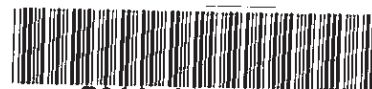


TOWN OF CONCORD

513

BOARD OF APPEALS



2010 00158313
Bk: 55357 Pg: 289 Doc: DECIS
Page: 1 of 13 09/13/2010 12:06 PM

THE BOARD OF APPEALS CERTIFIES as follows:

Name and Address of Owner: Concord Housing Authority

34 Everett Street

Concord, MA 01742

Property Identification: 115 Stow Street

Concord, Massachusetts

D13872-467

This application and all subsequent proceedings comply with the requirements of General Laws, Chapter 40A, Section 1, et seq., for the issuance of variances and permits. Copies of this decision and all plans referenced to herein have been filed with the Concord Planning Board and the Concord Town Clerk.

[Signature]
Anni Laufman
Patricia C. Tomes

I, ANITA S. TEKLE, Town Clerk for the Town of Concord, hereby certify that twenty (20) days have elapsed since the filing of this decision and no appeal has been filed, or, if filed, has been dismissed or denied.

Anita S. Tekle
Sept. 3, 2010

An appeal from this decision shall be made pursuant to General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after the date of filing such decision or notice thereof in the office of the Town Clerk.

Forms: Sig. pg.

Peter Farrow
69 Pleasant St
Concord, MA 01742

TOWN OF CONCORD

BOARD OF APPEALS

TOWN HOUSE

Please take notice that in the matter of the APPLICATION OF THE CONCORD HOUSING AUTHORITY for an Amendment to a July 23, 1979 Comprehensive Permit, under Massachusetts General Law Chapter 40B, to renovate and convert the existing 36 congregate rooms to 28 one-bedroom apartments and to add eleven new parking spaces at 115 Stow Street, Concord, Massachusetts, the Board of Appeals has this day rendered a decision GRANTING said application, and the record therein has this day been filed with the Town Clerk, Town House, Concord, Massachusetts. Appeals, if any, shall be made pursuant to Section 17 of the Zoning Act, Chapter 40A of the Massachusetts General Laws, and shall be filed within 20 days after the date of this notice.

Paula Trebino

CLERK, BOARD OF APPEALS

August 13, 2010
DATE

Renovator: Peter Farrow
69 Pleasant St
Concord MA 01742

TOWN OF CONCORD

BOARD OF APPEALS

The Application of THE CONCORD HOUSING AUTHORITY for an Amendment to a July 23, 1979 Comprehensive Permit, under Massachusetts General Law Chapter 40B, to renovate and convert the existing 36 congregate rooms to 28 one-bedroom apartments and to add eleven new parking spaces at 115 Stow Street, Concord, Massachusetts.

RECORD OF PROCEEDINGS

The Applicant, THE CONCORD HOUSING AUTHORITY, filed with the Board of Appeals on June 25, 2010 an application.

The Board determined that the following constituted the parties interested in the application and the owners of all property affected thereby, as they appear upon the most recent tax list, viz:

Concord Housing Authority
Concord Scout House Inc
Joanne F Gibson
Kimball D Jr & Louise C Thurston
Walden Square Homeowners Assoc
Concord Home For The Aged
Dennis W & Alice R Robinson
David G & Marta A Brooks
Henry J Dane
Gary W & Constance H Levine
Ernest L Jr & Carol Sarason
Nathaniel & Debra S Welch
James A Atwood & Kathryn P Untermeyer
Richard F & Beverly H Gauthier
Louis Caldarella
J Todd & Carol L Crocker
David H M & Ellen K Matheson
Erik O & Susanne C Jarnryd
Carl Valvo & Mavourneen Pardee
Peter D & Anna L Stevens
Town Of Concord

The Board set the 12th day of August, 2010 at 8:20 P.M. as the time, and the First Floor Meeting Room, 141 Keyes Road, Concord, Massachusetts, as the place of the public hearing upon said application.

The following notice was published in *THE CONCORD JOURNAL* in the issues of July 29, 2010 and August 5, 2010, and a copy of said notice was sent by mail to each of the aforementioned parties in interest and property owners.

LEGAL NOTICE
Board of Appeals
Public Hearing

A public hearing of the Concord Zoning Board of Appeals will be held on Thursday, August 12, 2010, in the First Floor Meeting Room, 141 Keyes Road, Concord, Massachusetts, at 8:20 P.M. on an application by the Concord Housing Authority for an Amendment to a July 23, 1979 Comprehensive Permit, under Massachusetts General Law Chapter 40B, to renovate and convert the existing 36 congregate rooms to 28 one-bedroom apartments and to add eleven new parking spaces at 115 Stow Street.

AD#12307823
Concord Journal 7/29, 8/5/10

The following persons appeared in support of the Application:

NONE

The following persons appeared in opposition thereto:

Constance Levine of 149 Stow Street
Ernest Sarason of 155 Stow Street

The Planning Board reported its action of the matter as follows:

See Recommendation Letter dated July 28, 2010.

The Concord Public Works Department-Engineering Division reported on the matter as follows:

See Memorandum dated July 29, 2010.

The Board thereupon took the following action:

VOTED: To grant to the Applicant, the Concord Housing Authority, an Amendment to a July 23, 1979 Comprehensive Permit, under Massachusetts General Law Chapter 40B, to renovate and convert the existing 36 congregate rooms to 28 one-bedroom apartments and to add eleven new parking spaces at 115 Stow Street, finding that the adverse effects of the proposed use will not outweigh its beneficial impacts to the public interest, the Town and the neighborhood, in view of the characteristics of the site and the proposal in relation to that site, as submitted, according to the following conditions:

1. Approval is based on the following plans prepared for an Amendment to a Comprehensive Permit for the Concord Housing Authority Elderly Congregate Conversion at Peter Bulkeley Terrace, 115 Stow Street:

Abacus Architects & Planners, 119 Braintree Street, Boston, MA, 02134:

- a. Title Sheet: 115 Stow Street, Concord, MA, Dated 6/25/10.
- b. L201 – Landscape Plan: 115 Stow Street, Concord, MA, Revised 7/20/10.
- c. A101 – First Floor Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- d. A101.5 – First Floor Plan – Phase 2: 115 Stow Street, Concord, MA, Dated 6/25/10.
- e. A102 – Second Floor Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- f. A103 – Third Floor Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- g. A104 – Roof Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- h. A201 – First Floor Reflected Ceiling Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- i. A202 – Second Floor Reflected Ceiling Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- j. A203 – Third Floor Reflected Ceiling Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- k. A301 – North & South Exterior Elevations: 115 Stow Street, Concord, MA, Dated 6/25/10.
- l. A302 – West & East Exterior Elevations: 115 Stow Street, Concord, MA, Dated 6/25/10.
- m. A401 – Building Sections: 115 Stow Street, Concord, MA, Dated 6/25/10.
- n. A511 – Community Room Elevations: 115 Stow Street, Concord, MA, Dated 6/25/10.
- o. A530 – Enlarged Apartment Plans: 115 Stow Street, Concord, MA, Dated 6/25/10.

Stamski & McNary, Inc., 1000 Main Street, Acton, MA 01720:

- p. Sheet 1 - Cover Sheet: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - q. Sheet 2 – Existing Conditions Plan: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - r. Sheet 3 – Grading & Drainage Plan: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - s. Sheet 4 – Entrance Construction Plan: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - t. Sheet 5 – Detail Sheet #1: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - u. Sheet 6 – Detail Sheet #2: 115 Stow Street, Concord, MA, Revised 7/20/10.
2. The Applicant shall provide written notification of any proposed changes to the project herein approved to the Building Commissioner for his determination of further approvals or amendments to the Comprehensive Permit or Site Plan that may be required.
 3. Review and approval of the Stormwater Management Plan and Drainage Calculations, and any conditions determined during such review by the Engineering Division.
 4. To ensure adequate time for staff review, any revised materials must be submitted to the Engineering Division at least two weeks prior to making application for a building permit.
 5. Prior to the issuance of a Building Permit, the applicant shall submit to the Concord Water and Sewer Division an application for service for any proposed changes to the

water and/or sewer service configurations or the addition of any new service pipes. Such an application shall include submittal of detailed utility design plans, including all existing and proposed utilities onsite. All applications must be in accordance with the eligibility requirements of the Division's Rules and Regulations for both water and sewer service. Any deviations from these Rules and Regulations must be approved by the Public Works Commission prior to issuance of a building permit. It is the applicant's responsibility to ensure these requirements have been met. The building permit may be issued prior to receipt of a service application approval letter from the Water and Sewer Division. However, construction of water and sewer utilities is not permitted until an approval letter has been issued and an inspection scheduled. The Division does not intend to review the engineering and design details for the purposes of the Amendment to the Comprehensive Permit, as this review will be performed as part of the service application review process.

6. All utility mains, services, and appurtenances shall be constructed in accordance with Town standards. As-built drawings of any water or sewer utility work connected to the Town's system shall be submitted to the Water and Sewer Division upon completion of the project.
7. Prior to the issuance of a Building Permit for any project on Town sewer, the applicant shall submit to the Concord Health Division a Request for Title 5 Building Review (Form S) to determine the amount of the Sewer Improvement Fee. A Sewer Improvement Fee will be assessed for any project where the Health Division determines that there is an increase in the Title 5 flow on the property. The Sewer Improvement Fee must be paid in full prior to the issuance of the building permit, unless otherwise authorized by the Director of Public Works, pursuant to the Sewer Rules and Regulations.
8. Prior to submitting a Building Permit Application, the applicant shall submit a Form S: Review of Building on Sewer to the Health Division to determine the potential increase in wastewater flow to the Town of Concord sewer system, if any, from the proposed modification.
9. The affordable units shall be restricted to adults (age 60+ or disabled and under age 60, in conformance with DHCD standards) whose maximum income does not exceed eighty percent (80%) of the Boston area median income, adjusted for household size, as published by the Massachusetts Department of Housing and Community Development (DHCD) to be counted on the State's Subsidized Housing Inventory (SHI).
10. Prior to the issuance of the first Certificate of Occupancy, the Applicant shall submit an Affirmative Fair Housing Marketing Plan. The designation of potential tenants shall be done by lottery or other selection plan consistent with the applicable DHCD programs.
11. Prior to the issuance of the first Certificate of Occupancy, the Applicant shall provide the Planning Division a copy of the Affordable Housing restriction for review and approval prior to recording.
12. This project is to be developed in two phases with 24 units constructed in the first phase and the additional four units constructed when funds are available. The Applicant is authorized to apply for building permits to build-out the additional 4 units on the 1st floor in accordance with the architectural plans dated June 25, 2010 if

before June 25, 2020. Should any changes to these plans be proposed, the Applicant shall notify the Building Commissioner and comply with any identified procedural requirements.

13. The Applicant shall complete applicable grading, but may defer paving and striping, of any one or more, or all, of the additional eight parking spaces noted on the approved site plan as "Reserved Parking" and shall complete such spaces within one year of such determination by the Building Inspector that some or all of such spaces are needed; provided that the Applicant's right to complete said spaces shall lapse as to any space(s) not completed by June 25, 2020.
14. Prior to issuance of the building permit, the Applicant shall provide revised plans, drawings, supplemental calculations and supporting information to the Concord Public Works-Engineering Division for review and acceptance that addresses Items 1-8 in the Memorandum dated July 29, 2010 from the Concord Public Works-Engineering Division.
15. Prior to the issuance of the Occupancy Permit, the Applicant shall submit an As-Built of the drainage systems and its components and a finished grade site plan to the Concord Public Works-Engineering Division for review.
16. Prior to the issuance of the Building Permit, the Applicant shall submit to the Building Commissioner satisfactory evidence that the Concord Fire Department has approved the access, as shown on the southeast side of the proposed Site Plan.

The members of the Board voted thereon as follows:

ROBERTO BRACERAS	GRANTED
ALICE KAUFMAN	GRANTED
PATRICK C. TOOMEY	GRANTED

The Board assigns the following as the reasons for the foregoing finding, ruling and decision:

The Applicant sought an amendment to July 23, 1979 Comprehensive Permit, pursuant to Massachusetts General Law Chapter 40B, to renovate and convert the existing 36 congregate rooms at Peter Bulkeley Terrace to 28 one-bedroom apartments and to add eleven new parking spaces at 115 Stow Street.

The Comprehensive Permit issued by this Board on July 23, 1979 allowed for the conversion of a school administration building located at 115 Stow Street into a congregate housing facility for elderly and handicapped persons of low income along with ancillary uses. The facility has continued to operate as such.

The Board was advised by the Applicant that the existing building is currently in need of rehabilitation and that permission is sought to change the use of the property from congregate housing, an innovative style in 1979 that has not fulfilled expectations, to

apartments, which results in reducing the number of bedrooms from 34 to 28 but with no other change to the population to be served.

The Board found that the change in use is consistent with the project as originally authorized with regard to eligibility, the appropriateness of the site, the qualification of the Housing Authority to own and operate it and other required criteria.

The Board was advised by the Applicant that only 24 of the 28 proposed apartments are currently funded. The Applicant asked that the Board allow four First Floor apartments to be rehabilitated at a future date when the funding is secured.

At the Hearing, two neighbors spoke in opposition to eight of the eleven proposed new parking spaces. The Applicant agreed to defer the construction of those 8 parking spaces if the Board found it to be most appropriate.

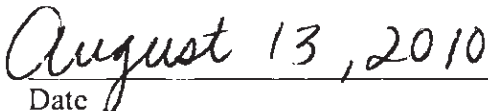
No one spoke in support of the Application.

The Planning Board reviewed the Application for an Amendment to the Comprehensive Permit, the development statement and plans and submitted its Recommendation to the Board. This July 28, 2010 Letter recommended approval with conditions. The Board adopted these recommended conditions.

The Board was advised by the Building Commissioner that the Town Engineer had recommended that the Board impose eight additional conditions on the Amended Comprehensive Permit. The Board adopted the recommendation of the Town Engineer.
TRUE COPY ATTEST



Paula Trebino
Clerk, Zoning Board of Appeals



Date
Filed with Town Clerk
115 Stowe Street Concord Housing Authority 2010



**TOWN OF CONCORD
PLANNING BOARD**

141 KEYS ROAD, CONCORD, MASSACHUSETTS 01742
TEL. (978) 318-3290 FAX (978) 318-3291

MARCIA A. RASMUSSEN, PLANNING DIRECTOR
July 28, 2010

Mr. Roberto Braceras, Chairman
Concord Board of Appeals
Concord, MA 01742

Re: Recommendation to the Board of Appeals on the application of the Concord Housing Authority for an Amendment to a Comprehensive Permit under M.G.L. Ch. 40B to convert 36 existing low-income elderly and disabled congregate units to 28 low-income elderly and disabled 1-bedroom/studio apartments at Peter Bulkeley Terrace, 115 Stow Street.

Dear Mr. Braceras:

At its meeting held on Tuesday, July 27, 2010 the Planning Board met with the project Applicant and Executive Director of the Concord Housing Authority Judi Lincicum, Attorney Peter Farrow, Consultant Russell Tanner, Architect David Eisen of Abacus Architects, and Engineer George Dimakarakos of Stamski & McNary, Inc. and reviewed the Planning Division report for the application to Amend an existing Comprehensive Permit at 115 Stow Street under M.G.L. Ch. 40B.

The Planning Board voted to recommend that the Board of Appeals **grant** the Amendment to the Comprehensive Permit subject to the following conditions:

- 1) Approval is based on the following plans prepared for an Amendment to a Comprehensive Permit for the Concord Housing Authority Elderly Congregate Conversion at Peter Bulkeley Terrace, 115 Stow Street:

Abacus Architects & Planners, 119 Braintree Street, Boston, MA. 02134:

- a. Title Sheet: 115 Stow Street, Concord, MA, Dated 6/25/10.
- b. L201 – Landscape Plan: 115 Stow Street, Concord, MA, Revised 7/20/10.
- c. L202 – Site Layout & Parking Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- d. A101 – First Floor Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- e. A101.5 – First Floor Plan – Phase 2: 115 Stow Street, Concord, MA, Dated 6/25/10.
- f. A102 – Second Floor Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- g. A103 – Third Floor Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- h. A104 – Roof Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- i. A201 – First Floor Reflected Ceiling Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- j. A202 – Second Floor Reflected Ceiling Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.
- k. A203 – Third Floor Reflected Ceiling Plan: 115 Stow Street, Concord, MA, Dated 6/25/10.

- l. A301 – North & South Exterior Elevations: 115 Stow Street, Concord, MA, Dated 6/25/10.
- m. A302 – West & East Exterior Elevations: 115 Stow Street, Concord, MA, Dated 6/25/10.
- n. A401 – Building Sections: 115 Stow Street, Concord, MA, Dated 6/25/10.
- o. A511 – Community Room Elevations: 115 Stow Street, Concord, MA, Dated 6/25/10.
- p. A530 – Enlarged Apartment Plans: 115 Stow Street, Concord, MA, Dated 6/25/10.

Stamski & McNary, Inc., 1000 Main Street, Acton, MA 01720:

- q. Sheet 1 - Cover Sheet: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - r. Sheet 2 – Existing Conditions Plan: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - s. Sheet 3 – Grading & Drainage Plan: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - t. Sheet 4 – Entrance Construction Plan: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - u. Sheet 5 – Detail Sheet #1: 115 Stow Street, Concord, MA, Revised 7/20/10.
 - v. Sheet 6 – Detail Sheet #2: 115 Stow Street, Concord, MA, Revised 7/20/10.
- 2) The Applicant shall provide written notification of any proposed changes to the project herein approved to the Building Commissioner for his determination of further approvals or amendments to the Comprehensive Permit or Site Plan that may be required.
 - 3) Review and approval of the Stormwater Management Plan and Drainage Calculations, and any conditions determined during such review by the Engineering Division.
 - 4) To ensure adequate time for staff review, any revised materials must be submitted to the Engineering Division **at least two weeks prior to making application for a building permit.**
 - 5) **Prior to the issuance of a Building Permit**, the applicant shall submit to the Concord Water and Sewer Division an application for service for any proposed changes to the water and/or sewer service configurations or the addition of any new service pipes. Such an application shall include submittal of detailed utility design plans, including all existing and proposed utilities onsite. All applications must be in accordance with the eligibility requirements of the Division's Rules and Regulations for both water and sewer service. Any deviations from these Rules and Regulations must be approved by the Public Works Commission prior to issuance of a building permit. It is the applicant's responsibility to ensure these requirements have been met. The building permit may be issued prior to receipt of a service application approval letter from the Water and Sewer Division. However, construction of water and sewer utilities is not permitted until an approval letter has been issued and an inspection scheduled. The Division does not intend to review the engineering and design details for the purposes of the Amendment to the Comprehensive Permit, as this review will be performed as part of the service application review process.
 - 6) All utility mains, services, and appurtenances shall be constructed in accordance with Town standards. As-built drawings of any water or sewer utility work connected to the Town's system shall be submitted to the Water and Sewer Division upon completion of the project.
 - 7) **Prior to the issuance of a Building Permit** for any project on Town sewer, the applicant shall submit to the Concord Health Division a Request for Title 5 Building Review (Form S) to determine the amount of the Sewer Improvement Fee. A Sewer Improvement Fee will be assessed for any project where the Health Division determines that there is an increase in the Title 5 flow on the property. The Sewer Improvement Fee must be paid in full prior to the

issuance of the building permit, unless otherwise authorized by the Director of Public Works, pursuant to the Sewer Rules and Regulations.

- 8) **Prior to submitting a Building Permit Application**, the applicant shall submit a Form S: Review of Building on Sewer to the Health Division to determine the potential increase in wastewater flow to the Town of Concord sewer system, if any, from the proposed modification.
- 9) The affordable units shall be restricted to adults (age 60+ or disabled and under age 60, in conformance with DHCD standards) whose maximum income does not exceed eighty percent (80%) of the Boston area median income, adjusted for household size, as published by the Massachusetts Department of Housing and Community Development (DHCD) to be counted on the State's Subsidized Housing Inventory (SHI).
- 10) **Prior to the issuance of the first Certificate of Occupancy**, the Applicant shall submit an Affirmative Fair Housing Marketing Plan. The designation of potential tenants shall be done by lottery or other selection plan consistent with the applicable DHCD programs.
- 11) **Prior to the issuance of the first Certificate of Occupancy**, the Applicant shall provide the Planning Division a copy of the Affordable Housing restriction for review and approval prior to recording.
- 12) This project is to be developed in two phases with 24 units constructed in the first phase and the additional four units constructed when funds are available. The Applicant is authorized to apply for building permits to build-out the additional 4 units on the 1st floor in accordance with the architectural plans dated June 25, 2010 if before June 25, 2020. Should any changes to these plans be proposed, the Applicant shall notify the Building Commissioner and comply with any identified procedural requirements.

Please contact me if you have any questions or require further clarification.

On behalf of the Concord Planning Board,


Julie Vaughan, Senior Planner

cc: Christopher Whelan, Town Manager
John Minty, Building Commissioner
Judi Lincicum, Executive Director, CHA
George Dimakarakos, Stamski & McNary, Inc.
Russell Tanner, Consultant
Peter Farrow, Esq.

**CONCORD PUBLIC WORKS
ENGINEERING DIVISION**

Tel: 978 - 318 - 3210
Fax: 978 - 318 - 3245

133 Keyes Road
Concord, MA 01742



DATE: 07/29/10

MEMORANDUM

TO: Marcia Rasmussen, Director of Planning and Land Management
CC: Julie Vaughan, Senior Planner
VIA: Richard Reine, Director of Public Works
VIA: Bill Renault, P.E., Town Engineer
FROM: Chris Olbrot, Public Works Engineer
SUBJECT: Peter Bulkeley Terrace-Amendment to Comprehensive Permit

CPW- Engineering Division has completed a review of the submittal package for the above mentioned project and offers the following comments:

1. Roof leaders need to be shown more clearly in both pre and post construction scenarios. It is unclear where they are located and how the entire roof contributes to Area 4 (pre) and Area 4D (post). Additionally, the locations should be shown on the elevation drawings completed by the architect to ensure that gutters and down spouts will convey roof runoff and direct it entirely as shown on the plans.
2. The narrative suggests piping one or some of the detached roof leaders directly into the closed drainage system rather than keeping them where they are piped now. Since the analysis point for this sub catchment is the last catch basin near the north east property line, it is unclear if the new runoff introduced into the closed drainage system *prior* to that analysis point is capable of receiving the increase in flow. The Engineering Division requests rational method calculations for the closed drainage system to ascertain its ability to convey stormwater. The narrative suggests that the consultant has determined that the receiving drainage pipe is undersized at 10". The applicant should look to detain stormwater onsite.
3. The total dynamic head (TDH) does not appear to have been calculated properly. CPW requests full design calculations including pipe/friction losses, velocity losses, and static losses. The static head (Hs) alone is greater than the design calculations show. As pumping rate capacity is a function of TDH; this should be calculated as accurately as possible.
4. Pond reports should be provided for review for each of the underground storage/infiltration beds. Of particular significance, is infiltration rate, storage volumes stage data, outlet inverts, and peak flooding elevations.
5. A profile of all pump/infiltration systems should be provided on the plan sheet to ensure proper construction. All pump design calculations and sizing should be provided on the plan sheet.
6. It is unclear how the long term functionality of the pumps will be affected by sand, salt and debris. The wire mesh proposed on the plans may catch the larger size suspended solids; however items that are less than 1/4" may somehow impact the pumps' long term sustainability. CPW recommends a pretreatment structure or sump to collect such particles and debris.
7. Since the upgraded drainage system eventually ties into the Town's system, it is subject to the Town's Drainage Connection Policy (DCP). A revised covenant (found

in the DCP) must be submitted to the Town for review and recorded at the Registry of Deeds in accordance with the DCP. The recording information should be provided to the Town no later than 30 days after recording. The \$1000.00 connection fee shall be waived due to the fact that the Housing Authority is already connected to the system from previously submitted improvements, however it will still be responsible for the annual \$100.00 fee. The revised covenant must reference the latest approved plans, and should be completed once final approval has been granted by all boards and commissions.

8. Should any work within the right of way be proposed, the contractor is required to secure a ROW permit with CPW-Engineering prior to work commencement on site.
9. An as-built of the drainage systems and its components and a finished grade site plan should be provided to Engineering for review prior to occupancy.

Items Reviewed:

- Stormwater Management Report, completed by Stamski and McNary, and dated July 7th, 2010.
- Plan set entitled "Peter Bulkeley Terrace Site Plan" dated July 7, 2010, and revised July 20, 2010.

