffic on Charles Park Road -- both during the construction phase and after the residential housing is built? How will this affect drop-off, pick-up and the travel of children by foot to and from the park and other places to which they currently walk? 5. How will this project impact short-term parking on Charles Park Road that can occur for drop-off and pick-up of children at Children's Happy Day School? 6. What attempts have been made to reach out to the families whose children attend Children's Happy Day School and get their questions, input, etc on this project? 7. Where and how can I obtain all the written plans for this project that have been filed? 8. What is the current process for approval of this project, and what would be needed to place this project on hold until these health and safety issues have been adequately addressed? 9. If and when this project goes forward, is there assurance that it will be conducted with Union labor? Thank you and I look forward to hearing from you very shortly. Sincerely, Nancy Lessin 12 Park Lane Jamaica Plain, MA 02130
7/3/2019	Nancy	Lessin		Oppose	[REDACTED]



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**Re: 178, 189–197 Gardner Street Impact Advisory Group & Public Meeting**

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Julie <[REDACTED]>  
To: Aisling.Kerr@boston.gov

Wed, Jun 12, 2019 at 12:55 PM

Aisling-

I have attended community meetings for several projects on & near VFW Parkway. I live at Park Place Condos at [1216 VFW #38](#). I am unable to attend the Gardner Street public meeting (I'm on the condo board & we have a meeting the same night, very difficult to change that date).

My concern continues to be that VFW Parkway is becoming very overcrowded, not just during rush hour, but from 7 am through 8 pm. Having just had an accident on 128 after being in bumper to bumper traffic for 4 hours, I do not want to see VFW get to the same point. As it is, it's not infrequent during the morning commute to have the Baker Street light backed up to our driveway at 1210.

My concern about developers following through with "off-setting impacts on the neighbors" is exemplified with the apartment complex, Oak Row. During their public comment meetings, they promised that there would be a shuttle set up for taking their residents to the commuter rail station and use of the shuttle would offered to neighbors. I have not seen such a shuttle nor has there been any information about such a service. Trusting that this sort of arrangement will actually be provided after receiving the city's permission to build becomes a failure both in the belief that the city has a concern about the usability of the streets and that there is a system to follow through on promises made to get neighbors' support.

If I could attend the meeting, this is what I'd share. I trust that my comment will be taken into consideration in these deliberations.

Julie McVay  
[REDACTED]

-----Original Message-----

From: Development Review at the BPDA <Aisling.Kerr@Boston.gov>

To: Julie <[REDACTED]>

Sent: Wed, Jun 12, 2019 11:02 am

Subject: [178, 189–197 Gardner Street](#) Impact Advisory Group & Public Meeting

Public meetings hosted by the BPDA

[View this email in your browser](#)



**boston planning &  
development agency**



Martin J. Walsh  
Mayor

## **Article 37 Interagency Green Building Committee**

July 15, 2019

Peter V. Davos  
West Brighton Acquisitions, LLC  
94 Grayfield Avenue  
West Roxbury, MA 02132

Re: 178, 189, 197 Gardner Street - Article 37 Green Building – Comment Letter

Dear Peter V. Davos

The Boston Interagency Green Building Committee (IGBC) has reviewed the Project Notification Form (PNF) submitted in conjunction with this project for compliance with Boston Zoning Article 37 Green Buildings.

The EPNF indicates that the project will use the LEED v4 rating system and commits the project to earning 53 points for a LEED Silver rating. The IGBC accepts the rating system selection and green building LEED point commitment.

The project team is encouraged to demonstrate leadership in sustainability by achieving a LEED Platinum rating. Additionally, the IGBC requests that project team contact utility and state DOE representatives as soon as possible and to maximize utility and state-funding for energy efficiency and clean/renewable energy support of the project.

### **Greenhouse Gas Emissions**

In support of the City of Boston's Resiliency and GHG emissions reduction goals including Carbon Neutral Boston 2050 the IGBC requests the project team prepare a project specific Zero Carbon Building Assessment by modeling a Low Carbon Building with an enhanced envelope and optimized systems strategies, Maximized Solar Energy Systems, and determine any amount of off-site renewable energy required for zero carbon performance including:

- Enhanced Building Envelope – reduced air infiltration (ACH below 0.6), increased opaque curtain wall insulation (below U-0.05), improved vision curtain wall performance (below U-0.20), improved window performance (below U-0.20), tuned glazing with Solar Heat Gain Coefficient (below SGHC 0.30), and increased insulation levels for roof (R-60 c.i.), wall (R-30+ with c.i.), and slab (R-7.5 c.i.) conditions.

- Optimized Building Systems – smaller, more efficient and alternative heating, cooling, dedicated fresh air with ERV (better 80% with MERV 8 filter), and hot water systems that fully consider the improved envelope performance.
- Including an all electrical building and campus solution(s).
- Maximized Solar Energy System – optimize roof design and install Solar PV systems.

Additionally, considering the project location in close proximity to the Charles River, please pursue the Rainwater Management LEED credit.

Please follow up within three weeks (of the date of this letter) with your BPDA Project Manager in responding to IGBC comments and the provision of the requested information and items.

Please let me know if you have any questions or if I can be of any assistance.

Sincerely,

Benjamin Silverman, LEED AP: BD+C  
On behalf of the Interagency Green Building Committee

Cc: Aisling Kerr, BPDA  
IGBC

## MEMORANDUM

**TO:** Aisling Kerr, Project Manager  
**FROM:** John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning  
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow  
Ryan Walker, Smart Utilities Program - Associate  
**DATE:** July 8, 2019  
**SUBJECT:** 178, 189-197 Gardner Street - **Smart Utilities Comments - PNF**

### **Summary:**

Thank you for including the Smart Utilities Checklist in the PNF document. The following comments have been prepared with regards to the Smart Utilities Policy:

1. Please submit the checklist online using the form available [here](#). Completing the form will generate an edit link, which facilitates updating the checklist as the development review progresses.
2. Thank you for your comments regarding AST; we will continue to review this item with the BTD.
3. Thank you for your comments regarding smart street lights; we will continue to review this item with PIC and PWD.
4. Please provide lateral diagrams indicating how all utility infrastructure will be extended to each building from the right-of-ways. If multiple possible scenarios exist and final plans are undetermined, please indicate all possibilities.
5. If major reorganization or installation of utility infrastructure below grade will take place as part of the project, please provide a cross-section diagram indicating how utility infrastructure will be organized under ground. Please refer to the Smart Utility Standard cross-section diagrams.

If you have any questions and/or would like to request a meeting for further discussion, please contact Manuel Esquivel at [manuel.esquivel@boston.gov](mailto:manuel.esquivel@boston.gov) or 617.918.4382.

### **Context:**

On June 14, 2018 the BPDA Board adopted the [Smart Utilities Policy for Article 80 Development Review](#). The policy (attached) calls for the incorporation of five (5) Smart Utility Technologies (SUTs) into new Article 80 developments. Table 1 describes these five (5) SUTs. Table 2 summarizes the key provisions and requirements of the policy, including the development project size thresholds that would trigger the incorporation of each SUT.

In general, conversations about and review of the incorporation of the applicable SUTs into new Article 80 developments will be carried out by the BPDA and City staff during every stage (as applicable) of the review and permitting process, including a) prefile stage; b) initial filing; c) Article 80 development review prior to BPDA Board approval; d) prior to filing an application for a Building Permit; and e) prior to filing an application for a Certificate of Occupancy.

In conjunction with the SUTs contemplated in the *Smart Utilities Policy*, the BPDA and City staff will review the installation of SUTs and related infrastructure in right-of-ways in accordance with the *Smart Utility Standards* (“SUS”). The SUS set forth guidelines for planning and integration of SUTs with existing utility infrastructure in existing or new streets, including cross-section, lateral, and intersection diagrams. The *Smart Utility Standards* are intended to serve as guidelines for developers, architects, engineers, and utility providers for planning, designing, and locating utilities.

In order to facilitate the review of integration of the SUTs and the SUS, the BPDA and the Smart Utilities Steering Committee has put together a *Smart Utilities Checklist* that can be filled out and updated during the review process. Please fill out the parts of the *Checklist* that apply to your project. Make sure to review this *template* first, before submitting the *Smart Utilities Checklist*.

After submission, you will receive:

1. A confirmation email with a PDF of your completed checklist. Please include a copy of this document with your next filing with the BPDA.
2. A separate email with a link to update your initial submission. Please use ONLY this link for updating the Checklist associated with a specific project.

Note: Any documents submitted via email to Manuel.Esquivel@Boston.gov will not be attached to the PDF form generated after submission, but are available upon request.

The *Smart Utilities Policy for Article 80 Development Review*, the *Smart Utility Standards*, the *Smart Utilities Checklist*, and further information regarding the *Boston Smart Utilities Vision* project are available on the project’s website: <http://www.bostonplans.org/smart-utilities>.

Manuel Esquivel, BPDA Senior Infrastructure and Energy Planning Fellow, will soon follow up to schedule a meeting with the proponent to discuss the *Smart Utilities Policy*. For any questions, you can contact Manuel Esquivel at manuel.esquivel@boston.gov or 617.918.4382.

**Table 1** - Summary description of 5 Smart Utility Technologies (SUTs) included in the *Smart Utilities Policy for Article 80 Development Review*

Smart Utility Technology (SUTs)	Summary Description
<b>District Energy Microgrid</b>	Energy system for clusters of buildings. Produces electricity on development site and uses excess “heat” to serve heating/cooling needs. By combining these two energy loads, the energy efficiency of fuel consumed is increased. The system normally operates connected to main electric utility grid, but can

	disconnect (“island”) during power outages and continue providing electric/heating/cooling needs to end-users.
<b>Green Infrastructure</b>	Infrastructure that allows rainwater to percolate into the ground. Can prevent storm runoff and excessive diversion of stormwater into the water and sewer system.
<b>Adaptive Signal Technology</b>	Smart traffic signals and sensors that communicate with each other to make multimodal travel safer and more efficient.
<b>Smart Street Lights</b>	Traditional light poles that are equipped with smart sensors, wifi, cameras, etc. for health, equity, safety, traffic management, and other benefits.
<b>Telecom Utilidor</b>	An underground duct bank used to consolidate the wires and fiber optics installed for cable, internet, and other telecom services. Access to the duct bank is available through manholes. Significantly reduces the need for street openings to install telecom services.

**Table 2** - Summary of size threshold and other specifications for the 5 SUTs advanced in the *Smart Utilities Policy for Article 80 Development Review* (**Note: This table is only for informational purposes. Please refer to the complete *Smart Utilities Policy for Article 80 Development Review* to review the details.**)

	<b>Article 80 Size Threshold</b>	<b>Other specifications</b>
<b>District Energy Microgrid</b>	>1.5 million SF	Feasibility Assessment; if feasible, then Master Plan & District Energy Microgrid-Ready design
<b>Green Infrastructure</b>	>100,000 SF	Install to retain 1.25" rainfall on impervious areas (Increase from 1" currently required by BWSC)
<b>Adaptive Signal Technology</b>	All projects requiring signal installation or improvements	Install AST & related components into the traffic signal system network
<b>Smart Street Lights</b>	All Projects requiring street light installation or improvements	Install additional electrical connection & fiber optics at pole
<b>Telecom Utilidor</b>	>1.5 million SF of development, or >0.5 miles of roadway	Install Telecom Utilidor

**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

July 8, 2019

Ms. Aisling Kerr, Assistant Project Manager  
Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA. 02210

Re: 178-197 Gardner Street, West Roxbury  
Project Notification Form

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed redevelopment project located at 178-197 Gardner Street in the West Roxbury neighborhood of Boston. This letter provides the Commission's comments on the PNF.

The proposed project is located on four parcels of land on both sides of Gardner Street totaling approximately 62,451 square feet. The larger parcel 189 and 197 Gardner Street was recently occupied by a plastic manufacturer and construction contractor. The parcels at 178 Gardner Street have a paved parking area and a residential building. The project proponent, West Brighton Acquisitions, LLC, proposes to demolish the existing structures construction of an eighty eight-unit, four-story residential development totaling 96,000 gross square feet. Eighteen three-bedroom townhouses are proposed at 178 Gardner Street and seventy apartment rental units are proposed at 189-197 Gardner Street. The seventy rental units will include thirty-one one-bedroom units, twenty-one one-bedroom plus units and nineteen two-bedroom units. Amenities will include on-site open air and garage parking for 106 cars, patios, decks and landscaped areas

For water service, the Commission owns and maintains a 12-inch water mains in Gardner Street, the section of the water main that extends to the northwest of the project site is a cement lined cast-iron pipe that was installed in 1966. The section of the water main that extends to the southeast of the project site is a cement lined ductile-iron pipe that was install in 2007. Both sections of water main are part of the Commission's Southern High-Pressure Zone.

For sewer service, the Commission facilities include a 20-inch storm drain and 15-inch sanitary sewer in Gardner Street.

The PNF states that maximum average daily water demand for the proposed project is estimated to be 17,300 gallons per day (gpd) and wastewater generation will increase from 1,410 gpd to 15,730 gpd.

## General

1. Prior to the initial phase of the site plan development, West Brighton Acquisitions LLC, should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at West Brighton Acquisitions LLC's, expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
5. The design of the project should comply with the City of Boston's Complete Streets



Initiative, which requires incorporation of “green infrastructure” into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City’s website at <http://bostoncompletestreets.org/>.

6. The Commission will require West Brighton Acquisitions LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require West Brighton Acquisitions LLC to inspect the existing sewer lines on site by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
7. It is West Brighton Acquisitions LLC’s responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, West Brighton Acquisitions LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission’s water, sewer and storm drainage systems.

### Water

1. West Brighton Acquisitions LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. West Brighton Acquisitions LLC should also provide the methodology used to estimate water demand for the proposed project.
2. West Brighton Acquisitions LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, West Brighton Acquisitions LLC should consider outdoor landscaping which requires minimal use of water to maintain. If West Brighton Acquisitions LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. West Brighton Acquisitions LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. West Brighton Acquisitions LLC should contact the Commission’s Meter Department for information on and to obtain a Hydrant Permit.



4. West Brighton Acquisitions LLC will also be required to install approved backflow prevention devices on the water services for fire protection, mechanical and any irrigation systems. West Brighton Acquisitions LLC is advised to consult with Mr. James Florentino, Manager of Engineering Code Enforcement, with regards to backflow prevention.
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, West Brighton Acquisitions LLC should contact the Commission's Meter Department.

#### Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. West Brighton Acquisitions LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. West Brighton Acquisitions LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

In conjunction with the Site Plan and the General Service Application West Brighton Acquisitions LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
- Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.



- Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. West Brighton Acquisitions LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
  3. The Commission encourages West Brighton Acquisitions LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
  4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. West Brighton Acquisitions LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, West Brighton Acquisitions LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
  5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, West Brighton Acquisitions LLC will be required to meet MassDEP Stormwater Management Standards.
  6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
  7. The Commission requests that West Brighton Acquisitions LLC install a permanent casting stating "Don't Dump: Drains to Charles River" next to any catch basin created or modified as part of this project. West Brighton Acquisitions LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.



8. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

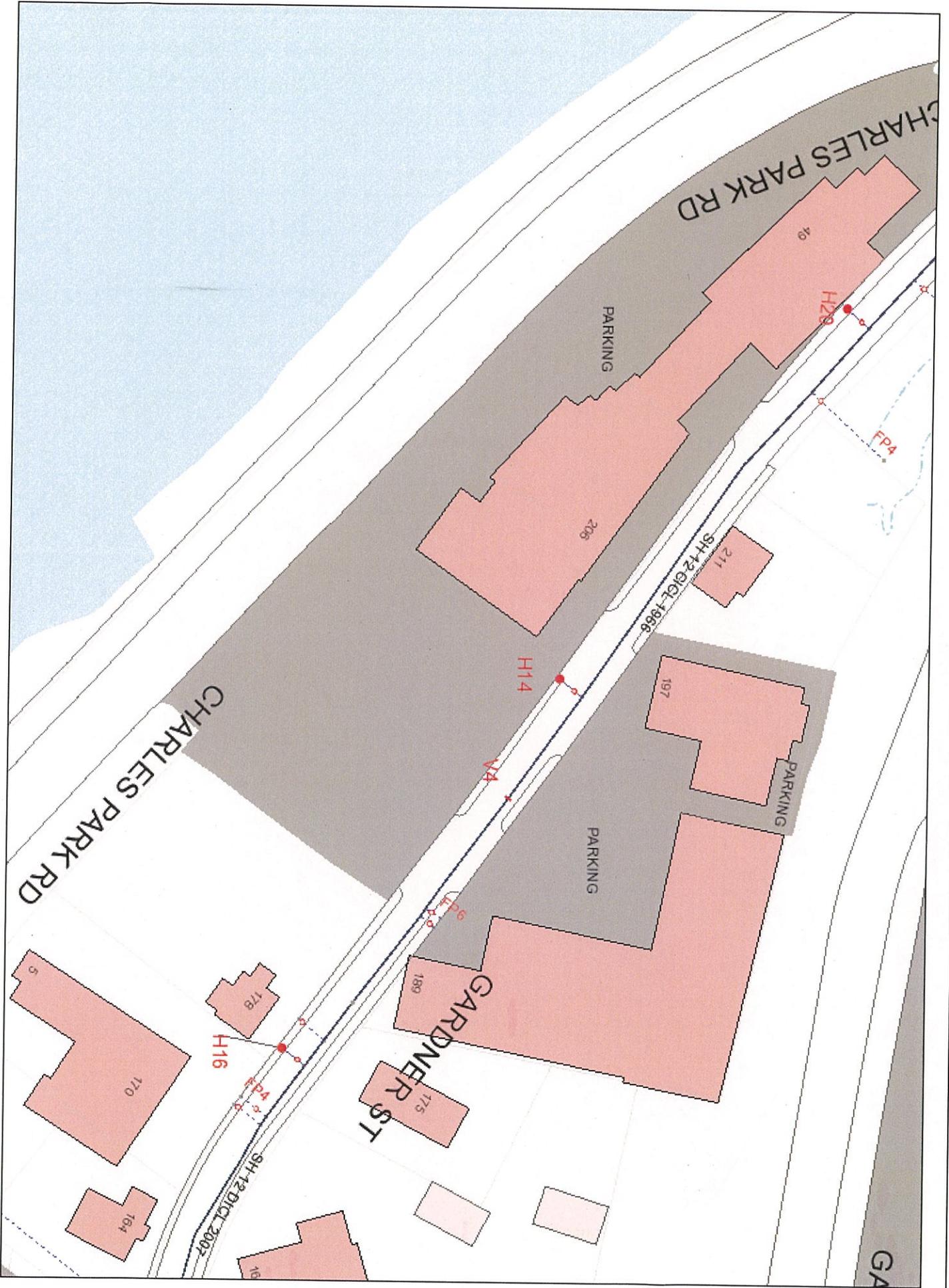
John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

cc: P. Davos, West Brighton Acquisitions, LLC  
M. Zlody, BED via e-mail  
K. Ronan, MWRA via e-mail  
M. Nelson, BWSC via e-mail  
F. McLaughlin, BWSC via e-mail



178, 189-197 Gardner Street, W. Rox



July 29, 2019

Peter Davos  
West Brighton Acquisitions  
94 Grayfield Avenue  
West Roxbury, MA 02132

Dear Peter,

Thank you for meeting with us last week. Please see below a list of questions we would like answered at your earliest convenience. We may have discussed some of these topics, but we would like to have these topics addressed and/or verified so that we can communicate with CHDS parents. Some of the questions were included by a CHDS grandparent in correspondence to the BPDA.

1. What dusts (including silica dust, asbestos and other toxic materials) will be generated in the tear-down phase of the project, the destruction of sidewalks, pavement, buildings, rock structures, etc. and what are the measures planned to prevent these materials from entering the ambient air?
2. Please send CHDS the results of all environmental reports that verify that there are no toxic materials, oil tanks or environmental hazards of any of the development sites/parcels.
3. What plans are in place for noise control and construction safety?
4. What are the impacts to abutting properties (structural, groundwater, environmental, etc.)?
5. CHDS would like the developer to completely remove the invasive species of Norway Maple that is currently on the shared property line (discussed at on-site meeting).
6. What will be the impact on traffic on Charles Park Road -- both during the construction phase and after the residential housing is built? How will this affect drop-off, pick-up and the travel of children by foot to and from the park and other places to which they currently walk?
7. How will this project impact short-term parking on Charles Park Road that can occur for drop-off and pick-up of children at Children's Happy Day School?
8. Please provide your construction management plan (when complete) so CHDS can review the plan operations.

As with the last project, we request that you respond to any outreach (calls or emails) in a timely manner.

Thank you so much.

Helen Rafiy  
Director  
Children's Happy Day School

Cc: Joseph P. Hanley, Esquire, McDermott, Quilty & Miller, LLP  
Aisling Kerr, Boston Planning & Development Agency  
Fernando Cleves, Children's Happy Day School