RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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June 20 2013

Mr. Richard Sampson, Chairman
Town of Winchester
Zoning Board of Appeals
71 Mt. Vernon Street
Winchester, MA 01890

Via Hand Delivery

Regarding: CVS/Pharmacy
278 Washington Street
Winchester, MA
11071.00501

Dear Mr. Sampson:

On behalf of G.B. New England 2, LLC, RJ O'Connell & Associates (RJOC) is submitting to the Zoning Board of Appeals (ZBA) nineteen (19) sets of revised site/civil plans titled "Site Plan for CVS/pharmacy – Washington Street and Swanton Street – Winchester, MA, prepared by RJ O'Connell & Associates, dated 10/5/12, last revised 6/20/13. Included in the plan set are the CVS building elevations, floor plan, perspective elevations and a preliminary roof plan all prepared by BKA Architects.

The enclosed site/civil plans have been revised to address comments raised by the ZBA at its meeting of June 11, 2013. In addition to the site plans, RJOC is submitting the following supplemental documentation:

a) Construction Management Plan Narrative as prepared by RJ O'Connell & Associates, Inc, dated June 20, 2013.
b) Letter prepared by Ransom Environmental titled "Summary of Massachusetts Contingency Plan (MCP) – Required Response Actions, dated June 20, 2013.
c) Letter prepared by Ransom Environmental titled "Clarification of Test Pit Log Information", dated June 19, 2013.
d) CDS Particle Separators (CDS-1 & CDS-2) sizing calculations as performed by Contech
e) Envisor 3 Roof Top Units screening Catalog Cut Sheet.
f) Roof Top HVAC Unit Catalog Cut sheet as manufactured by York Heating & Air Conditioning
g) Amended and Corrected Form 2 – Application for Zoning Hearing and Form 2D.
h) Cover Letter from Krattenmaker O'Connor & Ingber, P.C. dated June 20,2013, Re: Amended and Corrected Form 2 & 2D.

To assist the Board with its review of the enclosed site plans, RJOC has outlined below the revisions performed to the various plan sheets. The revisions to the site plans are denoted on the various disciplines by a circular cloud.

RJOC Dwg. No. C-0 titled "Construction Management Plan, dated 6/20/2013

- First submission of said plan. Plan was requested to be prepared along with a Construction Management Plan narrative at the June 11th ZBA meeting.

RJOC Dwg. No. C-1 titled "Demolition & Erosion Control Plan, dated 10/5/2012, last revised 6/20/2013

- Note added to plan which advises the Contractor that petroleum impacted soil and groundwater are present on site and the site must be managed in accordance with a RAM plan under the direction of a Licensed Site Professional.

RJOC Dwg. No. C-2 titled "Site, Parking & Traffic Control Plan, dated 10/5/2012, last revised 6/20/2013

- Note added to plan which advises the Contractor that petroleum impacted soil and groundwater are present on site and the site must be managed in accordance with a RAM plan under the direction of a Licensed Site Professional.
- Three (3) No Parking Any Time signs have been added along Swanton ST (recommendation from Town's Traffic consultant Nitsch Engineering).
- Two (2) No Parking Any Time signs have been added on either side of the Washington St curb cut (recommendation from Town's Traffic consultant Nitsch Engineering).
- Double Yellow Centerline traffic control striping added to the end of the stop bar striping for the purposes of separating the two travel lanes (recommendation from Town's Traffic consultant Nitsch Engineering).

RJOC Dwg. No. C-3 titled "Grading & Drainage Plan, dated 10/5/2012, last revised 6/20/2013

- Note added to plan which advises the Contractor that petroleum impacted soil and groundwater are present on site and the site must be managed in accordance with a RAM plan under the direction of a Licensed Site Professional.

RJOC Dwg. No. C-4 titled "Utility Plan, dated 10/5/2012, last revised 6/20/2013

- Note added to plan which advises the Contractor that petroleum impacted soil and groundwater are present on site and the site must be managed in accordance with a RAM plan under the direction of a Licensed Site Professional.
- Note and dimensions added regarding the installation of the site light pole base located within the limits of the subsurface infiltration basin.

RJOC Dwg. No. L-1 titled "Landscape Plan, dated 10/5/2012, last revised 6/20/2013

- Relocated the flowering pear tree (PCC) from the interior landscape island located within the footprint of the subsurface infiltration basin to the southerly side of the property.

RJOC Dwg. No. L-2 titled "Landscape Details, dated 10/5/2012, last revised 6/20/2013

- Detail No 3 titled "Isolated Island Loam Depths over Infiltration System" has been revised to depict shrubs in lieu of a deciduous tree.

RJOC Dwg. No. C-5 titled "Erosion Control Details, dated 10/5/2012, last revised 6/20/2013

- Detail titled "Temporary Sedimentation Basin Cross Section B-B" has been revised to reflect a bottom basin elevation of 42.5.

RJOC Dwg. No. C-9 titled "Drainage Details", dated 10/5/2012, last revised 6/20/2013

- Detail titled "Subsurface Infiltration System Section A-A" has been revised to clarify the pipe size represents the inside diameter dimension.
- Detail titled "Subsurface Infiltration System" has been updated adding a note requiring the contractor to install the site light pole base simultaneously with the installation of the subsurface basin.
- Detail titled "Subsurface Infiltration System" has been updated to clarify that the specification of the corrugated metal pipe must meet H20 load requirements.
- Detail titled "CDS-1 (CDS2015-4-C)" is the site specific detail for particle separator CDS-1. Detail provided to RJOC by the proprietor vendor Contech.
- Detail titled "CDS-2 (CDS2015-4-C)" is the site specific detail for particle separator CDS-2. Detail provided to RJOC by the proprietor vendor Contech.

RJOC Dwg. No. C-10 titled "Photometrics Plan", dated 10/5/2012, last revised 6/20/2013

- Site photometrics plan has been updated to reflect the site light pole being located within the subsurface infiltration basin being shifted to be located within the 30" crushed stone row.

BKA Architects Dwg. No. A-2.1 titled "Preliminary Roof Plan, dated 6/12/2013

- First submission of said plan. Plan was requested to be prepared by the ZBA at its meeting of June 11th .

Upon the Board's review, should there be any questions or the need for additional information, please do not hesitate to contact me at 781-279-0180 x103.

Sincerely,

RJ O'CONNELL & ASSOCIATES

Brian P. Dundon, PE
Vice President

cc: Mary Winstanley O'Connor
Ken Ingber
Debbie Constantine
Paul Beck
Kevin Paton
Giles Ham