

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

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May 3, 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 the Project Applicant, G.B. New England 2, LLC, RJ O'Connell & Associates submits nineteen (19) sets of revised site/civil plans and supporting documentation associated with the Project Applicant's site plan application seeking approval to construct a CVS/pharmacy at the southwest corner of the intersection of Washington Street with Swanton Street.

The accompany site/civil plans and supporting materials have been revised since the January 29, 2013 ZBA hearing to address comments received from the Planning Board, Design Review Committee and the Engineering Department.

To assist the ZBA with its review of the Project Applicant's site plan application, RJOc submits the following:

1. Site 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 5/6/13. Included in the site plan set are the CVS elevations, floor plan and perspective elevations as prepared by BKA Architects.
2. Stormwater Management Report titled "Stormwater Management Study – CVS/pharmacy 278 Washington Street – Winchester, MA prepared by RJ O'Connell & Associates, dated 10/5/12, last revised 5/6/13.
3. Traffic Report titled "Updated Traffic Impact and Access Study – Proposed CVS Pharmacy – Winchester, MA," prepared by Vanasse & Associates, Inc. dated May 1, 2013.
4. Groundwater Mounding Analysis report, prepared by Ransom Consulting, Inc., dated February 12, 2013.
5. RJOc response letter dated May 2, 2013 regarding the Town Engineer's comment letter dated January 29, 2013.

Upon the Board's review of the updated site/plans and supporting documentation, 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
Paul Beck
Debbie Constantine
Kevin Paton
Giles Ham