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June 1, 2016

Mr. Timothy Burke, Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Re: Suffolk Construction Expansion Project

Chairman and members,

As the cohesive business organization in the Newmarket area, representing over 200 members, it is regularly standard procedure for entities to come to us to discuss upcoming projects they are proposing or variances or permits they have requested.

Suffolk Construction, the owners of the property located at 65 Allerton Street, have taken this step with regard to their proposed development. Suffolk seeks to redevelop five (5) parcels of land, collectively consisting of approximately 71,200 square feet, adjacent to their existing headquarters located at 65 Allerton St. The Proposed Project consists of the demolition of four (4) existing structures on the sites and the construction of an approx. 38,000 square foot addition to their existing Headquarters, an expanded parking area for employees, and associated landscaping improvements.

The Issues Committee of the Newmarket Business Association has evaluated the Project and has voted unanimously to support Suffolk Construction and the Project. The design and plans as presented are in keeping with the overall character of the Newmarket area. We applaud the initiative of these developers to revitalize a previously vacant and derelict set of buildings and to provide additional off-street parking for the growing number of employees.

In light of the obvious willingness of the developers to be good neighbors, to upgrade the property from its present state, and to continue to be long-term players in the area economy, **the NBA is pleased to support their development as proposed.** We look forward to their continued presence in the area and support their desire to expand.

Please contact me at 617-233-7565 if you need any further information.

Sincerely,

Susan L. Sullivan
Executive Director
Newmarket Business Association
617-233-7565
suesullivan@newmarketboston.org

cc: Councilor Frank Baker
Councilor Tito Jackson
Mayor's Office of Neighborhood Services



Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

May 18, 2016

RE: 65 Allerton Street, Roxbury MA 02119
Small Project Review Application
Boston Redevelopment Authority

The Disability Commission has reviewed the Small Project Review Application that was submitted for 65 Allerton Street in Roxbury. Since the proposed project is planned to be a vibrant destination area for the employees and visitors of Suffolk Construction, I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

Therefore, in order for my Commission to give its full support to this project, I would like to ask that the following accessibility issues be considered and/or explained:

▪ **Sidewalks:**

- At the intersection of Allerton Street and Magazine Street, an apex pedestrian ramp is proposed. We do not support apex ramps, and would like to ask that this pedestrian ramp, when reconstructed, will be rotated 90 degrees to establish clear pedestrian path of travel with the reciprocal pedestrian ramp on the other side of the crosswalk.
- Will the electric pole at Allerton Street and Magazine Street remain-to-exist?
- Please indicate conditions of surrounding and adjacent pedestrian ramps, including compliancy with MAAB Standards, widths, slopes, materials, areas of replacement or existing-to-remain.
- Please provide details on all walkways and plazas within the Site, including paving materials, widths and slopes.

▪ **Variances:**

- Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

Commission's General Statement on Access:

The Mayor's Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including

Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever “readily achievable” (*“easily accomplishable and able to be carried out without much difficulty or expense”*).

The Commission is available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston's diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.



Kristen McCosh, Commissioner
Mayor's Commission for Persons with Disabilities
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Reviewed by:
Sarah Leung, Architectural Access Project Coordinator
Mayor's Commission for Persons with Disabilities
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**Boston Water and
Sewer Commission**

980 Harrison Avenue
Boston, MA 02119
617-989-7000
Fax: 617-989-7718



May 6, 2016

Mr. Raul Duverge,
Development Review
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02210

Re: 79-91 Allerton Street
Small Project Review Application

Dear Mr. Duverge,

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed Suffolk Construction Office Expansion. The project is located at 79-91 Allerton Street in the Roxbury neighborhood of Boston.

This letter provides the Commission's comments on the SPRA.

The project site currently contains four vacant buildings adjacent to the existing Suffolk Construction Offices. The site of the proposed building and associated landscaped areas is approximately 31,000 Sq. Ft., with a second contiguous parcel measuring approximately 40,200 square feet.

Suffolk Construction proposes to demolish the existing vacant buildings and construct a 38,000 square-foot building adjoining the existing office building. Additional amenities include a ground floor outdoor patio containing a kitchen/bar area, new employee cafeteria, fitness, and wellness center.

The project also includes the expansion of existing on-site parking, providing approximately 74 net-new spaces. As a result, the project will contain up to 348 surface parking spaces.

For water service, the Commission owns and maintains a 12-inch water main in Allerton Street. The water main is served by the Commission's southern low pressure zone.



For sanitary drain service, the site is served by a 10-inch graduating to 12-inch sanitary sewer system in Allerton Street.

For storm drain service, the site is served by an 18-inch graduating to 24-inch storm drain In Allerton Street.

Water usage and wastewater generation estimates were not stated in the SPRA.

The Commission has the following comments regarding the proposed project.

General

1. 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. Suffolk Construction Co. must then complete termination verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers, and storm drains must be designed and constructed at Suffolk Construction Co. 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. To assure compliance with the Commission's requirements, Suffolk Construction Co. must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval. When the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers, and drains which serve the site, proposed service connections, as well as water meter locations.
3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, are 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

4. 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. The Commission supports the policy, and will require Suffolk Construction Co. 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. Suffolk Construction Co. 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. Suffolk Construction Co. should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Suffolk Construction Co. will be required to apply for a RGP to cover these discharges.
7. Suffolk Construction Co. is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.



The Commission will require Suffolk Construction Co. 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 Suffolk Construction Co. to re-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.

8. It is Suffolk Construction Co. 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, Suffolk Construction Co. 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.
9. Activities within the proposed (Facility) may have Standard Industrial (SIC) Codes that the Environmental Protection Agency (EPA) has designated as requiring a Multi-Sector General Stormwater Permit for Industrial Facilities (MSGP).

Suffolk Construction Co. or owner of the facility is responsible for determining whether a MSGP is required. If a MSGP is required the project proponent or owner is responsible for submitting to EPA a Notice of Intent (NOI) for coverage under the MSGP, and for submitting to the Commission a copy of the NOI and Pollution Prevention Plan prepared pursuant to the NOI. If the MSGP designated SIC Codes apply to the project and the project obtains "No- Exposure" Certification from EPA for the activities, a copy of the No-Exposure Certification must be provided to the Commission.

Water

Suffolk Construction Co. must provide separate estimates of peak and continuous maximum water demand for 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. Suffolk Construction Co. should also provide the methodology used to estimate water demand for the proposed project.

1. Suffolk Construction Co. should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Suffolk Construction Co. Should consider outdoor landscaping which requires minimal use of water to maintain. If Suffolk Construction Co. 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.

2. Suffolk Construction Co. 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. Suffolk Construction Co. should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
3. 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, Suffolk Construction Co. should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application Suffolk Construction Co. will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater, or construction debris to the Commission's drainage system when 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 structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.

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.



1. 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. Suffolk Construction Co. 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.
2. The Commission encourages Suffolk Construction Co. to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. 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.
4. The Commission requests that Suffolk Construction Co. install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Suffolk Construction Co. should contact the Commission's Operations Division for information regarding the purchase of the castings.

If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. Suffolk Construction Co. is advised to consult with the Commission's Operations Department with regards to grease traps.



6. 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. If the scope of the project changes to include a vehicle washing station, rinse water from the vehicles is required to go through an oil trap and discharge to the sanitary sewer system.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/es

C: L. Chow, SSC via e-mail
R. Duverge, BRA
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