

Construction Management Plan

for

**Pine Gardens Development
227 Pleasant Street**

**Prepared for:
Milton Planning Board**

**Date: February 10, 2020
Revised March 18, 2020**

General

This Construction Management Plan ("CMP") has been prepared for the construction of a new road ("Pine Gardens Way") and the creation of five new residential lots in a subdivision off Pleasant Street in Milton. New dwellings will be constructed on each of the five lots by the Applicant. The plan is divided into two phases: 1) road construction and 2) lot development.

The site contains 68,968 sf of land and is located in a Residence C District. It abuts residential lots on Dean Road and Pleasant Street; there is conservation land to the rear of the property deeded to the Town in 1972, and recorded at Book 4879, Page 168, Norfolk Registry of Deeds. There are no wetlands within 100 feet of the proposed area of work. The existing structures, one house and accessory sheds, will be demolished.

Phase 1 consists of the demolition of existing structures and construction of a new private way, Pine Gardens Way, from Pleasant Street to a cul de sac, drainage facilities and the installation of utilities in the roadway. The road will have a 20' wide paved surface, and a sidewalk on one side. Utilities will be installed in the right of way for the roadway.

Phase 2 will begin with the construction of the first home. All design and construction will be under the control of the HP Homes LLC or their successors and assigns.

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

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

This construction management plan is part of the terms of the subdivision approval decision.

1. Responsible Person

While construction on Phase 1 and Phase 2 is underway the applicant shall designate an agent or employee with authority to issue any necessary directives to construction workers regarding construction activities. The Town's Building Commissioner shall have contact information with respect to that responsible person. That representative shall be generally responsible for all construction activities, whether underway, or contemplated and shall be Applicant's liaison to the Town and to abutting property owners. The name and contact information of the representative shall be made

available to the Building Commissioner, to the Town Planner, the Town's DPW director and the Town Engineer. The representative shall deal promptly with any complaints with respect to these construction activities. Applicant's representative shall notify the Town Planner of the expected start date for work, the expected start date for construction of houses, and of any schedule for blasting which shall be posted on the Town website by the Town Planner.

The developers are Kyle Harnish and Brian Pasquantonio, both of whom are Milton residents. Brian Pasquantonio will principally manage site preparation work and Kyle Harnish will principally manage building construction. Each person or their appointed manager will be readily available by phone and this contact information will be provided on the Planning Board website and to the Town Departments listed above.

2. Start Work Notice

48 hours prior to the commencement of construction, the contractor shall provide written notice of the approximate start date to the Town's Building Department, Engineering and Public Works Departments and Town Planner and such notice shall be posted on the Town website so as to provide notice to abutters and other members of the public.

3. Construction Hours

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

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

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

4. Parking

Construction parking during Phase 1 shall be on site under the control of Applicant. No workers, contractors or other subcontractors shall be permitted to park on public roadways surrounding the development or other than on-site once site access has been established. Satellite parking at a private parking facility shall be permissible. Effective measures shall be taken to maintain

employee parking areas and the parking access route in as dust-free a condition as reasonably possible during dry conditions and in conveniently passable condition in wet and snow conditions. Parking areas shall be remote from dwellings of abutters. Any exceptions to these parking rules shall be only for good cause with the approval of the Building Commissioner.

Prior to construction of the roadway into the site so as to provide on-site parking, construction vehicles and employee vehicles may park on Pleasant Street in a reasonably quiet and orderly manner. Overnight parking shall not be allowed without permission from the Town given in accordance with usual procedures. Construction vehicles not in use shall be turned off. Workers shall not congregate or loiter on Pleasant Street.

5. Controllable Noise and Pollution

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

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

- a. When feasible, equipment that is not in use shall be turned off.
- b. Noise-creating equipment shall be located as far as possible from occupied residences.
- c. Engine housing panels on all equipment shall be kept closed.
- d. Electricity shall be obtained from the electric grid as soon as feasible to reduce the use portable generators[MM1].
- e. Construction vehicles and equipment shall not be turned on for the purpose of being warmed up until their use is imminent.

The house on the premises has been demolished, after toxic substances inspection and remediation of a limited amount of asbestos, and after inspection for vermin. The accessory buildings will be removed after vermin inspection and treatment, and with advance notice to abutting landowners, as they may have more of such infestation than the house did.

6. Street Closings/Construction within Public Right of Way

Pleasant Street shall remain open and operational at all times during construction. If temporary closures are required, the contractor shall obtain prior approval from the Town in accordance with usual procedures and shall comply with all conditions imposed by the Town

with respect to the closing, including the use of police details/flagmen, as appropriate. Trench excavations associated with tie-ins to water lines shall be patched with bituminous pavement. Roadway plates shall be used when trenches must remain open either overnight or over a weekend before trenches are able to be filled.

7. Site Safety/Access

Prior to the start of construction activities, the contractor shall install and maintain construction fencing for roadway access points. Access to the site shall be through the new roadway. At the end of each day, access gates in the fences around these areas shall be closed and secured with lock and chain.

To the extent practical, trench excavations shall be backfilled and compacted at the end of each work day. For excavations that cannot be backfilled, the contractor shall stabilize their slopes and install temporary barricades or road plates around their perimeters. All earthwork activities shall be performed in accordance with local, state and federal regulations.

8. Erosion and Sediment Control Measures

The construction activities associated with the new roadway and with new buildings will require the implementation of erosion controls designed to remove sediment from storm water runoff during construction and prevent sediment transport onto adjacent properties/roadways. The type and approximate location of Erosion Control Best Management Practices (BMPs) are depicted on the submitted plans. Contractors shall be required to minimize the area of exposed soils, control rainfall discharge runoff rate and direction and provide for the stabilization of exposed earthwork. Erosion controls shall be maintained regularly until the site has been stabilized with permanent ground cover.

Prior to the commencement of construction activities, straw wattles shall be installed around the perimeter of the proposed work area(s). These erosion control barriers shall act to both prevent off-site sediment transport and to delineate the Limit of Work of the current construction phase.

For the duration of construction, the contractor shall inspect and replace straw wattles that become damaged or have deteriorated. Any sediment control measure that, upon inspection, is found to be damaged, deteriorated or no longer functional shall be repaired, replaced or otherwise corrected immediately following such inspection.

A crushed stone tracking pad shall be installed at the site entrance during road construction. The tracking pad shall insure the removal of mud and dirt from trucks prior to leaving the site and from being deposited on Ford Ranch Road and the surrounding street network. At the end of each work day, the contractor shall sweep any mud and or dirt sediments that may be present on/adjacent to the Pleasant Street site access.

9. Dust and Wind Controls

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

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

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

10. Materials Storage

BMPs shall be followed for material storage during construction, including neat orderly storage and maintaining only so much material storage on site as reasonably necessary to do the job.

11. Trees and Landscaping

Landscaping including tree planting shall be completed that is in harmony with the natural setting for this development and with the landscaping on abutting lots, in accordance with the conceptual landscaping plans provided with the subdivision application. There are a limited number of large existing trees to the rear of the property. The developers will be continuing to discuss whether these trees should be removed and replaced, or not, with abutting landowners, because initial discussions on site have revealed that one or more of these trees have been dropping limbs and may be preferably removed.

12. Construction Period Solid Waste and Recycling

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

The stones from any existing stone walls that must be removed will be relocated and re-used on site. Wherever practical, earth materials will be re-utilized on site. Excess material that

cannot be used will be transported off-site. Such removal shall be scheduled during non-commuter times wherever possible.

All of the granite stones from the house foundation have been saved on site and will be utilized in wall construction or house construction on this site. These stones may have come from the old quarry located on the conservation land to the rear of this site. The Historical Commission has requested and the developer has agreed that these materials shall be preserved and used on site.

13. Utilities

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

14. Schedule

The following is a tentative schedule, which is subject to change based on weather and other conditions:

Mobilization: June 2020

Set up erosion control and temporary fencing: June 2020

Site Clearing and Grading: June-July 2020

Construct roadway and install utilities: June to October 2020

Install roadway binder: October/November 2020

Construct single family houses: As lots are sold, once site is prepared, December 2020 through 2021

Expected completion: 2021