

December 3, 2019

Winifred I. Li, Chair
Weston Zoning Board of Appeals
11 Town House Road
Weston, MA 02493

RE: 751-761 Boston Post Road – ZBA Submission

Dear Ms. Li and Members of the Board,

Following up on the discussion with the Zoning Board of Appeals on October 23, 2019, as requested by the Board we are providing a holistic update related to the development of Modera Weston located at 751-761 Boston Post Road. We look forward to providing a detailed review of this material next week on December 9th and 10th.

Overview

Of the roughly 61.79 acre site, approximately 14 acres will be developed, concentrated on the southerly portion of the site. We have agreed to discontinue consideration of developing the other upland portions of the site in order to maximize the preservation of existing natural spaces abutting town-owned forest land.

The residential development comprises 180 one-, two, and three-bedroom apartment homes spread among ten townhome buildings and two flat-style apartment buildings over covered parking. A clubhouse with pool and outdoor amenities is located at the rear of the property. Historic structures (repurposed as leasing/reception offices, work-from-home spaces, and a guest suite) are located near the entrance to the property along Boston Post Road.

Civil Engineering

Over the last many months an exhaustive and detailed review of the soil exploration program, stormwater calculations and plans, grading and drainage plans and details, and site plans has been undertaken. As a result of this process and in response to the Board's peer reviewer comments, countless adjustments and refinements have been made to the civil engineering above and below grade.

As detailed in Attachment A, there has been extensive ongoing dialogue with the peer reviewer, including multiple revised plan and stormwater calculation sets submitted to the peer reviewer over the last many months.

Elliston Easement

On November 19, 2019 we submitted a memorandum to the Board discussing the Town's rights in Elliston Road. The memo outlines the Town's rights in Elliston Road and the easement areas at the end of Elliston Road that allow for emergency access to the site as depicted on the current plans.



Town Licensed Site Professional (LSP) Peer Review

Our LSP met with the town's LSP peer reviewer on-site on November 20 and again on November 30, 2019 to discuss handling and reuse of onsite soils. It is expected that the Town LSP will provide comments for review by December 6, 2019.

Conservation Commission

We have continued to work with the Weston Conservation Commission on issues related to wetlands, erosion control, sedimentation, flood storage, and other matters.

In response to ConCom concerns, we have adjusted the site layout to remove all permanent structures within the local 25-foot no disturbance zone policy. A few isolated locations will be affected during construction and will be restored afterwards. We have also addressed comments from ConCom regarding sizing of recharge areas and outfalls, and details of erosion control. Our next meeting with ConCom is on December 17, 2019.

Cambridge Water District

The Cambridge Water District (CWD) provided comments to the Conservation Commission regarding our Notice of Intent filing. We have since met with CWD on multiple occasions and have agreed to address all of CWD's comments. It is our understanding that CWD will be issuing a formal letter confirming the same shortly.

Wastewater Treatment Plant

Permitting of the wastewater treatment plant with MassDEP is underway. Analysis of the site in and around the proposed soil absorption fields as shown in the civil drawings is ongoing. We expect permitting efforts to be completed by the end of 2020.

Landscape Architecture

An updated set of landscape architectural plans is included with this letter electronically as Attachment B. Due to weather, hard copies will be delivered to Weston Town Hall tomorrow. We have addressed comments from the Town's peer reviewer by increasing the sizing of selected evergreen trees, adjusting the spacing of trees and shrubs to appear loose and more natural, and adding understory plantings along the Site boundary to better shield abutters. We have also included planting plans for all townhomes, stacked flats buildings, and amenity space.

Architectural

An updated set of architectural plans is included with this letter electronically as Attachment C. Due to weather, hard copies will be delivered to Weston Town Hall tomorrow. These updated plans formalize the preliminary adjustments we presented to the Board in July in response to community feedback. In addition, we have advanced conceptual plans for the re-use of some historic structures on-site.



Historic

We have met with the Weston Historical Commission a number of times, and recently have engaged in detailed discussions regarding our conceptual plans for the re-use of some historic structures on-site. Our plans include using the Sibley/Rice house at 761 BPR, the Mirick/Farnsworth House, and the associated Raymond West Wing (the latter two will be relocated to Boston Post Road). These structures will be used as leasing/staff space, community common space, work-from-home spaces, and a guest suite. All other structures will be demolished or removed from the site. If the Land's Sake Farm accepts, the Sibley Barn will be disassembled and delivered to Land's Sake Farm for re-assembly by others.

Traffic Engineering & Road Safety Audit ("RSA")

Responses to peer reviewer comments were provided under separate cover on December 3, 2019 from Vanasse and Associates.

Subsequent to our last meeting on October 23rd, the scope of the RSA was expanded to include the intersection of Love Lane and Boston Post Road. The RSA consultant (O'Toole) is waiting for crash data from MassDOT. The RSA site visit, which includes officials from the Town of Weston and MassDOT, is expected to occur in December, and the report submitted in January.

Please feel free to contact me if I can be helpful in any manner.

Respectfully submitted,



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Thomas Miner, Hawk Design
Rich Kirby, LEC Environmental
Don Provencher, Provencher Engineering
Jeffrey Dirk, Vanasse & Associates
David Leone, GZA
Debbie Horwitz, Goulston Storrs
Neema Chaiban, Goulston Storrs



ATTACHMENT A
CHRONOLOGY OF CIVIL ENGINEERING PEER REVIEW



10/30/19	Multiple emails from MWE (1) suggesting an adjustment in the model for the Elliston Road drain system (2) clarification on OCS (3) additional information on infiltration system tables and (4) adjustment to model near 775 BPR
10/31/19	Revised plans and calculations sent to MWE (NOI Permit Set)
11/5/19	HSH meeting at MWE's offices
11/6/19	HSH and MWE email exchange on isolator chambers preceding infiltration systems
11/14/19	Grading & Drainage Plans and Details sent to MWE in response to comments
11/20/19	Telephone conversation with MWE to discuss possibility of raising some of the stormwater infiltration systems.
11/25/19	Revised Stormwater Report and Site Plans

ATTACHMENT B
LANDSCAPE ARCHITECTURAL PLANS



Due to the size of this file, it cannot be attached here.

Please download using the following link:

<https://www.dropbox.com/sh/r5n944ml5cra0ps/AABkElkJxP2YE0Jv7oGgc5C-a?dl=0>



**ATTACHMENT C
ARCHITECTURAL PLANS**

Due to the size of this file, it cannot be attached here.
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