

Construction Management Plan

for

193 Central Avenue

**Prepared for:
Milton Planning Board
Site Plan Approval**

Date: October 26, 2021

General

This Construction Management Plan (“CMP”) has been prepared for the construction of a new building, site grading, installation of drainage, parking area, play areas and landscaping at 193 Central Avenue.

Site clearing from a fire which destroyed the Hoosic Club building on this site has been completed.

The components of the project are site preparation including grading, installation of utilities, preparation of parking area and sidewalks, building construction and final landscaping. The building will not have a basement and will consist of ground floor classroom and administrative space and some program space in the attic under the peaked roof.

The site contains 63,780 sf of land and is located in a Residence B District. It abuts residential lots on Columbine Road and on Central Avenue.

The order of work will be: site preparation of grading including any required removal of trees; installation of drainage structures; construction of building foundation, preparation of front parking area and sidewalks and pavement binder; framing of building; and finishing interior and exterior of building, finish landscaping and second coat of pavement.

The construction is expected to take one year.

The Applicant and any successors in interest, the site contractor and individual subcontractors shall be required to adhere to the following requirements as they pertain to all aspects of construction activities to be performed at the site. These requirements shall be implemented for the duration of site construction and building.

Construction of this project shall be managed so as to minimize as much as reasonably possible impacts to the community, abutting property owners and local resource areas. The project will be subject to and adhere to the requirements of the approved site plan.

This construction management plan is part of the terms of the site plan approval decision by the Milton Planning Board.

1. Responsible Person

While construction is underway the applicant shall be or responsible for, or shall designate an agent or employee with authority to issue any necessary directives to construction workers regarding construction activities. The Town’s Building Commissioner shall have contact information with respect to that responsible person. That representative shall be generally responsible for all construction activities, whether underway, or contemplated

and shall be Applicant's liaison to the Town and to abutting property owners. The name and contact information of the representative shall be made available to the Building Commissioner, to the Town Planner, the Town's DPW Director, the Town Engineer and the Police Department. The representative shall deal promptly with any complaints with respect to these construction activities.

Applicant's representative shall notify the Town Planner of the expected start date for work.

The owner is Verma Holdings LLC whose manager is Sunny Verma.

The owner's project contractor shall be readily available by phone and this contact information will be provided on the Planning Board website and to the Town Departments listed above.

2. Start Work Notice

48 hours prior to the commencement of construction, the contractor shall provide written notice of the approximate start date to the Town's Building Department, Engineering and Public Works Departments and Town Planner and such notice shall be posted on the Town website so as to provide notice to abutters and other members of the public. Every two months during the construction process the owner will provide reports on progress and next steps which will be sent to the Town Planner to be posted on the Town website and will also be distributed via the email list of 193 Central Avenue neighbors.

3. Construction Hours

Hours of construction shall be Monday – Friday, 7:00 am – 6:00 pm and Saturday 8:00 am – 5:00 pm. Work will not take place on Sundays and legal holidays excepting holidays on which the stock market is open. Work is prohibited within the Central Avenue or Columbine Road right of way during weekends and legal holidays. There shall be no idling of construction vehicles before 7 a.m. Any exception to these hours of work shall be made only for emergency, or only if the Building Commissioner has approved the reasons for out of hours work in advance.

Construction truck traffic during morning and afternoon peak traffic times shall be minimized. Queuing and idling trucks shall not occur on-site unless unavoidable, and any on-site queuing or idling shall be only for good cause.

There shall be no construction truck traffic before 7 a.m. Reasonable effective steps shall be taken to concentrate construction truck traffic during late morning/early afternoon hours on weekdays.

4. Parking

Construction parking shall be on site under the control of Applicant. No workers, contractors or other subcontractors shall be permitted to park on public roadways surrounding the development or other than on-site once site access has been established. Satellite parking at a private parking facility shall be permissible. Effective measures shall be taken to maintain employee parking areas and the parking access route in as dust-free a condition as reasonably possible during dry conditions and in conveniently passable condition in wet and snow conditions. Parking areas shall be remote from dwellings of abutters to the extent possible. Any exceptions to these parking rules shall be only for good cause with the approval of the Building Commissioner. At the beginning of the project while access on site is prepared, parking in front of the property on Central Avenue is allowed. Overnight parking on the street shall not be allowed without permission from the Town, given in accordance with the usual procedures.

Construction vehicles not in use shall be turned off. Workers shall not congregate or loiter on Central Avenue or Columbine Road.

5. Controllable Noise and Pollution

The Applicant shall institute effective measures to control unnecessary noise and pollution during construction activities. Workers, contractors and subcontractors shall be prohibited from playing music or third party talk at levels not reasonably necessary for individual use. Noisy construction equipment used on-site shall be turned off when not in use or about to be used. Loud speakers shall not be used on site. Traffic controls shall be established to eliminate unnecessary backing movements and use of back-up horns. Priority shall be given to respecting residents' rights to the quiet enjoyment of their properties.

Although construction will unavoidably increase noise levels in the area, the contractors shall use all reasonable efforts to minimize the impact of noise during construction, including the following.

- a. When feasible, equipment that is not in use shall be turned off.
- b. Noise-creating equipment shall be located as far as possible from occupied residences.
- c. Engine housing panels on all equipment shall be kept closed.
- d. Electricity shall be obtained from the electric grid as soon as feasible to reduce the use of portable generators.

- e. Construction vehicles and equipment shall not be turned on for the purpose of being warmed up until their use is imminent.

6. Rock Removal

If any rock must be removed for this project methods other than blasting shall be used, and the least intrusive methods possible shall be employed.

The hours of such work will be limited to 9 a.m. to 4 p.m.

7. Street Closings/Construction within Public Right of Way

Central Avenue and Columbine Road shall remain open and operational at all times during construction. If temporary closures are required, the contractor shall obtain prior approval from the Town in accordance with usual procedures and shall comply with all conditions imposed by the Town with respect to the closing, including the use of police details/flagmen, as appropriate. Trench excavations associated with tie-ins to water lines shall be patched with bituminous pavement. Roadway plates shall be used when trenches must remain open either overnight or over a weekend before trenches are able to be filled.

8. Site Safety/Access

Prior to the start of construction activities, the contractor shall install and maintain construction fencing for roadway access points. Access to the site shall be from Central Avenue, not from Columbine Road. At the end of each day, access gates in the fences around these areas shall be closed and secured with lock and chain.

The project will comply with state law on trench excavation articulated in 520CMR 14: "Excavation and Trench Safety".

9. Erosion and Sediment Control Measures

The project shall comply with the erosion and sediment control measures in the Town's Stormwater Bylaw and the requirements of any other applicable state or federal laws or regulations.

10. Dust and Wind Controls

Dust control shall be implemented on site as necessary. Repetitive treatment shall be applied when needed to accomplish control when dust conditions exist. If field observations by the Applicant or the Building Commissioner indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, additional dust suppressant measures shall be implemented forthwith. The following list

of control measures may be implemented on site to limit the generation of dust as needed:

- Watering
- Establishment of Vegetative Cover
- Mulch or Spray-On Soil Treatments
- Tillage – Stone

Street cleaning shall also be used as necessary to control dust. Paved areas that have soil or dust on them from the construction site shall be cleaned as needed.

11. Materials Storage and earth stockpiling to block noise

The project shall comply with the stockpiling requirements in the Town's Stormwater Bylaw.

No earth stockpiling, material and equipment storage or parking shall be allowed within the drip line of existing trees to remain on the site.

12. Clearing of Site

Site clearing has taken place following the release of the site after the building was destroyed by fire.

13. Installation of Stormwater Drainage System

The rear portion of the lot is to be graded first and then drainage structures are to be installed in the rear portion of the lot, all as shown on the Site Plan. If possible, the perimeter fencing along the Atwood lot line proposed for the back of the site shall be installed before beginning this work, or as soon as possible after work begins.

14. Grading and underground utility work as shown on the Site Plan shall be completed next. Grading work shall comply with the Town's Stormwater Bylaw.

15. Tree Protection Areas for Trees to Remain, on the perimeter of the work area

Temporary fencing shall be installed along the drip line (outer perimeter branches) of trees to remain, in locations bordering the work areas.

As tree preservation and protection is a high priority, protective matting in lieu of fencing will only be allowed after consultation with and approval from the Planning Department.

No construction materials shall be stored in these protection areas.

Trees and stumps that are not going to be re-used shall be removed from the site. No burning is permitted on site.

17. Construction Period Solid Waste and Recycling

Any demolition activity shall comply with local, state and federal permit requirements. To the extent that excavated materials such as trees and roots require disposal off site, these materials shall be segregated on site for disposal. Materials that can be recycled will be placed in dumpsters and removed to a recycling facility for processing. Other materials shall be placed in dumpsters and transported and disposed of at an approved solid waste facility.

18. Utilities

Site utilities, including any temporary service connections, shall be constructed in a coordinated fashion so as not to impede or interrupt services, including storm drainage, to residents. Applicant's representative shall coordinate the efficient installation of all water installations as well as all private utility services (gas, telephone, cable, electric, etc.).

19. Building Construction

20. Schedule

The following is a tentative schedule, which is subject to change based on weather and other conditions as well as when building permits issue:

Mobilization: Fall 2021

Set up erosion control and temporary fencing:

Site Clearing and Grading

Install Building Foundation and begin building construction

Construct parking area, driveways and sidewalks

Install pavement binder

Complete building construction

Complete site work including all landscaping

Target date for completion of all work: Fall 2022