

Cushing Village Special Permit Condition 12.A - Part IV



Mr. Glenn Clancy

Office of Community Development

19 Moore Street, 2nd Floor

Belmont, MA 02478

January 11, 2017

Dear Mr. Clancy,

Thank you for your time this week. As a follow up to our meeting regarding the issuance of the Demolition Permit, I wanted to articulate the sequencing that was discussed in our meeting with yourself and the representatives from the town departments.

As you are aware, the Demolition Permit Application has been submitted and is under review at this time. During the review of the Demolition Permit Application, there were some concerns raised regarding the demolition of the foundations prior to having the RAM Plan finalized with Mass DEP. We have reviewed the construction logistics on the site in this regard. It was the initial intention to remove the foundations as part of the demolition. We have been able to work with our general contractor, the environmental consultant and site contractor to re-sequence the demolition so that the foundations demolition will occur after the RAM (Remedial Action) Plan has been finalized. Below is further detail on the anticipated schedule and sequencing.

Upon issuance of the demo and street opening permit, the general contractor would mobilize on site with fencing to secure the area, and this will be followed by, or in conjunction with, installing the soil and erosion controls on the site. Once these tasks have been completed, the demolition contractor would commence the demolition of the above foundation structures for a period of approximately 3 weeks. The above grade structures have been cut and capped from a utility standpoint, and the environmental hygienist has confirmed all of the remediation in the building required for demo is complete. This reporting is included in the Demo Permit Application. In addition, as Sage Environmental, our environmental consultant, has confirmed that they take no exception to demolition of the above grade structures, please see the attachment.

We anticipate the site fence and E&S controls occurring end of the week of January 16th, followed by demolition of the above grade structures the latter part of the week of the 23rd. The site demo contractor would then likely need to demobilize for a few weeks before coming back to the site after the RAM plan has been finalized to demolish the foundations. Based on the current schedule for the RAM Plan outlined below, we would anticipate demo on the foundations beginning in early March. At this time we would also be beginning the bulk excavation, dewatering, and shoring on the site in preparation for beginning foundation work in April.

Sage Environmental is in the process of finalizing the RAM Plan which will address the environmental protocols for the site. The draft RAM Plan is anticipated to be completed the week of January 23rd, 2017. Upon publication, the twenty day public comment period required by Mass DEP will commence. We will also be scheduling an information session with the abutters and the Public Involvement Plan registrants in accordance with DEP / PIP requirements in the early part of that week of the 23rd. The plan will have been released, and we will also be discussing the overall sequencing of the project. Sage will respond to the relevant environmental comments

submitted in writing during the public comment period and address them as required prior to the "uploading" the plan with DEP. DEP will review the responses. Based on the current schedule, we would anticipate having the RAM Plan finalized in the latter part of February of this year. At that time, the remediation work can commence.

I believe that this summarizes the intended sequencing and schedule and we look forward to the issuance of the Demolition Permit based on the sequencing outlined above.

Thank you,

A handwritten signature in black ink, appearing to read "Bill Lovett", is written over a horizontal line. The signature is stylized and somewhat cursive.

Bill Lovett

Director of Acquisitions and Development

Toll Brothers Apartment Living

Cc David Kale, Town of Belmont

Jeffrey Wheeler, Town of Belmont

Molly Cote, Sage Environmental

Enclosure



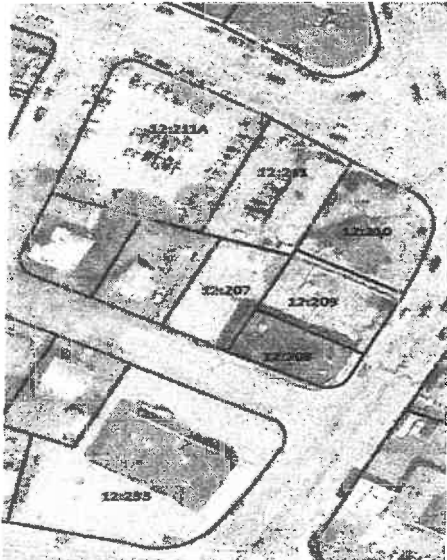
January 11, 2017

William C. Lovett
Belmont Residential LLC
250 Gibraltar Road, 3 West
Horsham, PA 19044

RE: Building Demolition
Former Tops Cleaners Site – RTN 3-0023300
Common Street, Trapelo Road, Horne Road & Williston Street
Belmont, Massachusetts
SAGE Job No: R090

Dear Bill:

As requested, SAGE Environmental Inc. (SAGE) has prepared this letter to provide information related to the proposed demolition of buildings (most notably structures above surface grade) located upon three parcels identified by the Town of Belmont as Map 12, Lots 208, 210, and 233, as depicted below. Note that the former building that was located on Map 12 Lot 209, was previously demolished.



SAGE is aware that the Demolition Plan has been submitted to the Town of Belmont and that the owner is seeking approval to mobilize on the site to secure the site, install soil and erosion controls and begin demolition on the site.

SAGE is of the opinion that the demolition contractor can mobilize to the property, upon receipt of necessary approvals/permits, to demolish the structures/buildings from the top of the concrete foundations upward. The foundations will remain in place and intact until such time as the final RAM Plan is submitted to MassDEP in accordance with the provisions of 310 CMR 40.0000, the Massachusetts Contingency Plan (the MCP). Sage has confirmed with MassDEP's Northeast Regional Office that they will not take exception to the removal of the buildings / structures above

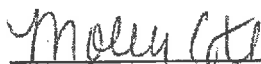
Environmental, Health & Safety Services

172 Armistice Blvd., Pawtucket, RI 02860 | 300 Myles Standish Blvd., Taunton, MA 02780
10 Post Office Square, Boston, MA 02109 | 888.723.9920 | sage-enviro.com

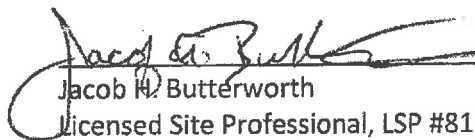
the foundation walls and understand that no foundation demolition or removal activity will occur prior to the RAM Plan submittal.

Please feel free to contact either of the undersigned should you have any questions.

Sincerely,
SAGE Environmental, Inc.



Molly Cote
Project Manager



Jacob H. Butterworth
Licensed Site Professional, LSP #8119

MC/JHB:car

