



STRATEGIC LAND VENTURES

February 4, 2020

Kevin Sarney
 Chariman – Winchester Zoning Board of Appeals
 71 Mount Vernon Street
 Winchester, MA 01890

Re: 19-35 River Street – Summary of Proposed Mitigation

Applicant: SLV River Street, LLC

Dear Mr. Chairman:

As we approach the conclusion of the public hearing process on the SLV River Street, LLC application, I thought it would be helpful to the Board, as well as the Board of Selectmen to specifically identify all of the mitigation we are committing to provide as part of this development. I believe our commitments have been generous in the context of the size of this project and my experience with other similarly sized projects.

Mitigation & Fee Overview	
Specified Use	Proposed Amount
Infiltration & Inflow (I&I)	\$352,800.00
Traffic Improvements (River Street)	\$84,000.00
Traffic Improvements (Cross Street)	\$179,451.00
Off-Site Plantings at Wendell Cul-de-Sac	\$5,000.00
Additional Sewer System Rehabilitations to be the responsibility of the Developer	\$25,500.00
Additional Sewer System Rehabilitations - Mitigation Payment	\$13,465.00
Building Permit Fee based on Preliminary Hard Cost Construction Estimate @ \$15 per \$1,000 in Construction Cost	\$591,607.50
TOTAL	\$1,251,823.50



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Traffic Improvements:

In its concluding peer review letter dated January 15th 2020, Toole Design indicated that all of their comments have been resolved and that they support and agree with the fair-share cost approach as was outlined in the Vanasse & Associated response letter dated December 17th 2019. In its letter, Toole correctly notes that the total values of the fair-share and constructed improvements should be \$263,451, not the \$256,921 which we incorrectly represented in our earlier submittal. We have committed to constructing improvements in River Street beyond our own project construction with an expected cost of \$84,000, and then will make a cash payment to the Town dedicated specifically for improvements in Cross Street. That payment would be a condition in the Comprehensive Permit and likely payable as a pre-requisite to receiving a building permit. The Toole letter indicates that the fair share payment should be \$179,451, which would include a payment of \$2,500 which represents the Cross Street/Loring Avenue sign and pavement marking improvements that Toole recommended. As such, our fair-share contribution for the Cross Street improvements will be \$179,451.

I&I Fee:

Per the recommendation of Weston & Sampson, we are agreeing to pay \$352,800 as an I&I fee to address improvements in the public sewer system unrelated to our project.

Off-Site Plantings:

During the public hearing process, a question was raised about possibly adding landscaping to the back left corner of the site closest to Wendell Road. Due to the grade change, need to provide suitable vehicular access, and the creation of a retaining wall, it is not feasible to add additional vegetation in that area. And although we believe it to be unnecessary due to all the mature trees existing in that specific location beyond our property line, we have offered to pay \$5,000 to the Town to be dedicated specifically for plantings at the end of the Wendell Road cul-de-sac for new plantings on Town-owned land to be chosen and planted at the Town's exclusive discretion.

Additional Sewer System Improvements:

We have recently reviewed the additional sewer system improvements recommended by Weston & Sampson in their January 20th 2020 letter. The estimated cost of those improvements is \$61,465. While we feel strongly that these improvements should be funded with the I&I payment we are contributing, we have nevertheless proposed the following:

1. After reviewing the attached Sewer Rehabilitation Cost Estimate (SRCE) provided by Weston & Sampson, we have revised the project sewer design in an effort to reduce the projects impact on the municipal sewer system. We have revised and submitted an updated Utilities Plan which illustrates the following reduction in proposed sewer impacts:



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- a. The proposed sewer connection to existing sewer manhole CO-46 has been removed. Thus, eliminating one (1) Precast Manhole (Item 5 on SRCE) for an impact reduction of \$15,000
 - b. This plan revision also eliminates any project impact on the sewer lateral associated with 30 River Street. Thus, eliminating one (1) Lateral Liner (Item 1 on SRCE) for an impact reduction of \$7,500.
2. Additionally, the applicant has agreed to incorporate the following two items from the SRCE into the proposed project,
- a. The revised Utilities Plan has included note #8 indicating that the existing sewer manhole (CO-45) is to be replaced with a Precast Manhole. We and our general contractor will accept responsibility to incorporate this requirement within the general contract including all costs associated with installing the pre-cast manhole. As we are now accepting financial responsibility, this should further reduce the estimated mitigation amount by \$15,000 (Item 5 on the SRCE with a mitigation cost impact of \$15,000).
 - b. The revised Utilities Plan has included note #11 indicating to “Abandon Existing Sewer Services at Mainline by Plugging W/Grout and Installing a Cured-In-Place Short Liner over Service Connection”. As such, we and our general contractor will accept responsibility to incorporate this requirement within the general contract including all costs associated with abandoning the existing sewer service. As we are now accepting financial responsibility, this should further reduce the estimated mitigation amount by \$10,500 (Item 2 on the SRCE with a mitigation cost impact of \$10,500).
3. Considering the updated plan changes and our agreement to include several items within our general contract, we believe the only remaining items from the SRCE are as follows:
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| a. Install later liners (one unit) | \$7,500 |
| b. Manhole chemical root treatment | \$1,250 |
| c. Manhole grouting and cementitious lining | \$2,975 |
| d. Heavy cleaning & TV Inspection | \$1,740 |
| TOTAL: | \$13,465 |

We are willing to make this additional mitigation payment of \$13,465 to cover these remaining items. We are hopeful that Weston & Sampson and the Town Engineering Department find this strategy and approach reasonable and appropriate.

We believe this additional/increased financial contribution should close out all outstanding issues as it relates to peer review, and more specifically, to financial mitigation. We look forward to



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working with the Board, its consultant and its legal counsel to craft appropriate language in the Comprehensive Permit to confirm and codify these commitments, as well as specifying an appropriate milestone(s) when these payments will be due.

We look forward to continuing the public hearing on February 12th. At this juncture, we do not anticipate having any new information to provide, and are hopeful we can close the public hearing at that time.

I have sincerely enjoyed working with this Board and look forward to continuing the collaboration through the issuance of the permit.

Sincerely,

Geoffrey Engler
SLV River Street, LLC