



Department of Planning and Community Development

RECEIVED TOWN CLERK
BRAINTREE, MA
Melissa M. SantucciRozzi, Assistant Director
1 JFK Memorial Drive – Braintree, Massachusetts 02184
Phone: 781-794-8234 Fax: 781-794-8089
2018 FEB 28 AM 8:37

Joseph C. Sullivan
Mayor

PLANNING BOARD

Robert Harnais, Chair
Erin V. Joyce, Vice Chair
James Eng, Clerk
Darryl Mikami, Member
James N. Downey, Member

TO: James M. Casey, Town Clerk
FROM: Braintree Planning Board
DATE: January 26, 2018
RE: DECISION Administrative Site Plan Review and Special Permit
Braintree Athletic Complex (a/k/a Peterson Pool)
128 Town Street (Planning Board File #15-19)
Capital 5 Management/BSC Partners LLC, Applicants

On January 25, 2018 on a motion duly made and seconded, a super majority of the Planning Board voted to APPROVE the above referenced project. The members of the Planning Board/Special Permit Granting Authority pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the Braintree Zoning Ordinance Bylaw Chapter 135, Article V, VI, VII, VIII, XI, and XIV voted as follows:

	<u>In Favor</u>	<u>Opposed</u>
<i>Robert Harnais, Chair</i>	X	
<i>Erin V. Joyce, Vice-Chair</i>	X	
<i>James Eng, Clerk</i>	X	
<i>Darryl Mikami</i>	X	
<i>James N. Downey, Member</i>		Not Voting

The motion, obtaining the super majority vote passes and Special Permit and Site Plan Review were granted approval with Findings and Conditions.

Any person aggrieved by this decision may appeal to the Norfolk County Superior Court, to the Land Court or to the District Court, Quincy Division, by bringing an action within twenty days after this decision has been filed in the office of the Town Clerk. (See M.G.L. Chapter 40A, Section 17.)

Robert Harnais, Chair

Erin V. Joyce, Vice-Chair

James Eng, Clerk

Darryl Mikami, Member

Not Voting
James N. Downey, Member

APPLICANTS Capital 5 Management/BSC Partners, LLC
C/o David Boucher
521 Mount Hope Street
No. Attleboro, MA 02760

PROPERTY OWNER: Town of Braintree
C/o Mayor Joseph C. Sullivan
1 JFK Memorial Drive
Braintree, MA 02184

LAND SURVEYOR: Joyce E. Hastings, Surveyor (RPL #39393)
Level 1 Design Group
249 South Street – Unit #1, Plainville, MA 02762

ENGINEER: Daniel R. Campbell, Engineer (RPE #46245)
Level 1 Design Group
249 South Street – Unit #1, Plainville, MA 02762

TRAFFIC ENGINEER: Kenneth P. Cram, (RPE # 36663)
Bayside Engineering
600 Unicorn Park Dr., Woburn MA 01801

LANDSCAPE ARCHITECT John C. Carter, (MA-RLA#1229)
John C. Carter & Co. Inc.
960 Boston Neck Road, Narragansett, RI

ARCHITECT: No Stamp of Architect
Studio TROIKA
15 Channel Street – Suite 104, Boston, MA 02210

APPLICATION: Special Permit – Use (135-601) Commercial Recreation
Special Permit – Buffer Zone (135-702) HB to RB
Site Plan Review (ZBL Section 135-711)
Special Permit (ZBL Section 135-502)
Traffic Rules and Regulations (Article XIV)

LOT SIZE: **Leased area:** 6.0 acres
ANR Lot Size 15.18 acres
Total School Complex: 82.7 acres (combination plots below)

LOCATION: 128 Town Street

ASSESSORS' PLAN: **MAP:** 1042 **ASSESSORS' PLOT:** 1 & 2
1043 1
1067 58
1021 4D

ZONING: Highway Business, Watershed Overlay and Open Space Conservancy

CONTROLLING SECTIONS OF THE ZONING BYLAW

Article V (Special Permits)
Article VI (Use Standards)
Article VII (Density & Dimensional & buffers)
Article VIII (Parking Standards)
Article XI (Environmental Performance Standards)
Article XIV (Rules and Regulations for Traffic)

MATERIALS of RECORD

Approval Not Required (ANR) Plan:

"Plan of Land in Braintree, Ma (Norfolk County) owned by The Town of Braintree, 1 JFK Memorial Drive, Braintree, MA 02184" dated February 1, 2016 stamped by Robert P. Campbell (RPE) – Town Engineer Scale 1" – 80' – one sheet

SITE PLANS

Total No. of Sheets: 25 (includes 4 architectural listed below)

"Peterson Pool, Indoor Sports Complex, 128 Town Street, Braintree, MA "No stamps original date 12/21/15 last revision 2/5/18– Sheet #1 (C-0.0)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Existing Conditions " dated 7/30/15 last revision 2/5/18 stamped Joyce E. Hastings (RPLS) Scale 1" -40' – Sheet #2 (C-1.0)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Existing Conditions " dated 7/30/15 last revision 2/5/18 stamped Joyce E. Hastings (RPLS) Scale 1" -40' Sheet #3 (C-1.1)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Plan of Land " dated 7/30/15 last revision 2/5/18 stamped Joyce E. Hastings (RPLS) Scale 1" – 60' Sheet #4 (C-1.2)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Layout & Materials" dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Scale 1"– 40' Sheet #5 (C-2.0)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Grading & Utilities " dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Scale 1" - 40' - Sheet #6 (C-3.0)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Grading & Utilities " dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Scale 1"- 40' – Sheet #7 (C-3.1)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Grading & Utilities " dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Scale 1" -Sheet #8 (C-3.2)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA– Grading & Utilities Plan & Profile" dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Scale 1"-40' Sheet #9 (C-3.3)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA - Erosion Control" dated 7/30/15 last revision 2/5/18 stamped by Daniel R. Campbell (RPE) Scale 1"-40' Sheet #10 (C-4.0)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA –Erosion Control" dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Scale 1"- 40' Sheet #11 (C-4.1)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Landscape Key Plan " dated 11/13/15 last revision 1/27/17 stamped John C. Carter (RLA) Scale 1"- 20' Sheet #12 (C-5.0)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Planting Plan " dated 11/13/15 last revision 8/10/17 stamped John C. Carter (RLA) Scale 1"- 20' Sheet #13 (C-5.1)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Planting Plan" dated 11/13/15 last revision 8/10/17 stamped John C. Carter (RLA) Scale 1"- 20' Sheet #14 (C-5.2)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Landscape Notes & Details" dated 11/13/15 last revision 1/27/17 stamped John C. Carter (RLA) Scale 1"- 20' Sheet #15 (C-5.3)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Typical Details " dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Not to scale Sheet #16(C-6.0)

"Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Typical Details " dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Not to scale Sheet #17 (C-6.1)

“Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Typical Details ” dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Not to scale Sheet #18 (C-6.2)

“Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Typical Details ” dated 7/30/15 last revision 2/5/18 stamped Daniel R. Campbell (RPE) Not to scale Sheet #19 (C-6.3)

“Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Site Lighting Photometry” dated 1/18/17 no stamp – scale 1’-40’ No Sheet # (PH.01)

“Peterson Pool, Indoor Sports Center – Permitting Documents a Portion of AM 1042 Parcels 01 & 02 – 128 Town Street, Braintree, MA – Site Lighting Photometry” dated 1/18/17 no stamp – scale 1’-40’ No Sheet # (PH.02)

ARCHITECTURAL DRAWINGS

No. of Sheets: 4

“Peterson Pool, Braintree, MA – Plan View Ground Floor” Honco Steel Buildings no stamp scale1:125
Last revision – 1/11/17 – No sheet #

“Peterson Pool, Braintree, MA – Plan View Second Floor” Honco Steel Buildings no stamp scale1:125
Last revision – 1/11/17 – No sheet #

Troika – Exterior Elevations dated 1/13/17” – no stamp -no scale -no sheet number

Troika (All shown on one sheet) – Elevations, Level 1 area plan, Level 2 area plan – Peterson Pool – January 13, 2017” – no stamp - no scale - no sheet number

Drainage Calculations

“Stormwater Management Report for Peterson Pool, 128 Town Street, Braintree, MA stamped by Daniel R. Campbell (RPE) dated 12/21/15, rev. 3/4/16, 3/15/16, 7/26/16, 1/10/17, 5/16/17 and 1/16/18 (441 pages) – Includes Operation Maintenance Plan dated 12/21/15 revised 7/24/17 and Long Term Pollution Prevention Plan dated 12/21/15 revised 7/24/17.

Traffic Report

“Updated and Impact and Access Study, Proposed Braintree Athletic Center, Town Street, Braintree, MA May 24, 2016” last amendment 7/7/17 by Kenneth P. Cram of Bayside Engineering – including Appendix.

BRIEF PROJECT DESCRIPTION:

The proposal is for construction of an 87,710 SF (two-story) commercial recreation facility including but not limited to site development, traffic generation and circulation, drainage, utilities and other site amenities to be located on Braintree School property located at 128 Town Street. The Town of Braintree through the Mayor's Office along with Capital 5 Management/BSC Partners, LLC has co-partnered in a public – private venture to develop the complex (87,710 SF). Capital 5 Management/BSC Partners LLC was leased approx. six (6) acres of land out of the 82.7 acres comprising the school complex including access and use of the existing adjacent student parking lot to construct the facility at the northerly corner of the site.

The granting of these Findings is made based on the project's compliance with the Conditions of Approval listed and referenced within this Decision.

Zoning Ordinance Section 503 (I) Special Permit Criteria:

(1) The proposal for special permit shall be in harmony with and shall not derogate from the general purpose and intent of the Braintree Zoning Bylaw.

In rendering its decision, the Planning Board/SPGA considered the location of the development and its proposed relationship with the Braintree High School and school campus including the grounds of athletic fields and courts. The Town was privilege to receive an endowment from Capt. Peterson in 1963 for the construction of a public swimming pool for the children of Braintree. In an attempt to provide a dual benefit for the need of both a swimming pool and ice rink, Mayor Joseph C. Sullivan proposed locating such a facility at the school site. The Braintree High School campus is situated between Town Street – Franklin Street and Sunset Lake. The school building and campus is zoned Open Space and Conservancy (OSC) and lies within the Watershed Protection Overlay District. In 2015, the Mayor proposed to rezone approximately 6.0 acres of the 82.7 acres of the campus to Highway Business to accommodate the development of the commercial recreational facility. The location of the facility on the High School property in the Mayor's opinion provided the ideal amenity adjacent to the other athletic facilities (both indoor and outdoor) typically used for town sporting events.

The proposed location of the commercial recreation facility at the school site is compatible with the surrounding Residence B & C and Cluster 1 residential neighborhoods and a Highway Business commercial zone located across Granite Street known as Granite Plaza. The site including the school campus is also located within the Town's Watershed Protection Overlay District and adjacent to Sunset Lake an active recreational area used by the residents of Braintree. As a commercial recreation facility in a Highway Business zone, the Braintree Zoning Ordinance requires a Special Permit for a commercial recreation use. The site and the placement of the structures on the site are also subject to a 100' buffer between zoning districts per Zoning Bylaw/Ordinance Section 702B. The applicants were subject to a request for a Special Permit to have portions of the building proposed within the buffer zone.

The original application was filed on December 23, 2015 and at that time proposed a sport complex of 157,160,000 SF consisting of a swimming pool, two ice rinks, turf field and related amenities. After a combination public concern and questions surrounding the drainage and traffic impacts, the applicants

presented to the Planning Board/SPGA on December 13, 2016, a revised building concept consisting of a smaller 87,710 SF building a significant reduction (approx. 69,450 SF or 44% reduction) in the overall building facility. The primary change was the elimination of the turf field and some other related commercial accessory uses. The reduction of the building size also allowed for movement of the building further out of the 100' buffer zone but still included non-structural activities such as walkways and drainage that will still encroach into the 100' buffer zone and will require Planning Board/SPGA approval under Section 135-702B. In addressing this review the Planning Board/SPGA has included conditions relative to the buffer zone screening.

Consideration of the potential traffic impacts with capacity and parking both with the daily operation and tournament events, Mayor Sullivan's office did initiate long term discussion with the Braintree School Department to plan physical improvements on the High School campus that could improve circulation and the amount of parking available to all uses. The Planning Board/SPGA in determining their review and findings were provided with an overall concept plan of potential parking spaces to be constructed in other areas of the campus. Although not resolved, the Planning Board conditions the decision with time frames and mitigation conditions for the issue to be addressed.

The Planning Board/SPGA has taken into consideration the long term planning and cooperation between the Town administration and the School Department to abide by the presentations made as to the facilities ability to co-exist on a school campus and adjacent to residential neighborhoods. Conditions of the decision will enable the Planning Board/SPGA to implement mitigative safeguards should a detrimental impact begin to occur from the commercial recreational facility that would impact the surrounding uses.

- (2) ***There shall be adequate ingress and egress to the property and proposed structures with particular reference to automotive and pedestrian safety and convenience, off-street parking and loading, traffic flow and control, access in case of fire or catastrophe, and the capacity of public roads to support the added traffic safely.***

The Planning Board/SPGA, after a lengthy review process and modifications to the site plan felt the proposed means of ingress/egress into the student parking lot and the adjacent sport complex as modified may provide adequate emergency and traffic access. The Planning Board/SPGA struggled with the two tier parking and traffic circulation associated with the use of a commercial recreation facility and the applicant's desire to hold MIIA tournaments at the facility. Initial review of the daily operation and the average school day resulted in modifications to increase vehicular access points to the facility. At the directive of the Planning Board/SPGA, the main access off Town Street is now designed with two lanes of egress exiting out of the site to Town Street and one lane of ingress into the site from Town Street. The second site access, located off the existing high school one-way circular driveway, allows a vehicular connection providing both ingress and egress over to/from the school access road that leads behind the high school out to Franklin Street (Rte. 37). The third site access point to the facility is off the existing high school driveway, one-way in only to the student parking lot from the existing high school one-way driveway that encircles a wooded area and returns back out to Town Street. The three designed access points now provide multiple options to both motorists and emergency apparatus to reach the facility under normal daily operations and emergencies in addition to three points of relief for vehicles leaving the site to reach Town, Granite, Pond and Franklin Street. The distribution of traffic as presented by the Traffic engineer relative to the daily operation appeared to evenly divide it among

these surrounding streets. The issue of the MIIA events was not addressed or presented with documentation as to potential impacts and raised concerns for the Planning Board/SPGA.

The proposed facility will have two different types of recreational users; the daily user or team member coming to the facility on a regular daily basis and the second special event user - the tournament participant and spectator who would be attending a regional tournament. The Planning Board/SPGA had to review the proposal on two different levels and consider each potential traffic impact. Consideration of the daily user and the existing school traffic required review at different peak periods since it is a concentrated arrival and departure of students, buses and employees arriving and departing in a small window of time as dictated by the existing school hours. This school traffic peak is not necessarily following the typical AM and PM commuter peak period of the surrounding street network. The school building and campus frequently have other users outside school hours such as the continuing education program and after school activities, and seasonal camps.

Similar to the school the commercial facility will have users that may use the facility at a regular time, or an assigned practice time or a game/event time. The anticipated heaviest vehicular concentration of this type of traffic is late afternoon into the early evening. The Planning Board/SPGA was particularly interested in the programming of different activities and events on a daily basis to assess the potential impact of vehicular traffic and availability of parking. Limited information was forthcoming to the satisfaction of the Planning Board/SPGA. To address this concern the Planning Board/SPGA conditioned many of the verbal representations made by the applicants in the public hearing to assure there will be sufficient communication among all parties involved.

During the public hearing review, The Planning Board/SPGA reviewed the traffic impact and access study submitted as to the existing surrounding road system relative to their capacity to handle additional vehicular traffic. Town Street heading northwest intersects with Granite Street at a controlled traffic control signal and to the southwest with Pond Street and un-signalized (T-formation) intersection. Franklin Street is a state numbered route under the jurisdiction of MA Department of Transportation (MDOT). The traffic study addressed the existing situations of these roadways and intersection and presented existing conditions compared with a no-build and build scenarios to emphasize that there was impact during certain peak times from the facility. Mitigation had been suggested by the applicant's traffic engineer including adjustment/retiming of the existing Granite Street signal, installation of a new traffic signal at Pond/Town Streets, physical widening improvements to Pond/Granite/Kinghill intersection and non-structural traffic demand management alternatives such as shuttle buses and ride sharing were proposed by the applicants. The Planning Board discussed with the co-applicants the responsibility of each party to address the various proposed mitigation. At the time of the public hearings, due to other financial agreements, the designation of the responsible party of proposed mitigation could not be determined. The Planning Board/SPGA was compelled to condition the mitigation be resolved and address with different time schedules.

The Planning Board/SPGA is of the opinion that major directional path for vehicles will be arriving and existing from Route 128/Route 95 along Granite Street and primarily from the Town Street intersection. Granite Street is a major thoroughfare moving approx. 20,850 vehicles north, of Town Street, back forth on it and at certain peak commuting and retail hours can become congested by the sheer number of vehicles travelling and turning on and off it according to the applicant's traffic report.

The traffic report estimates between 2,202-3,448 average weekday daily trips. The Planning Board was not confidently assured that with the traffic representations made and minimal mitigation that the Board in an effort to anticipate any potential issues conditioned the decision as to traffic monitoring and thresholds that if triggered would require the applicants to return back to the Planning Board/SPGA via a modification of the Board's approval.

Lengthy discussion about event traffic and parking was not resolved at the time of this decision. A condition has been incorporated into the decision that until such time the Planning Board/SPGA has approved an event management parking plan there will be no tournaments. Due to the applicants inability to estimate the potential traffic volumes anticipated for any given tournament or find comparable existing facilities in other locations that could provide existing volume counts the Planning Board/SPGA was left with no assurance the facility can handle a tournament relative to traffic and has condition it as such. Future consideration of tournaments would need to be addressed to the satisfaction of the Planning Board/SPGA through demonstration of an event parking plan, shuttles and off-site parking areas for vehicular beyond the existing parking lot capacity.

Daily emergency accessibility was reviewed by the Police and Fire Departments who expressed no concerns. Without information on the event traffic and parking, the Planning Board/SPGA was of the opinion a condition of no tournaments until such time the Planning Board/SPGA and the divisions of public safety were satisfied was warranted.

The Planning Board/SPGA found that the pedestrian accessibility to the sports facility from the High School pedestrian path network to be indirect. The Planning Board/SPGA has added a condition within the decision to review and present a direct and safe pedestrian travel of path needs to be designed and installed at the time of the parking and curb cut improvements to ensure the safety of walking students, faculty and the general public from the high school to the facility is available. A condition has been incorporated in the decision.

The applicants did seek and obtain a variance from the Zoning Board of Appeals that exempted the project from adhering to the required parking of an indoor commercial recreation use of 835 parking spaces (1 space/250 SF). The ZBA opined that the existing student parking lot with approx. 460 parking spaces was sufficient for flexible use by both day time students and users of the sports complex. The applicants stated that out of town teams would be arriving by bus for practices and games. The ZBA decision was issued on July 12, 2016 and prior to the one year expiration, the applicants obtained a six (6) month extension of the decision valid until January 12, 2018. The applicant will need to re-apply.

(3) The proposed use shall not create any danger or pollution to public or private water facilities. The SPGA shall consider the adequacy of the methods of drainage at the proposed site and the public water and sewer systems serving the site. No excessive demand shall be imposed on the water system.

On 12/30/15 PCD staff requested information as to Water and Sewer. On 3/2/16 the DPW responded that they generally pleased but would be working with the applicants on issues. In a subsequent memo of 6/14/16, the DPW again expressed their satisfaction with the utility connections including the 2500 gal grease trap. The Planning Board relies on Water & Sewer to determine the available capacity and the details of utility hook-ups as the plans become refined for submission to the Building department for a permit.

A major concern to the Planning Board was the stormwater design and the existing conditions found at the proposed site. Initial test pits indicated the site is subject to a high ground water table. The applicant's initial design appeared to the Board and staff insufficient because it proposed infiltration structures that would be located within high ground water with the inability to infiltrate. A lengthy review of the design and calculations only raised concerns that Board members felt should be reviewed and recommended upon by a third independent party such as an engineering peer review.

The firm of GZA was contracted to perform this review and in fact concurred with many of the Planning Board's initial concerns questioning the operation of the designed system. The original building was proposed to be 157,160,000 SF and then it was reduced in size to 87,710 SF through a plan revision that also modified the proposed drainage system design. Through a series of revisions and additional modeling of anticipated flows, the original drainage designed modified the infiltration system but in addition added a cross country component that allowed for the treated stormwater to discharge to a wetland area on the east side of the campus. The revised design appeared to offer an alternative operation for the routing of stormwater away from the building and the existing parking area. The drainage design did receive approval from the DPW Superintendent who is also a professional engineer in his memo of August 22, 2017 acknowledging that there is some risk associated with the drainage system however testified at the August 22, 2017 public hearing problems arose the Town would address future issues at that time.

Based on the peer review still highlighting a major issue of the system's ability to infiltrate the Planning Board/SPGA continues to have reservations in the approval of this design and as of the writing of this decision continued to pursue additional modeling from the applicant's engineer. Faced with outstanding questions and concerns, the Planning Board/SPGA considered that if the DPW Superintendent who oversees the Town's engineering department and public works was confident that the system as designed will accomplish adequate safe guards of stormwater impacts that it will be the Department of Public Works responsibility to re-address the design or mitigate should something go wrong with the drainage system. The Planning Board/SPGA continues to receive no answer as to who will be the responsible party for the long term maintenance and operation of the stormwater system therefore condition this concern.

The Planning Board/SPGA discussed with the applicants the disposal of the snow off the top surface of the ice that is collected and disposed of by an ice-resurfacing (a/k/a Zamboni) and where it would be disposed. The Applicants described the internal mechanism for melting of such loose collected snow within the building. Due to the location of the facility within the Watershed Protection Overlay District, the proposed internal melting system provide assurance to the Board of protecting ground water and included it as a condition within their decision.

(4) The project shall conform to the signage, lighting and environmental standards set forth in this chapter. In particular, the SPGA shall review the project with regards to off-site impacts from glare, noise, vibration, smoke, heat and odor.

In deference to the engineer's site plans note #11 on sheet, signage will not be handled by the facility operators but will require the permits necessary to submit to the building department. Wayfinding signage will be necessary in directing users of the facility and also the school campus and the Planning

Board/SPGA has conditioned it to be designed for the entire site. The Planning Board was provided with a photometric lighting plan as part of the site plan that incorporates the existing lighting of the student parking lot and those of the new building. The Planning Board/SPGA is very concerned with the potential light glare on to the abutting neighborhoods particularly the Town Street neighborhood that is in close proximity. The Planning Board/SPGA included in their decision that a majority of lights be placed on timers to be extinguished during non- operational hours except for those necessary for security. In addition conditions relative to wall pack lighting are installed with shields and in a direct downward position. Any proposed modifications of the overall lighting have been conditioned to be presented to the Planning Board/SPGA prior to any future modification given the close proximity to the residential structures.

The Planning Board/SPGA is extremely cognizant of the short term construction impacts associated with the development of such a facility. The Planning Board/SPGA is aware there will be noise, vibration, air quality and possible dust issues surrounding typical of a construction site but has instituted conditions that will require implementation during construction that should minimize these impacts.

Prior to the start of any site development, the applicants will be required to provide information as to the general contractor, construction parking, lay down areas, construction schedule and given the site's proximity to a school all of the workers will be required to undergo a Cori review process to assure safety of the students attending and utilizing the school grounds. The Planning Board/SPGA expressed concerns of the construction operation and the school operation to co-exist in close proximity. Conditions to assure public safety and the ability to co-exist have been included into the Planning Board/SPGA's decision to provide assurance.

(5) The site plan shall provide for refuse collection or disposal and service areas, with particular reference to items in Paragraphs (2) and (3) above.

The Planning Board/SPGA found that the applicants had provided for access around three sides of the building for maintenance and emergency access. The proposed dumpster location at the northwest corner was not the preferred location of the Planning Board/SPGA however the applicant presented screening that as proposed should be adequate. A condition to have the applicants maintain the fencing and landscaping around the dumpster in good condition has been included as well as if the screening once installed is not sufficient Planning staff can request additional screening. The area in front of the dumpster is proposed to provide a dual benefit for parking spaces of two visiting buses on-site.

(6) The site plan shall provide for screening and buffering.

The Planning Board/SPGA spent extensive review to encourage the relocation of the building outside the required 100' buffer zone between zones pursuant to ZBL Section 135-702B. The applicants did move the building to be outside the 100' buffer however there remains the need for drainage, emergency access walkways and some grading with landscaping to be accomplished. The Planning Board/SPGA did condition that a certified foundation plan needs to be provided to certify at the time of construction this will be accomplished give the close proximity to the buffer. In addition the

Planning Board/SPGA also implemented conditions relative to the screening and landscaping proposed in the area of the buffer to assure the residential neighborhoods had sufficient buffering from the Sports Complex. In addition the Planning Board/SPGA also included a condition of irrigation to assure the vegetative screening had a successful survival rate.

(7) The site plan shall provide yards and other open space as required by this chapter.

The Planning Board/SPGA's review of the site plan at times was difficult due to the showing of only the leased area. The Planning Board endorsed an Approval Not Required (ANR) Plan on 3/18/16 that created a 15.81 ac lot as part of this development. At the time of this decision, the applicant's engineer had not utilized the new lot lines of the ANR plan to demonstrate compliance with the building setbacks. The Planning Board/SPGA has asked that the plans be revised and updated prior to endorsement.

(8) The SPGA shall review for economic effect on and general compatibility and harmony with adjacent properties and other property in the district.

The Planning Board/SPGA was not provided with a Fiscal Impact Analysis. Representations were provided verbally at the series of public hearings as to the benefits to the community and general public. The Mayor and his administration will be negotiating a lease that should address many of the fiscal implication of the joint partnership.

The Planning Board/SPGA agreed with the Mayor's proposed location as it relates to school activities that it would be beneficial on the school grounds. The Planning Board/SPGA did try and condition the major concerns and potential impacts of such a large development to provide assurances.

GENERAL CONDITIONS

- _____ 1. This approval authorizes only those activities requested in the application of 12/23/15, as revised and approved (Authorized Activity). Any change, extension or modification to those activities is not authorized and shall be subject to the provisions of the Braintree Zoning Bylaw. This approval does not waive compliance with the Braintree Zoning Bylaw.

- 2. This approval shall not take effect until:
 - _____ a Town Clerk certifies on a copy of this approval that 20 days have elapsed and no appeal has been filed or that any appeal filed within said 20-day period has been dismissed.

 - _____ b Said decision is filed at the Norfolk Registry of Deeds and/or Land Court (Registry) and proof of said filing is provided to the Department of Planning and Community Development (Department).

3. Record Plan:

- _____ a. No revisions are required.
- _____ b. A final set of Record Plans (Plans) shall be submitted for endorsement by the Planning Board/Special Permit Granting Authority (PB/SPGA) within 30 days of this approval being filed with Town Clerk. If the Plans are not submitted for endorsement as required herein, the PB/SPGA may vote to rescind this approval.

The time allowed to make the revisions may be extended by a vote of the PB/SPGA. These Plans as endorsed are incorporated into the approval by reference and made part hereof.

- _____ 4. A Performance Guarantee (Surety) in the amount of \$166,000.00 identifying the Town of Braintree as the Performance Guarantee holder shall be given to the Department prior to starting any activity authorized by this approval (**Authorized Activity**)- *See Appendix A*. Surety shall ensure the proper and timely completion of all work within a public way, on Town property or in any Town easement and shall be held by Town Treasurer until he is notified by the Department to release Surety. Requests to reduce Surety may be submitted as work progresses and shall include the amount of requested reduction, a list of work outstanding and a cost estimate of the same.
- _____ 5. If the PB/SPGA determines that in granting this approval it has relied on false or substantially inaccurate information provided by the Applicant/Owner (Applicant), the PB/SPGA may modify or revoke its approval.
- _____ 6. If the Authorized Activities are not started within two years of expiration of the 20-day appeal period (excluding time to pursue an appeal), this approval shall no longer be valid. The PB/SPGA may extend this approval if it finds that there is good cause for failing to begin work.
- _____ 7. Members or agents of the PB/SPGA shall have the right to enter the site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. The Applicant shall submit all data and information deemed necessary by the PB/SPGA to determine compliance with this approval. Members or agents of the PB/SPGA entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
- _____ 8. **Prior to starting any Authorized Activity**, the Applicant and the general contractor shall meet with Department staff to review this approval and schedule a Pre-Authorized Activity site visit.

9. *Prior to starting any Authorized Activity*, the Applicant shall provide the Department with the following:

_____ a The **NAME:** _____
ADDRESS: _____

PHONE NUMBER: _____
of the individual who shall be responsible for all activities on site;

 N/A b A copy of a tax status report indicating that all taxes, assessments and charges due on the property listed below have been paid

_____ c Proof that all applicable federal, state and local licenses and permits have been obtained;

_____ d Proof that "Dig-Safe" has been notified at least 72 hours prior to the start of any site work;

_____ e At least 48 hour written notice.

_____ 10. A copy of this approval shall be kept on site and shall be incorporated into all construction contracts and subcontracts dealing with Authorized Activities.

_____ 11. No Authorized Activity shall affect abutting properties. If the Applicant must work on an abutting property, written authorization from the owner of said land shall be given to the Department prior to the start of said work.

_____ 12. All new utility connections shall be installed underground.

_____ 13. Any request to modify this Plan, Conditions, Uses, Site or the Authorized Activities contained within this Decision shall be made in writing to the PB/SPGA and shall include a description of the proposed modification, reasons the modification is required and any supporting documentation. If the PB/SPGA decides that the proposed modification is substantial, notice shall be given and a public hearing shall be opened per MGL Chapter 40A, Section 9. A substantial modification is any change affecting those criteria in the Braintree Zoning Bylaw on which the PB/SPGA relied when issuing this approval. Any modification, to this approval, minor or substantial, shall require the approval of four members of the PB/SPGA.

- _____ 14. The Applicant shall keep the site orderly during construction. All construction material, debris, fill and excavated material shall be stockpiled on the pavement within the fenced construction area as shown on the plans approved by the Planning and Community Development staff and shall be stabilized to prevent erosion. Upon completion of all work on site, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations. At no time shall any debris or other material be buried or disposed of within a Resource Area as defined by MGL Chapter 131. The Department shall be notified in writing of the final disposition of the materials.
- _____ 15. This approval shall apply to every successor in control of, or successor with interest in, the Property, Use and Buildings described in this approval. If this land or any part thereof changes ownership before the granting of As-Built approval, the current owner(s) shall notify the new owner(s) of this approval by registered mail prior to the transfer of ownership, with proof of said notice provided to the Department.

AS-BUILT CONDITIONS

- _____ 16. Failure to follow the As-Built procedures as outlined below may result in the PB/SPGA conducting a public hearing to rescind the Special Permits/Site Plan Review Approval. Within 30 days of completion of the Authorized Activities, the Applicant shall submit to the Department a request for As-Built Approval. Said request shall include As-Built plans prepared by a Registered Professional Engineer or a Registered Professional Land Surveyor in the format described below. In addition and if applicable, the Applicant shall provide documentation demonstrating compliance with the permits and/or conditions of the following:
- | | | |
|------------------|-----------------------------------|-----------------|
| Fire Department | Police Department | BELD |
| Conservation | Water/Sewer | Health Division |
| DPW/ Engineering | Building /Zoning Board of Appeals | |

The Applicant shall submit 3 paper copies of the As-Built Plan which shall reflect the actual conditions of the improved site. Said plan at a scale no greater than 1" = 40' shall include the following:

- property lines, easements with dimensions, benchmark and datum, grades at 2' contours
- location, dimension and elevations of all buildings and structures, retaining walls, roads, driveways, parking areas and utility structures
- layout of parking and site circulation
- location and dimension of all utilities [including drainage, water, sewer, electrical, gas and telephone] to include size, type, rim and invert grades
- location, type and number of all landscaping and location of all water bodies, wetlands [including any wetland replication], and floodplain
- an engineering report detailing any derogation from the approved plans.

Should the Applicant wish to request a temporary Certificate of Occupancy from the Building Division prior to As-Built Approval, the Applicant shall post with the Department a cash bond in the sum of \$10,000.00 and within 60 days of the issuance of the Certificate submit a request for As-Built Approval as described above. If a request for As-Built Approval is not submitted within 60 days of the issuance of the Certificate, the cash bond shall be forfeited to the Town and the Special Permit/Site Plan Review may be rescinded after a public hearing. The time allowed for the submission of the request for As-Built approval may be extended by a vote of the SPGA.

Prior to release of the As-Built Certificate the Applicant shall submit two (2) CD copies of the As-Built plan in a format compatible with the Town's AutoCAD system [DWG or DXF]. As-Built approval shall not be considered complete until the As-Built Certificate has been recorded at the Registry with proof of filing provided to the Department.

_____ 17. In addition to the As-Built Plan required in Condition #16 of this approval, the engineer shall certify in writing that there is no increase in the peak rate of runoff from the 2, 10, 25 and 100-year storm events. The area to be included in the drainage calculations used for this certification shall be the whole drainage area contributing runoff to the site.

_____ 18. Prior to release of the As-Built Certificate the Applicant shall submit two (2) disks copies of the As-Built plan in a format compatible with the Town's AutoCAD system [DWG or DXF]. As-Built approval shall not be considered complete until the As-Built Certificate has been recorded at the Registry with proof of filing provided to the Department.

SPECIAL CONDITIONS

_____ 19. The use of the term "Applicants" in these conditions shall mean BSC Partners LLC, and or their successors. This Special Permit is for a 87,710 SF Indoor Sport Complex comprised of one swimming pool, two ice rinks, lockers rooms and ancillary uses including site development of grading, drainage, utilities and parking as depicted on the approved plans. Any deviation of the building size, location or floor layouts (major changes as determined by PCD Staff) shall require the applicant to seek approval pursuant Condition #13.

_____ 20. Prior to endorsement of the approved plans, the existing conditions and plan of land sheets C-1.0 through C-1.2 shall depicting existing lot lines and be stamped by a registered professional surveyor.

_____ 21. Prior to endorsement of the approved plans, the applicant's engineer shall revise sheet C-2.0 to depict a concrete sidewalk running along the entire length of the westerly side of the proposed building. Only at the northerly side of the building are asphalt sidewalks permissible.

- _____ 22. **Prior to endorsement of the approved plans**, the applicant's engineer shall provide the location of the proposed stairs and handrail in the area of the track bleachers that was referenced by note however not shown on the earlier plan submissions. In addition a detail of the stairs shall also be provided on the detail sheet prior to endorsement.
- _____ 23. **Prior to endorsement of the approved plans**, the applicant's engineer shall provide a detail of the retaining wall referred to in note 7 on sheet C-2.0. The retaining wall when designed if over 4' in height shall not be a straight concrete pour face but shall have a façade designed in an aesthetic manner to compliment the surrounding as approved by the Planning and Community Development Department.
- _____ 24. **Prior to endorsement of the approved plans**, the applicant's engineer shall add the following language to the end of note #11 re: signage on sheet C-2.0, "All signage shall comply with the Braintree Zoning Bylaw/Ordinance.
- _____ 25. **Prior to endorsement of the approved plans**, the applicant's engineer shall provide on sheet C-3.0 the directional improvements from sheet C-2.0 on these grading sheets.
- _____ 26. **Prior to endorsement of the approved plans**, the applicant's engineer shall provide on sheet C-3.0 the thirty five (35) wide three lane driveway at Town Street from sheet C-2.0 on these grading sheets.
- _____ 27. **Prior to endorsement of the approved plans**, the applicant's engineer shall provide a detail of the bolt on trash racks at the 4" and 6" diameter inlet pipes in the parking lot infiltration basins as requested by Town Engineer in his memo of July 28, 2017.
- _____ 28. **Prior to endorsement of the approved plan**, the applicant's engineer shall provide a standard detail for drain manholes on the detail sheets of C-6.0 through C-6.3
- _____ 29. **Prior to endorsement of the approved plans**, the applicant's landscape architect shall provide a revised landscaped plan for the 100' buffer zone pursuant to Zoning Bylaw Section 135-702 (3) that shall be approved by the Planning Board as part of the Special Permit required under this section of the Zoning Ordinance for inclusion in the final approved plan set. – Submission requirements.
- _____ 30. **Prior to endorsement of the approved plans**, the applicant's engineer shall provide information on the existing scoreboard as to location on either sheet C-2.0 or C-3.0 identifying it to be removed or relocate.

- _____ 31. **Prior endorsement of the approved plans**, to the applicant's engineer shall revise Pond 6p to a 15 by 14 system as to the basin limits on the plan and all dimensions updated. (GZA 8/30/17)
- _____ 32. **Prior to endorsement of the approved plans**, the applicant's engineer shall provide a signature block for Planning Board endorsement on each page of the record set of approved plans.
- _____ 33. **Prior to endorsement of the approved plans**, the applicant's engineer shall include all test pit locations and soil logs on either sheet C-1.0 (existing conditions) or sheet C-3.0 (grading).
- _____ 34. **Prior to endorsement of the approved plans**, the applicant's engineer shall have modified the drain pipe connection from CB4 on sheet C-3.0 (GZA 8/29/17)
- _____ 35. **Prior to endorsement of the approved plans**, the applicant's engineer shall label on the plans that the 12" drain line located along the south side of the new building for removal by the contractor. A note should be added to Drawings 3.0 and 3.1 at CB2M requiring the removal of the up gradient drain pipe and plugging the opening. (GZA 6/29/17 & 7/25/17)
- _____ 36. **Prior to endorsement of the approved plans**, the applicant's engineer shall include on the detail sheets a detail of a typical "decorative" bollard to be utilized at the front of the building. (GZA 7/25/17)
- _____ 37. **Prior to endorsement of the approved plans**, the applicant's engineer shall show all proposed sidewalk ramps on the site plans along with the arrow note to call out the crosswalks. (GZA 7/27/17)
- _____ 38. **Prior to endorsement of the approved plans**, the trench drain that is shown on Sheets C-3.0 and C-3.1 shall also be shown on Sheet C-3.2 and a typical detail shown on the plans.
- _____ 39. **Prior to endorsement of the approved plans**, to facilitate the cleaning and maintenance of the isolator rows in infiltration basins No. 4 and 8, and per the manufacturers design guidelines, a manhole shall be provided at the inlet end of the isolator rows and additional inspection ports shall be provided.
- _____ 40. **Prior to the start of any site activity**, the Approval Not Required Plan (ANR) endorsed by the Planning Board on 3/8/16 shall be recorded at the Norfolk County Registry of Deeds/Land Court by Town personnel with proof of recording returned to the Planning/Community Development Department.

- _____ 41. **Prior to endorsement of the approved plans**, the applicants shall discuss with Braintree Electrical Light Department (BELD) whether the transformer presently located at the front of the building can be moved to another location. If it is not feasible to move the transformer due to BELD construction requirements, the applicant shall add to the plans either plantings, fencing, or other provisions to discourage access to the transformer by users of the facility, while still maintaining necessary access for maintenance. The applicants are encouraged to make every effort for a LEED certified building design and to implement conservation savings measures for efficiency and cost savings measures.
- _____ 42. **Prior to the start of any site activity**, the applicant shall confirm that the Town of Braintree General Ordinance has been amended to allow the use of amusement devices in the family entertainment center in the approved facility. Documentation of such changes shall be provided to the Planning and Community Development Department.

DRAINAGE

- _____ 43. **Prior to the start of any site work**, the applicant shall submit to the Planning and Community Development Department a revised Drainage Operation and Maintenance Plan that addresses the modified building, drainage and the commitments of both the Town of Braintree and the Applicant relative to either the dual responsibilities for long term maintenance and operation.
- _____ 44. **Prior to the start of any site work**, the applicant shall submit a revised Long Term Pollution and Prevention Plan and Stormwater Management Report that lists BSC Partners, LLC or another operating/management company as the responsible party of the plan not the Town of Braintree.
- _____ 45. **Prior to the start of any site work**, the applicant shall have included in the revised Stormwater Management Report that the shut-offs accessible from hand holes on the 4" sub drains pipes discharging from each infiltration basin with a normal position of "closed". The position to be changed to "opened" to facilitate basin dewatering three days after runoff if necessary as requested by the Town Engineer in his memo of 7/28/17.
- _____ 46. **Prior to the start of any site work**, the applicant's engineer shall have submitted to the Planning and Community Development Department a revised Construction Period Pollution Prevention Plan (CPPP) and National Pollution Discharge Elimination System (NPDES) permit. The CPPP shall have been amended to list the project site operator as the BSC Partners, LLC until the site work is entirely completed, with the Town the responsible party thereafter as recommended by Town Engineer in his memo of 7/28/17. The construction period plan shall be modified under section 3.2 (modification or additional BMPs) to include verbiage that any modifications or additional BMPs shall be approved by staff of the engineering, conservation and planning prior to implementation.

- _____ 47. **Prior to the start of any site work**, the applicant's engineer shall submit a dewatering plan that shows the locations of the diversion swales and the dewatering basin. A detail of the three chamber dewatering basin shall be included on said plan. The dewatering plan shall be approved by the Town staff of the Engineering, Conservation and Planning Board.
- _____ 48. **Prior to the start of any work associated with the installation of the drainage system**, the applicant and their site contractor shall have submitted to the Planning and Community Development Department a schedule of milestone inspections. Said inspections shall be performed by the Planning Board/SPGA peer engineer or if determined by the Planning Board, inspections to be performed by the Braintree Engineering Department. The appropriate engineer shall provide written reports to the Planning Board of the site inspections with 24 hours. All drainage shall be installed prior to the start of any construction associated with the building. Any major modification of the site drainage development and building construction shall first require the applicants to appear at a public meeting before the Planning Board/SPGA for approval prior to implementation of any such change.
- _____ 49. **Prior to the start of any work associated with the installation of the drainage system**, field tests, witnessed by SPGA peer engineer, shall be performed within the area of the infiltration basin to verify the saturated hydraulic conductivity of the in-situ soils. One of the methods noted in Chapter 3 of the Massachusetts DEPS Stormwater manual shall be used.
- _____ 50. **Prior to the start of the any work** associated with the installation of the cross country drainage and proposed sewer connection, the applicants shall have submitted to the Planning and Community Development Department an installation plan. Said plan shall provide existing and proposed grades along with a cross profile sheet showing all pipes, manholes (drainage and sewer) with elevations and the required off- setbacks from the two utilities. In addition a detail of the typical drain manhole shall also be provided. This plan will be utilized with the inspection process for the drainage as outlined in condition #51.
- _____ 51. **At the completion of the drainage system installation**, the applicants shall submit an As-Built Plan of the three storm tech drainage systems including cross-country connections, including all field changes, to the Planning and Community Development Department and the Engineering Department. Upon receipt, the Engineering Department, within fourteen (14) days, shall provide to the Planning Board/ SPGA in writing of their approval and acceptance of the system on behalf of the Town of Braintree If the Engineering Department has any concerns or issues with the system installation and/or As-Built Drainage plan they shall express those concerns or issues to the Planning Board/SPGA also in writing within fourteen (14) business days to be addressed with the applicants and their engineer.

- _____ 52. **Prior to the issuance of any building permit from the Department of Inspectional services,** the applicant shall have completed the installation of the site drainage system, with the exception of any building connections and obtained approval under condition #53 of this decision.
- _____ 53. The applicants shall provide the Planning and Community Development Department with a set of building plans **upon submission of a building permit application.**
- _____ 54. Any future building applications for tenant fit-up or modifications of interior areas from within the facility shall also have a copy of the application and plans submitted to the Planning and Community Development Department.

CONSTRUCTION OPERATIONAL

- _____ 55. **Prior to the start of any authorized activity,** the applicant and/or the general contractor shall provide a written construction phasing plan detailing the proposed schedule of activities, estimated time frame of each activity, proposed staging area for materials & equipment, location of off-site parking for construction workers, anticipated daily work hours, proposed soil and erosion plan, dust control measures and what measures will be implemented to protect the existing streets and sidewalks from damage during construction.
- _____ 56. **Prior to the start of any site work,** the applicant shall submit to the Planning and Community Development Department three (3) copies of the final Construction Phasing Plans that include the following elements:
- Construction Lay Down Area
 - Construction barricading and fencing (including all gate locations)
 - Location of Construction Office/Trailers
 - Designated truck route
 - Safety, directional and information signage
 - Construction Area Parking on-site & off-site- the location with owner's written approval to park
 - Emergency access and safety measures for off construction hours
 - Removal of material receiving location and name of hauling company
- Said plan shall be reviewed by the Department of Inspections, the Fire Department and the Planning/Community Development staff for approval. The Applicant shall not deviate from the approved Construction Phasing Plan without permission from the above referenced Departments.
- _____ 57. **Prior to the start of any authorized activity,** the applicant shall provide the Planning and Community Development with the approved water and sewer permit demonstrating all issues and concerns relative to water and sewer service have been addressed.

- _____ 58. **Prior to the start of any site work including the installation of construction fencing**, the applicant shall provide written documentation from the Braintree School Department demonstrating their agreement for construction vehicles and student vehicles to utilize the same driveway entrances to the construction site and student parking lot. If a different proposal for access by both users is proposed, a plan showing the traffic pattern along with a written agreement from the school department shall be provided prior to the start of any site work.
- _____ 59. The student parking lot shall remain open and useable during the initial start of site development. As shown on the approved plans, a portion of the student parking lot will be closed and secured behind construction fencing during construction. Complete closure of the student parking lot for any other reason than work within the student parking lot must be presented at a minimum of 48 hours prior to the School Department and Planning and Community Development staff for review as to the merits of closure with a projected time frame for re-opening. The unfenced portion of the student parking lot **shall not be used for construction workers parking**. Construction workers may park within the fenced portion. The applicant is responsible for finding an additional satellite location off-site and providing a written agreement with the off-site property owner to the Planning and Community Development Office of said location prior to use.
- _____ 60. No construction vehicles or equipment are permitted to be parked on /or idle within Town Street during any phases of construction unless arrangements have been made through a traffic management plan or if a short period of time with the Police Department for a traffic detail. Should work require machinery adjacent to and/or on the sidewalk of Town Street to perform utility work within the road then the applicant and/or general contractor shall first obtain a police detail as well prior to starting such work. In addition the applicants (including town personnel) shall provide the abutting neighbors and the Braintree High School principal (including outside the school year) with 48 hours written notice prior to the start of any such work. All loading and unloading of equipment and construction materials shall occur on-site and not be performed within any of the adjacent roadways of the site.
- _____ 61. **Upon completion of the building slab installation**, the applicants shall provide a land surveyor's certified plot plan depicting the As-Built location of the slab location verifying the building is outside the 100' buffer zone measured from the northerly property line at various points along the proposed building wall. Said plan shall be provided to the Planning and Community Development Department before any vertical construction is undertaken.

- _____ 62. During the construction activities the Applicant shall be responsible for keeping construction fence secured along with the general upkeep and routine maintenance of the site to ensure an aesthetically pleasing appearance. The use of roll-off dumpsters on-site shall include that they be covered at the end of each construction day to prevent windblown debris from appearing on site and/or on
- _____ 63. If during construction, due to weather or materials/schedules delays, the Applicant and/or Contractor desire to work nights, over weekends and/or during holidays they must first seek approval from the Mayor's office. Requests must be made in writing to the Mayor and approval obtained from the Mayor in writing before such activities can commence. Notice of said approval shall be provided to the Planning and Community Development Office and Inspectional Services prior to the start of changed work hours.
- _____ 64. The backfill for all trenches approved as part of this project shall be compacted in accordance with Massachusetts Department of Transportation standard specifications. Work within Town or Granite Streets will require a street opening permit from the Braintree Highway Department.
- _____ 65. Prior to issuance of a Certificate of Occupancy, The applicant shall sealcoat overlay the student parking lot, provide striped parking spaces and the striped directional traffic arrows in accordance with approved/endorsed plans.
- _____ 66. At the completion of the project prior to receiving As-Built Approval, the entire paved surfaces of any driveways and parking areas shall be street swept cleaned, with proof of said cleaning provided to the Planning and Community Development Department. During the construction activities the Applicant shall be responsible for the general upkeep and routine maintenance of the site to ensure an aesthetically pleasing appearance.
- _____ 67. All authorized Construction Activity shall comply with the restrictions and criteria of Article XI Section 1104 and Section 1106 of the Braintree Zoning Bylaw/Ordinance, unless otherwise permitted pursuant to the procedures outlined in Sections 135-1109, 135-1110, 135-1113 and 135-1114. If the Applicant pursues procedures outlined in Section 135-1109 a copy of any applications submitted, and permits or exemptions granted shall be provided to the Planning/Community Development, Inspectional Services, Police and Fire Departments.
- _____ 68. Throughout the duration of the Construction Activity and until the Applicant has received As-Built Approval from the PB/SPGA, the Applicant shall be responsible for street cleaning portions of Town Street and Granite Street or any affected state or town ways on an as needed basis. The Applicant shall be responsible only for the clean-up of dirt and debris created by the construction as determined by the Town of

Braintree. The Department shall monitor this area for compliance with this Condition and, if necessary, shall notify the Applicant to clean the affected areas. If the affected areas have not been cleaned up within 24 hours of said notification, Department staff shall notify the Highway Division to sweep said areas. All expenses for said cleaning shall be paid by the Applicant.

_____69. The applicant and/or property owner shall design a wayfinding signage system to assist the general public with directions to the facility. **Prior to installation of any such signage on-site** or within the surface parking area, a proposed signage plan shall be submitted to the Planning and Community Development Office for review and approval.

_____70. The architectural renderings presented to the Planning Board during the public hearing review included building materials and colors proposed to be used, and the Planning Board's approval is based on the appearance of the facility that is presented in these renderings. Proposed changes in the building materials used (such as the reduction in use of exterior glass) shall be presented to the Planning Board for approval prior to submission of the final plans. Changes in the proposed building colors shall be presented to the Planning Board for discussion and review.

_____71. **Prior to the issuance of a building permit**, the applicant's architect shall submit for approval from the Planning Board/SPGA a screening plan for all roof top mechanicals. Every effort shall be made to screen the equipment from all views.

_____72. Future consideration and/or installation of any green energy technology (ie: either the roof or building sides shall require the applicant and/or their successor, with approval from the Town of Braintree as the land owner, to submit for a major modification under condition #13 of the decision. No energy technology lease agreements and/or building permits shall be approved until the Planning Board/SPGA has approved the modification under the process identified in condition #13. This condition shall run with the title of the land.

_____73. There shall be no proposal or approval by the applicants and/or their successors for the implementation of a paid parking program either short or long term without first seeking approval from the Planning Board/SPGA pursuant to condition #13. This required approval shall also include a parking fee for all tournaments and/or large events that may be proposed within the facility or on the applicant's leased grounds.

LANDSCAPING:

_____74. **Prior to the start of any site activity**, the applicants shall contact the Planning and Community Development department to schedule a site visit for the purpose of establishing the limit of clearing of any existing vegetation. This limit of clearing shall be clearly delineated in the field and maintained for the life of

the project and in perpetuity. Should a situation occur that requires vegetation to be removed or cleared, the applicant and/or any town department shall first provide a plan and narrative explaining the reason for such request, proposed area of removal and a replication plan of plantings. Said modification is only permissible under the process identified in condition #13.

_____ 75. The applicants shall install an irrigation system within the landscaped areas of the 100' buffer zone between the Residence A zone and Highway Business zone. Said irrigation is for the landscaping that serves as the screening buffer within this area. This irrigation system shall be installed at the same time of the landscape plantings and shown on the final As-Built site plan.

_____ 76. When the proposed landscaping is installed within the 100' buffer zone, the applicant shall notify Planning and Community Development Department staff, which shall conduct a site inspection and review of the proposed plantings. Should staff determine that the proposed landscaping, as installed, in conjunction with the proposed fencing, will not meet the requirement in §135-702 that an effective visual screen be maintained at a minimum height of six feet, staff may require additional plantings to meet this requirement. Any disagreement as to the supplemental plantings shall require the applicant to re-appear before the Planning Board pursuant to condition #13 to address the issue.

_____ 77. The applicants are responsible for assuring the landscaping on the site takes holds and is successful in growth. Should after one year, the landscaping appears to be showing lack of growth and sustainability, the applicants shall provide a proposal for wither supplementing or replanting species in areas of concern. A revised planting plan shall be provided to the Planning and Community Development Department as part of addressing lack of growth.

TOURNAMENTS:

_____ 78. Prior to the holding of tournaments or other special events that would result in a higher traffic and parking volumes at the facility than are anticipated under normal operations, the applicant shall submit to the Planning Board, for the Board's approval, an "Event Management Traffic and Parking Plan". This plan shall, at a minimum, describe plans for managing and directing traffic flow within the site onto adjacent streets, provide contingent arrangements for off-site parking and shuttled buses, if needed for parking overflow (with evidence of legal rights to the use of such sites), and plans for coordination with the Braintree Police Department. Given the potentially significant impact of such events on adjacent streets and neighborhoods, the approval of the above – referenced plan may be treated as a major modification under condition #13 that require a public hearing with the Planning Board/SPGA.

- _____ 79. The Applicants shall also in conjunction with condition #78 provide an event signage plan that designates locations off-site for temporary wayfinding signage that is only permissible for use during the day of a tournament. The Planning Board will review and approve said locations in accordance with the Event Management Traffic and Parking Plan.

ON-GOING OPERATIONAL:

- _____ 80. Approval of this Special Permit is for use as a recreational complex as shown on the endorsed Special Permit/Site Plan Review plan. The use of the facility for any other use than recreation uses (i.e.: trade shows, overnight events etc.) is strictly prohibited unless approved by the Planning Board/SPGA. Any proposals for exterior additions to the facility shall require a modification to the Special Permit Approval pursuant to condition #13.

- _____ 81. **Prior to the issuance of any Certificate of Occupancy**, the applicant shall provide the Planning and Community Development Department with the initial programming of the facility as proposed at the time of opening. Subsequent changes after opening shall also be provided to the Planning and Community Development Department on an annual basis.

- _____ 82. **Prior to the issuance of any Certificate of Occupancy**, the applicants shall provide an employee parking plan to the Planning and Community Development Department designating parking areas for use by the facility employees and any other individuals providing services (trainers, physical therapists etc.) at the facility on a regular basis.

- _____ 83. Deliveries to the facility shall be prohibited between the hours of 6:45-7:45 AM & 1:45-2:45 PM the peak arrival and departure of high school students utilizing the student parking lot. The applicants and/or their management of operations are responsible for notification to all facility vendors of this prohibition and shall be included in any written vendor agreements.

- _____ 84. A dumpster has been designated on the approved plans at the westerly side of the proposed building. Said dumpster shall be screened with fencing and supplemented with landscaping outside said fencing as shown on sheet 5.2 of the endorsed plans. Routine disposal shall not occur between the hours of 6:45AM-7:45 AM and 1:45PM-2:45PM to avoid conflicts with student arrival and departure. The applicants are responsible for maintain in the dumpster area in a neat orderly manner. Any proposal to relocate the dumpster area shall be reviewed and approved by the Planning and Community Development Department prior to relocation.

- _____ 85. Any future proposal for outdoor seating on the concrete patio area in conjunction with any concession vendors of the facility shall be required to be reviewed and approved by the Planning Board/SPGA prior to implementation.
- _____ 86. Any future proposal for seeking approval for serving alcohol on the premises long term or a one day license shall be notice to the Planning and Community Department prior to submission to the Licensing Committee for review and approval.
- _____ 87. The use of ice-resurfacing machinery including but not limited to a Zamboni are prohibited from disposing the snow remnants taken from the top surface of the ice of the interior rinks outside of the facility. All remnants shall be addressed within the facility by a melting mechanism as described by the applicant during the public hearing process.
- _____ 88. During the first calendar year from the issuance of the Certificate of Occupancy, the applicants shall be responsible for the operation and maintenance of the entire drainage system. Future proposals for operation and maintenance of the system shall be provided in writing to the Planning and Community Development Department with a modified Operation and Maintenance plan identifying the responsible parties, routine inspections and cleaning of the system.

LIGHTING:

- _____ 89. Prior to the issuance of any electrical permits for the building, the applicants shall have provided to the Planning and Community Development department a security lighting plan that with consultation of Inspectional Services and the Police Department and Planning/Community Development Department will be approved. All non-security lighting shall be equipped with timers that automatically shut off the lighting one hour after closure of the facility and turn lighting on one hour prior to opening of the facility. The timers shall be bi-annually adjusted for daylight savings. Every effort to minimize glare and constant lighting shall be implemented to prevent unnecessary impact on the residential neighborhood.
- _____ 90. The use of wall pack lighting on the building shall be directed downward to prevent glare onto abutting properties. Non-safety lighting on the building as well as the site shall be equipped with timers as referenced in condition #91. Should glare from lighting become a nuisance to the abutting residential properties, the applicants shall be required to either retrofit fixtures with shields or will be directed to install a different type of lighting that will not impact the abutting residences around the site.

SIGNAGE:

- _____ 91. The Applicants, with the School Department approval, shall present to the Planning and Community Development Department a wayfinding signage plan that provides an aesthetically pleasing appearance and directional signage for

the facility. The plan shall include location of all signage keyed to the plan, a specification detail of the signage include colors and font and if proposed lighting is to be used as well to the Planning and Community Development Department. No wayfinding signage shall be installed until such time the Planning and Community Development staff has approved the proposal.

- _____ 92. All proposed signage for the facility including ground signage, wall signage, widow signage and way finding signage proposed on or off the leased area shall first be presented to the Planning and Community Development Department for review in accordance with the Braintree Zoning Bylaw/Ordinance and if determined variations approval by the Planning Board/SPGA and the Zoning Board of Appeals before the issuance of any building/sign permits. No signage shall be erected or mounted until such approvals have been obtained.

TRAFFIC AND PARKING:

- _____ 93. **Prior to As-Built Approval**, the Applicant shall furnish written proof from the Town of Braintree's ADA Coordinator that the building was constructed and the all parking areas, walkways etc. of the site development are compliant with all ADA standards.

- _____ 94. The Applicant shall provide ten (10) handicapped parking spaces (including van-parking space) in accordance with approved plans and the requirements set forth in 521 CMR 1.00 et. seq. (MGL Ch. 22, Sec. 13A) and the Americans with Disabilities Act. Handicapped spaces (including van parking spaces shall be signed and striped in accordance with the requirements set forth in 521 CMR 1.00 et. seq. (MGL Ch. 22, Sec. 13A) and the Americans with Disabilities Act. The Applicant shall make reasonable efforts to ensure "Handicapped Only Parking" is adhered to, including requesting enforcement.

- _____ 95. The proposed parking circulation within the student/facility parking lot area shall be in a one-way counterclockwise pattern as depicted on the approved plans and shall be clearly marked with pavement markings on the parking lot pavement. Subleasing of the parking lot for any other use than support parking for the facility is prohibited unless approved the Planning Board/SPGA in accordance with condition #13.

- _____ 96. The applicants had obtained parking relief for 835 parking spaces (1 space/250 SF) from the Zoning Board of Appeals (ZBA) on 6/2/16. Prior to expiration of the one year approval, an extension of six months was granted through 1/12/18. If construction has not begun by the expiration date of the ZBA extension the applicant shall re-file for parking relief on the revised building square footage with the ZBA, **before the issuance of any building permits.**

- _____ 97. The Planning Board/SPGA has received a copy of a "Parking Agreement Between Town of Braintree, Town of Braintree School Committee, and BSC Partners," dated June 13, 2016 between the Braintree School Committee, Applicants and Mayor's office relative to shared parking. Any modification of said agreement or approval of a new shared parking agreement shall be submitted to the Planning and Community Development Department prior to implementation.
- _____ 98. There shall be no motor vehicles parking along Town Street. Should parking begin to occur along Town Street, both the Applicants and the representatives of the School Department shall be requested to appear before the Planning Board/SPGA to discuss on-site parking mitigation.
- _____ 99. During the public hearing process, the Mayor's Office and the School Department, on behalf of the applicants, had presented a conceptual long term master parking plan for the school campus. The Mayor's office shall report within six (6) months the status of implementing the master parking plan. Said status report shall include a projected time frame for actual construction and operation within one year of the official opening of the Braintree Sport Complex.
- _____ 100. The Applicant has demonstrated on Sheet C-2.0 in the parking tabulation table - of the Approved Plans that all uses can be supported by the existing parking. The Applicant's Approved Plan depicts 515 parking spaces in total can be provided on-site. The Applicant shall not develop more parking spaces within the leased area than those shown on the approved plans. There shall be no charge for use of the parking spaces on site by the applicant or others affiliated with the applicants.
- _____ 101. **Prior to the issuance of a Certificate of Occupancy**, the applicants, school department and the engineering department shall have approved a direct pedestrian access from the Braintree High School to the new Sports Complex that minimizes the amount of pedestrian crossing with motor vehicles utilizing both facilities. A revised site plan of access between the facilities shall be submitted to the Planning and Community Development Department prior to the department's sign off on a Certificate of Occupancy.
- _____ 102. The applicants have proposed 1473 seats within the facility in relation to the proposed pool and ice rinks. Any increase in the number of seats within these areas shall require the applicant to seek Planning Board approval first before installation and demonstrate no change to the projected traffic since seating and programming were a component of the final traffic report. Proposed changes shall be handled as a modification under the provisions of condition #13.

- _____103. The Applicant is responsible for the installation and/or programming of all recommendations for mitigations as outlined in the "Proposed Braintree Athletic Center – Town street dated 1/13/17" and subsequent correspondence from Bayside Engineering dated 8/15/17 as proposed in detail under Section 5 of said report presented and, included in the public hearing review and approval of this Special Permit. (The Planning Board has been informed, and is in agreement, that some of these mitigation measures may be undertaken by the Town under the terms of the ground lease for the facility site that is to be executed between the Town and the applicant.) This shall also include the following:
- At Granite, Pond and King Hill Road, widening & striping to allow for double left turn movements and signal timing and phasing modified. If feasible, this shall be accomplished prior to the issuance of a full Certificate of Occupancy, and in any event, no later than one year after the issuance.
 - A Traffic Signal Warrants Study to be performed to ascertain whether a traffic signal is warranted at Pond and Town Street to be performed within nine (9) months of a full Certificate of Occupancy. Should said study demonstrate a traffic signal is needed, the applicant and the Town of Braintree shall provide the Special Permit Granting Authority with a cost estimate and proposed schedule of installation in accordance with section 135-1405.
 - At Braintree Five Corners to consult and if approved by MDOT, to modify signal timing at peak hours.

The Special Permit Granting Authority in accordance with Section 135-1405(2) Shall require the applicant to post surety to guarantee implementation of mitigation. The appropriate amount shall be determined with staff, based on the sharing of cost and responsibility between the Applicant and the Town.

- _____104. The Planning Board/SPGA relied on the applicant's projected traffic counts and if at any time with either daily operation, special event and/or a future tournament the traffic situation results in a concern for public safety access to the facility or the surrounding road network, the Planning Board/SPGA shall require the applicants to appear before the Planning Board with both a short and long term proposed traffic mitigation plan for addressing such concerns. The process for issues shall follow condition #13 relative to a public hearing.

- _____105. Under the provision of Article XIV (Rules and Regulations for Traffic), the PB/SPGA finds with concern the Traffic Impact and Access Study submitted by Bayside Engineering with amendments to a certain extent addressed traffic generation of new vehicle trips during the AM, PM and Saturday peak hour of the development. The limited comparable existing facility data provided to support the ITE Land Use projected counts was in the opinion of the Planning Board lacking. The final projected traffic generation results in a projected a range

of 2,202-3,448 during the week day peaks and 2,924-4,296 Saturday midday peak to be a major concern to the Planning Board/SPGA unless mitigated in accordance with condition #103 above. Therefore, any significant change from the projected trip generation or any change in the use of the building from LUC 495, shall be subject to review by the PB/SPGA pursuant to Article XIV. Based upon the findings the Applicant shall be required to meet the provisions of Article XIV.

- _____ 106. The Applicant shall undertake a full traffic counting program twelve (12) months after opening and issuance of a Certificate of Occupancy has been issued. The counting and analysis shall include the intersections:

Granite Street, Granite Plaza Driveway & Town Street (signalized)
Granite Street & Granite Plaza No. Driveway (unsignalized)
Granite and Pond Street (signalized)
Pond and Town Streets (unsignalized)
Franklin Street (Rte37) and High School driveway (unsignalized)
Town Street & Braintree High School driveways (unsignalized)
Granite, Franklin and West Streets - Five Corners (signalized)

Said monitoring shall consist of collecting the Turning Movement Counts (TMC) for the weekday AM, PM peak period and Saturday peak period. The monitoring shall also consist of a twenty-four hour automatic traffic (ATR) count over seven consecutive days including Saturday and Sundays in the months of June, September and March.

- _____ 107. At the completion of the traffic monitoring the Applicant shall prepare a traffic report that compares 2017 Existing, 2022 Build and an Actual (based on the monitoring counts) traffic volumes. Said memo shall provide comparisons of the projections of the original May 24, 2016 traffic study and revised July 7, 2017 memo with the actual counts and data obtained during the monitoring. If as a result of the traffic generated by this project the projected AM, PM peak hour trips or Saturday peak hour trips or distribution patterns at any of the monitoring intersections specified in Condition #106 are significantly different from the figures in the

Traffic Impact and Access Study

Proposed Braintree Athletic Center – Town Street, Braintree, MA

Prepared by: Ken Cram (RPE) of Bayside Engineering, Inc.

Dated: 10/26/15, updated Last amendment 7/7/2017 (Memo)

in accordance with Article XIV of the Braintree Zoning Ordinance, the SPGA reserves the right to require level of service operations analyses for the subject intersections. Should the level of service analyses identify operational issues that can be directly linked to the proposed project, the SPGA may require additional analyses and/or traffic mitigation.

_____ 108. Prior to the start of any Authorized Activity the Applicant shall contribute the sum of \$20,000.00 to the Town of Braintree to help fund the implementation of the "Town wide 10-Year Traffic Management Plan", dated February 2001. The contribution shall be made by way of a gift, delivered to the Braintree Planning Board and specifically limited to the use described in this condition. Said funds shall be expended under the direction of the SPGA.

_____ 109. If the SPGA or the Town Engineer is of the opinion that an independent review of any of the traffic monitoring reports submitted as required in **Condition# 107** is necessary the Applicant shall fund such, with the cost not to exceed \$15,000.00.

END OF CONDITIONS

**THIS DECISION IS 32 PAGES, CONTAINS FINDINGS, 109 CONDITIONS
AND TWO ATTACHMENTS. ALL PLANS AND DOCUMENTS REFERENCED IN THIS DECISION
ARE ON FILE WITH THE PB/SPGA IN BRAINTREE, MASSACHUSETTS.**

Appendix "A" – Surety Estimate from Town Engineer 2/27/18

END OF THE DECISION

APPENDIX "A"

Petersen Pool -Outside of Lease Area

Bond Estimate

Dels Way

clearing, grubbing, er contro	0.5	acres	\$10,000.00
roadway paving	540	tons	\$54,000.00
pavement markings	1	ls	\$1,000.00
sidewalk paving	40	tons	\$5,600.00
gravel base	70	cu. yd.	\$1,190.00
granite curb (vertical)	200	l. ft.	\$8,000.00
sloped granite edging	310	l. ft.	\$12,400.00
cape cod berm	560	l. ft.	\$2,240.00
roadway excavation	100	cu. yd.	\$1,200.00
loam	390	cu. yd.	\$9,750.00
seeding	2300	sq. yd.	\$4,600.00
catch basin	3	each	\$7,500.00
drain manhole	5	each	\$10,500.00
head wall / flared end	1	each	\$400.00
storage / percolation structur	2	each	\$30,000.00
street trees	21	each	\$2,520.00
swale	1	each	\$10,000.00
drain pipe	610	l. ft.	\$24,400.00
wheel chair ramp	110	sq. yd.	\$15,950.00
water supply system	1	ls	\$7,000.00
sanitary sewer system	690	l.ft.	\$89,700.00
final cleanup	1	l. s.	\$15,000.00
as-builts	1	l. s.	\$9,000.00
			\$331,950.00

Stickney, Christine

From: Campbell, Bob
Sent: Tuesday, February 27, 2018 4:24 PM
To: Stickney, Christine
Cc: Reynolds, Joseph; Arsenault, James
Subject: RE: Braintree Athletic Complex (P-Pool)
Attachments: Petersen Pool Bond 2-27-18.pdf

Christine,

I've estimated the cost of work required as part of the construction project but outside the lease area for the purpose of establishing a surety amount.

The attached summary shows an amount of \$331,950, which as co-applicant, the developer would be responsible for ½ of. Therefore I recommend the surety be set at \$166,000.

Let me know if you have any questions.

Bob

From: Arsenault, James
Sent: Monday, February 26, 2018 2:21 PM
To: Campbell, Bob
Subject: FW: Braintree Athletic Complex (P-Pool)

Bob,

Please see attached and respond to Christine as requested below.

Thanks...

James Arsenault, PE
Director of Public Works
Town of Braintree
85 Quincy Avenue
Braintree, MA 02184
Telephone (781) 794-8254

From: Stickney, Christine
Sent: Monday, February 26, 2018 2:08 PM
To: Arsenault, James
Subject: RE: Braintree Athletic Complex (P-Pool)

I apologize didn't see email - here is what I have - please note one sheet was revised -

From: Arsenault, James
Sent: Monday, February 26, 2018 12:58 PM
To: Stickney, Christine
Cc: Campbell, Bob
Subject: RE: Braintree Athletic Complex (P-Pool)

Christine,

Bob sent the below response. I did not hear back from you.

James Arsenault, PE
Director of Public Works
Town of Braintree
85 Quincy Avenue
Braintree, MA 02184
Telephone (781) 794-8254

From: Campbell, Bob
Sent: Thursday, February 22, 2018 3:37 PM
To: Stickney, Christine
Cc: Arsenault, James; Reynolds, Joseph
Subject: RE: Braintree Athletic Complex (P-Pool)

Christine,
Do we have the final plan set electronically, so I have the latest on the excursions outside the lease area?
Bob

From: Stickney, Christine
Sent: Thursday, February 22, 2018 2:47 PM
To: Campbell, Bob
Cc: Arsenault, James; Reynolds, Joseph
Subject: Braintree Athletic Complex (P-Pool)

Bob and Jim

We are finally good with the plans and the decision is being revised for filing - we always have a condition for surety/performance guarantee in our decisions for work involving the public way - could you please provided an estimated amount for surety to be filled into the decision or if you intend not to have any surety required please send a letter stating that it will not be required of the applicant. Could we possibly obtain an answer early next week.

Thanks
Christine



Christine Stickney, Director
Planning & Community Development
Town of Braintree
1 JFK Memorial Drive Tel: 781-794-8232
Braintree, MA 02184 Fax: 781-794-8089