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DEPARTMENT OF HEALTH



Cushing Village Special Permit Condition 12.B - Part 2

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INTERNAL MEMO

TO: Glenn Clancy, Director of Community Development
FROM: Angela Braun, Director of Health *ab*
DATE: January 5, 2017
RE: Dust Control Plan, Cushing Village, Belmont, MA Revised: 12-5 -2016

As requested, The Health Department has reviewed the document referenced above that is associated with Condition 12.B of the Cushing Square Special Permit.

The Health Department finds the plan sufficient for controlling, to the greatest extent practicable, airborne dust emissions at the site by identifying specific sources and activities that have the highest potential to generate dust emissions and the controls necessary to minimize dust emissions from them.

In addition to modifying the plan by implementing corrective actions as the need arises, we advise Nauset Construction Corporation to eliminate any standing water generated, which can also be a safety concern and environmental hazard; minimize or cease dust generating activities during periods of high wind (greater than 20 miles/hour); and ensure adequate personal protective equipment for affected site workers exposed to dust/particulates.



Dust Control Plan
Cushing Village
Belmont, MA
Revised December 5, 2016

Nauset Construction Corp. has prepared this Dust Control Plan on behalf of Belmont Residential LLC (Owner) for the proposed construction activities at the Cushing Village development in Belmont, MA. This plan has been prepared on behalf of the Owner as required by the Town of Belmont.

Site and Project Description

The Site consists of an approximately 2-acre site, bordered by Trapelo, Common, Williston and Belmont streets, proposed for the construction of 186,000 sq. ft., three-building, mixed-use development. The Site is located in the Cushing Square area of Belmont and abuts both commercial and residential properties. Construction will include the demolition of existing commercial/retail buildings, excavation and construction of a below grade parking garage to accommodate 229 spaces, and construction of three mixed-use buildings: Winslow, Hyland and Pomona.

Potential On-Site Dust Sources

The following project activities have been identified as potential sources of dust emission:

- Demolition
- Rock excavation
- General earthwork including but not limited to excavation, backfill placement, grading and compaction
- Exposed excavated surfaces
- Vehicular traffic on-site
- Soil/fill loading and unloading activities

Dust Control Plan

The overall goal of the Dust Control Plan is to achieve compliance with the Special Permit, and the National Ambient Air Quality Standards (NAAQS) set forth by the United States Environmental Protection Agency (EPA). This Plan describes Best Management Practices to be used during construction and protocols for implementing corrective actions as needed.

Best Management Practices

The following Best Management Practices will be implemented to control dust emissions at the site:

- All construction site entrances will be stabilized with crushed stone
- Water will be applied to exposed soil surfaces throughout each day, particularly construction vehicle traffic areas, to maintain the surface in a moist condition. The source of water will be either from an existing hydrant or existing water line. Nauset will obtain prior approval from the Town of Belmont DPW and will meter water use as applicable.
- Trucks transporting debris, soils/stone or rock will have closed bed covers during transit and will be required to wash down the tires, as necessary, prior to exiting the site.
- Adjacent streets to the site will be swept on a frequent basis so that the pavement surfaces will be clear of soil and debris
- During demolition of the existing structures, a mist/spray water system will be implemented to maintain the surfaces in a moist condition

Nauset Construction will be responsible to coordinate, implement and execute dust control measures throughout the construction period. Our experienced on-site field staff are OSHA certified and trained to provide a safe, clean and organized site. We understand the importance of maintaining an environment that is in compliance with acceptable levels of dust for well-being of workers, residents and the general public. All work will be performed in accordance with the Town of Belmont by-laws, between the hours of 7am – 4pm, Monday through Fridays.

In the event of excessive dust, Nauset Construction will immediately stop work activities that produce significant levels of dust until corrective measures are implemented. If required, Nauset will amend the existing Dust Control Plan highlighting any procedural modifications necessary to insure that the situation does not reoccur. A copy of the modified Dust Mitigation Plan will be submitted to the Owner and Town of Belmont for review and approval.

In the event of an emergency and/or concern, please contact the following:

Scott Southwick, Lead Field Superintendent 339.237.8775

Rob Johnstone, Sr. Project Manager 339.225.8507

Nauset Home Office: 781.453.2220

Nauset Office (off-hours/emergency): 781.453.2220 x201