

Proposed Conditions for Modera Weston 40B Multi-Family Housing Project at 751-761 Boston Post Road, Weston (Provided by MetroWest Engineering, Inc.)

General Conditions

1. The Findings of Fact are incorporated in this Permit and have equal standing as a condition of this permit.
2. Nomenclature used in these Conditions is as follows: WZBA shall refer to the Weston Zoning Board of Appeals; WCC shall refer to the Weston Conservation Commission; WLUC shall refer to the Weston Land Use Coordinator and Zoning Enforcement Officer; MADEP shall refer to the Massachusetts Department of Environmental Protection.
3. This Comprehensive Permit incorporates in full the Findings of Fact issued by the WCC in an Order of Conditions for File Number MADEP 337-1369 issued by the WCC on February 7, 2020.
4. Violation of any condition contained herein may result in Enforcement Action and/or a Stop Work Order
5. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. The Applicant shall assure that all contractors, subcontractor and other personnel performing the permitted work are fully aware of the permit's terms and conditions. Thereafter, the contractor will be held jointly liable for any violation of this Permit resulting from failure to comply with its conditions. Nothing in this paragraph shall limit or restrict the liability of the Applicant for violations of this order.
6. This Permit, the final Order of Conditions (as Issued by either the WCC or MADEP) and a copy of approved drawings and plans shall be available at the project site at all times for easy reference.
7. Work shall be halted on the site if the WLUC, an Agent of the WCC or MADEP determines that any of the work is not in compliance with this Permit.
8. The applicant shall comply with all requirements of the Weston Fire Department as stated in a letter from the Fire Chief dated January 22, 2020.
9. The Weston ZBA reserves the right to engage consultants to review documents and perform site Inspections as the project progresses. The owner/applicant shall be responsible for the costs Incurred by any outside consultants.

Prior to Construction

10. No building permits shall be issued until such time that final site, landscaping, site lighting and architectural plans are provided to the WLUC for review. The submittal of final plans will include a summary letter from the applicant describing any changes or deviations from the plans referenced herein in this Comprehensive Permit. The WLUC shall have the authority to determine whether any changes are substantive enough to require review by the WZBA.
11. The owner/applicant shall designate a dedicated Environmental Monitor (EM) from a third-party firm who will be available 24-hours a day, seven days a week. The EM will be responsible for reviewing, inspecting monitoring and documenting environmental conditions at the site including, but not limited to, wetland controls and impacts, erosion and sediment control measures, control of airborne particulates, control of offsite tracking of sediment onto public ways, control of excessive construction noise, and control of other environmental impacts associated with the construction of the project. The EM will, as a minimum, perform weekly inspections maintain a weekly logbook documenting site conditions, weather conditions, meteorological events and site controls. The EM will report any Permit violations to the WLUC and WCC as they occur and will include a summary of the issue and any recommendations for

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mitigation and remediation. The EM will also fulfill all requirements of Special Condition Number 31 in the WCC Order of Conditions.

12. The applicant shall present a detailed schedule of construction to the WLUC; the schedule shall be updated on a quarterly basis as construction proceeds. Said schedule will include all requirements set forth in Special Condition Number 27 in the WCC order of Conditions.
13. The applicant shall present to the WLUC a list of key personnel and contacts including the General Manager, the Project Superintendent, the project manager for the site work contractor, and a list of key sub-contractors.
14. The applicant shall present to the WLUC a final Construction Management Plan for project.
15. The applicant shall present the final plans and permit from MADEP for the Wastewater Treatment Plant
16. The applicant shall provide to the WLUC and the WCC a final Storm Water Pollution Prevention Plan (SWPPP) and proof of coverage under the EPA NPDES Program, including appropriate certifications on the SWPP by the Owner/Applicant, the General Contractor and key sub-contractors.
17. The applicant will provide detailed specifications for any permanent electrical generators proposed for the project including location, capacity and sound levels. Sound attenuation shall be provided as necessary so that noise produced by the generator will not exceed the 90 percent ambient, pre-construction sound level by more than 10 decibels measured at the property line nearest to the generator.
18. The applicant shall provide the final design plans for all retaining walls to the WLUC and the WCC. All walls with an exposed height of 4-feet or more shall be designed by a structural engineer.
19. The design of the water distribution system shall be reviewed and approved by the Weston Water Department. The water system will include one "Master water meter" to allow the Weston Water Department to invoice the project owner for water; individual metering and billing for individual units shall be the responsibility of the project proponent.
20. A pre-construction meeting will be held at least one-week prior to the start of site work. As a minimum, the meeting will include the Project General Manager, the Site Superintendent, the Site Work Contractor, the WLUC, the WCC and its consultant, the City of Cambridge Water Department, and any consultants to the WZBA so designated to represent the WZBA.
21. The applicant shall develop and maintain a Project Construction Web Site that will provide area residents with important project information including a bi-weekly schedule of projected site activities, an inquiry/complaint mailbox, and key personnel contact information.
22. The applicant will undertake all work required to re-construct the existing sidewalk along Boston Bost Road adjacent to the property frontage. This shall include all necessary surveys, design and permitting with the MA Highway Department, and reconstruction limited to the sidewalk. No work along the vehicular travel way is required under this condition,

During Construction

23. Hours of Construction shall conform to the Town of Weston General Bylaws.
24. Soil Export from the site and material deliveries to the site shall be prohibited during the following periods: From 7:00 AM to 9:00 AM on weekdays when public schools are in session and from 8:00 AM to 9:00 AM on weekdays when public schools are not in session.
25. Construction vehicles traveling through the Town of Weston to access or egress the site will be restricted to Boston Post Road via I-95, or Boston Post Road via Routes 30 and 27. No construction vehicles shall travel over Love Lane, Winter Street, Pine Street or Highland Street.

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26. Trucks delivering materials to the site or removing materials from the site shall be covered or otherwise protected to prevent dust and/or debris from leaving the truck.
27. Police details shall be employed as necessary to facilitate the integration of construction vehicles entering and exiting the site with existing traffic on Boston Post Road to ensure that all turning movements are performed safely with a minimal disruption of passenger vehicles on Boston Post Road. The applicant shall evaluate the need for Police Details on a weekly basis based upon anticipated activities at the site..
28. Trucks exiting the site shall have their wheels inspected for mud and silt prior to entering Boston Post Road. A wheel wash station will be provided in the vicinity of Boston Post Road and truck tires shall be cleaned as needed to prevent the tracking of mud and silt onto Boston Post Road.
29. Street sweeping using a vacuum sweeper will be performed along Boston Post Road any time that sediment is tracked off the project site. A street sweeper will be available on a daily basis for street cleaning as needed.
30. Trucks, earth moving equipment and other motorized equipment shall not idle on site. Any equipment not being actively used for a period more than 10-minutes shall be turned off.
31. No materials of any type shall be stored or stockpiled within 50-feet of project boundaries.
32. Trees along property boundaries or on adjacent properties shall be protected from root and/or limb damage and the owner/applicant shall be responsible for any damage to trees owned by project abutters.
33. Stockpiled earth materials shall be protected against both water and wind erosion. The base off all stockpiles shall be protected with silt fencing, filter socks or other means to prevent the transport of sediment. Stockpiles shall be moistened as necessary to prevent airborne suspension of particulates. Earth material stockpiles that will be stored for 30-days or more shall be stabilized with temporary vegetative covering such as an annual rye grass or other such vegetative cover to prevent soil erosion of the stockpile slope.
34. All construction worker parking shall be located on site or at an off-site, remote location. No parking is allowed on Boston Post Road, Elliston Road, Love Lane or on any residential private or public streets.
35. Installation of all drainage systems will be coordinated with the WLUC and any designated consultant representing the WZBA. The WZBA consultant shall inspect the bottom of excavation for all infiltration systems prior to installation of any drainage systems components including stone and chambers.

Post-Construction Conditions in Perpetuity

36. The Stormwater Management System for the Project will be strictly maintained in accordance with the submitted Operation and Maintenance Plan (OMP) referenced in the documents section of this Permit and as modified herein.
37. The project owner/applicant shall submit a signed copy of the OMP to the WLUC and WCC.
38. The OMP will be modified to include annual maintenance of the water quality treatment device (WQU-9 on site plan) used to treat stormwater from the catch basin located on Boston Post Road just east of the westerly property boundary of the project.
39. The OMP shall be modified to ensure that that swimming pool discharge is directed toward a nearby catch basin which does not discharge to a wetland resource area (i.e. drain manhole #50 which discharges to subsurface infiltration 11A which has no overflow pipe). The OMP shall also specify the reduction of herbicides and pesticides as requested by Cambridge Water Department.
40. An annual inspection of the drainage system(s) will be performed by a MA Registered Professional Engineer with expertise in stormwater management and drainage systems. The

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results of the annual inspection will be documented in a summary report that documents annual maintenance activities, the results of the inspection and provides for recommendations for any follow up measures. The report shall be provided annually to the WLUC and the WCC.

41. The maintenance or repair of all stormwater management structures/components, other than those in the public way shall be the responsibility of the Applicant/Owner/Assign. The design capacity, storm water management treatment capacity and structural integrity of these facilities must be maintained and inspected as detailed in the Operation and Maintenance Plan. This condition shall remain in perpetuity and shall be recorded as such on the Certificate of Compliance for the Order of Conditions Issued by the WCC or MADEP.
42. Discharges from swimming pool water (less than one ppm chlorine) is allowed provided that the water stand for one week prior to draining (or tested for chlorine levels with a pool test kit prior to draining), the discharge occur at least 50 feet from the edge of wetland, and the pool is drained in such a way as not to cause erosion and other impacts to wetland resource areas.
43. Maintenance of landscaped areas shall be performed in accordance with the Integrated Pest Management Plan (IPM) detailed in the Stormwater Operation and Maintenance Plan. Only low nitrogen content, slow release organic fertilizers shall be applied within wetland buffer zones. The use of herbicides and pesticides is prohibited in the riverfront area and within wetland buffer areas with the exception of annual applications of a broadleaf weed control and low toxicity grub control product (Merit or equal) on maintained turf areas. The use of Diazinon or Dylox is prohibited at this property. This condition shall be reflected in the final Storm Water Operation and Maintenance Plan.
44. Continued maintenance of all disturbed areas, in a manner which assures permanent stabilization and precludes any soil erosion shall be the responsibility of the Applicant/Owner/Assign of this property. This condition is perpetual and does not end with the issuance of a Certificate of Compliance. No Certificate of Compliance shall be issued until final stabilization is achieved.
45. The Applicant has agreed to a low salt de-icing strategy (80:20 sand/salt; or the use of acetates (which do not contain chlorides). Calibrated salt spreaders will be used to ensure only a carefully controlled amount of salt is used on the roads.

Conditions related to Wetland Protection and Conservation

46. Special Condition Numbers 21 through 86, specified in an Order of Conditions issued by the Weston Conservation Commission, for MADEP File Number 337-1369, issued and signed by the Weston Conservation Commission on February 7, 2020, are included in this Order. These conditions shall remain in effect regardless of the issuance of a Superseding Order of Conditions, for the same file number, by MADEP. Should there exist any specific conflicts between these Conditions and a Superseding Order issued by MADEP, the Condition(s) of the Superseding Order shall prevail.