



December 3, 2018

Ms. Mary Ellen Schloss, Conservation Agent
Weymouth Conservation Commission
Town Hall
75 Middle Street
Weymouth, MA 02189

**RE: The Residences at 1500 Main – NOTICE OF INTENT APPLICATION
Proposed Mixed Use Development Project
1500 Main Street
Weymouth, Massachusetts**

Dear Ms. Schloss and Commissioners:

On behalf of the Applicant, John M. Corcoran & Co., LLC, enclosed is a Notice of Intent Application for **The Residences at 1500 Main** (Project), a proposed mixed-use development located at 1500 Main Street, in Weymouth, Massachusetts. Included in the submittal package are the following items for the Board's consideration:

- One (1) Original and six (6) copies of the Notice of Intent Application
- Filing Fees payable to the Town of Weymouth: \$1,587.50 (No. 1153) and \$5,957.08 (No. 1152). *A separate check in the amount of \$51.78 will be submitted ASAP for the remainder of the Local Fee balance. See Section V of the NOI for more details*
- Seven (7) copies of the Site Development Plans prepared by CHA dated 11/30/18
- Seven (7) copies of the Stormwater Report prepared by CHA dated November 2018
- One (1) CD containing electronic copies of the above documents

The proposed project is sited on a parcel on the easterly side of Main Street at 1500 Main Street. The total area of the project site is 5.54 acres. The property is zoned Limited Business (B-1) and is within the Commercial Corridor Overlay District (Route 18 Corridor) and Floodplain Overlay District. The parcel is bounded by Trotter Road to the north, the MBTA Tracks and Union Point to the east, residential homes to the south, and a CVS and restaurant directly to the west before Main Street (Route 18). Existing uses at the site includes two industrial buildings with commercial uses. The property will be improved with a mixed-use development including one residential building and two mixed-use commercial/residential buildings which supports 237 residential apartment units and approximately 6,121 square feet of commercial space.

The Residences at 1500 Main have been designed to improve an industrialized site and promote pedestrian interaction through the development of a mixed-use property. The development will be visually appealing and inspiring for its residents, employees, and customers through the use of thoughtful design and ample amenity space. The site amenities will incorporate both hardscape & landscape features, and will include a dog run, grill areas, fire pit, and pergola. Roof decks will also be incorporated as part of the building design. "Green" building and site design elements are incorporated into the project including electric vehicle charging stations, pervious pavers, and indoor and outdoor bike storage. The project will also seek LEED Certification.

The Residences at 1500 Main Street include 139 garaged parking spaces and 150 centralized, exterior parking spaces. The project also has rights to 73 parking spaces that are shared with the CVS located to the west of the proposed development. Commercial space is located at ground level of buildings A and C, and a total of 237 residential units are located in all three buildings on level 2 through level 5, including 36 studio units, 113 one-bedroom, 81 two-bedroom, and 7 three-bedroom units. Access to the site from Trotter Road is provided via a new driveway connection/curb cut. The existing driveway connection/curb cut from Trotter Road to the existing CVS will be repaired in conjunction with the proposed improvements. The main curb cut opening provides access for residents to the interior parking lot, and parking garages. Street parking spaces on Trotter Road are proposed to accommodate the first-floor commercial establishment in the adjacent building A.

Sidewalks have been designed to provide convenient pedestrian and patron access throughout the property, with appropriate connection to public sidewalks along Trotter Road and a proposed crosswalk for pedestrian travel across Trotter Road to the MBTA South Weymouth Station.

Environmental resources have been identified and delineated at the site. An isolated vegetated wetland is located in the south easterly portion of the site at the rear property line. No work is proposed within the 25-foot buffer zone. The Site is also located within a FEMA Flood Zone A with no established flood elevation. Compensatory flood storage has been provided to the south of Building B. The property is not located within any estimated habitat of rare wildlife or priority habitats of rare species. All utility services are available to the project and a brief description of each is provided below.

Stormwater – The project has been designed in accordance with the Stormwater Management Handbook prepared by Massachusetts Department of Environmental Protection (MADEP). The project results in a reduced peak rate of runoff discharging toward the isolated vegetated wetland in the rear of the property and results in no adverse impact to surrounding properties or the receiving water. The proposed stormwater management system also provides opportunity for stormwater quality enhancement. Additional detail on how the system meets Stormwater Management Standards is presented in the Stormwater Report, attached to this application.



Sewer – The Weymouth Department of Public Works operates and maintains the municipal sanitary sewer system in Main Street. The Weymouth sewer system discharges to the Massachusetts Water Resource (MWRA) system and is treated at the MWRA treatment facility on Deer Island. The existing site is serviced by a sewer force main that connects to the sanitary sewer system in Main Street via a 10' wide waste water and sewer easement. This force main will be pressure tested and reused by the proposed development. The proposed project includes a total of 332 bedrooms and approximately 6,121 square feet of commercial space, assumed retail for calculation purposes. The proposed sewer flow is determined by utilizing the Massachusetts Department of Environmental Protection Title 5 regulations at a rate of 110 gallons per day per bedroom plus and 50 gallons/day per 1,000 SF of retail space. The development is anticipated to generate 36,826 gallons per day.

Water (Domestic and Fire Supply) – The Town of Weymouth also operates and maintains the potable water system within Main Street. An 8" cast iron water main is located within Trotter Road and connects to the water main within Main Street. The project will be serviced from the water main within Trotter Road. The domestic water demand is determined by use of the Massachusetts Department of Environmental Protection sewer flow estimates using 110 gpd per bedroom and 50 gallons per 1,000 square feet of commercial space, assumed retail for calculation purposes. Thus, estimated water usage is anticipated to be 36,826 gallons per day. A single, 8" water service will be connected to building A where it will then be run as separate domestic and fire services to the remaining buildings. Two fire hydrants are proposed to be located throughout the site.

Natural Gas – National Grid operates and maintains the gas utility located in Trotter Road. Gas utility will be provided to the building via an updated service with direct connection to the 2" gas main in Trotter Road.

Electric – National Grid operates and maintains the electrical system in Trotter Road. The infrastructure is primarily overhead and is located on the southerly side of Trotter Road (same side as the site). It is proposed to relocate an existing pole and install underground service the site subject to final coordination between National Grid.

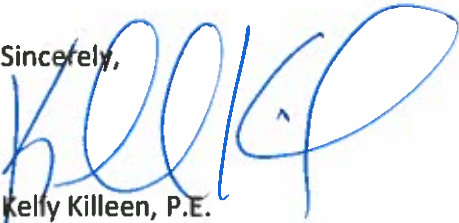
Telecommunications – Comcast and Verizon have the availability to service the project. An underground service will be provided adjacent to the proposed electric service to the proposed building.

In summary, we believe that the Applicant has thoughtfully and carefully planned an attractive, high-end mixed-use project, which will serve as a state-of-the-art addition to the Town of Weymouth. We appreciate your time and effort in the review of this submittal and we look forward to meeting with you and the Commission as the public hearing process commences.



Should you have any questions, please don't hesitate to contact myself (781-982-5434) or Frank Marinelli (Project Counsel, 781-849-0400) at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Killeen', with a large, stylized loop at the end.

Kelly Killeen, P.E.
Senior Project Manager