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BY:

BPR Sudbury Development LLC
and
Sudbury Avalon, Inc,
c/o National Development
2310 Washington Street
Newton Lower Falls, Massachusetts
617-257-9800

June 21, 2016

William Murphy, Health Director
Health Department
Town of Sudbury
DWP Office Building
275 Old Lancaster Road
Sudbury, MA 01776

**Re: Meadow Walk Sudbury and Avalon Sudbury at 526 & 528 Boston, Post Road
Response Letter from Bill Murphy, Town of Sudbury Health Director (5/18/2016)**

Dear Mr. Murphy:

On behalf of BPR Sudbury Development LLC and Sudbury Avalon, Inc. (the Proponents), we are pleased to offer the following additional information in response to the above referenced letter that we have received related to our redevelopment proposals (Meadow Walk Sudbury and Avalon Sudbury) for 526 and 528 Boston Post Road (the Site). Each of the comments the above referenced letter are provided below in italics (for your easy reference) followed by a detailed response for each component of the project

- 1. Results of the peer review of Raytheon contamination and ongoing environmental testing by the developers shall be submitted to the Board of Health. All remediation shall be conducted in full accordance with applicable regulations and oversight provided by a Licensed Site Professional. Progress of the remediation shall be reported to the Board of Health so that the public can be adequately informed as to status.*

Because the environmental conditions on site are limited to very low levels of contamination of very deep groundwater, DEP has determined that no remediation is necessary. DEP's only requirement is that the groundwater be tested every five years to reconfirm (as more than 20 years of testing and monitoring have established) that the contamination is not migrating and overtime is naturally degrading. As requested (and as reiterated in the Meadow Walk Sudbury "Conformation Recommendation" that the Planning Board issued to the Board of Selectmen), the Proponents will proactively share the results of all monitoring and testing required by the DEP.

- The wastewater treatment facility must be designed to accommodate all projected flows for the development. A spreadsheet showing all allocated flows for each separate use and space on the property shall be provided.

Acknowledged. The proponents provided the allocated waste water flows based on Title V peak “gallons per day” flow rates for the overall master plan for the Site (including both Meadow Walk Sudbury and Avalon Sudbury) under separate cover as part of the “Utility Infrastructure Memo” issued to the Town of Sudbury on 2/8/2016. The initial project flows are estimated per the table below and the anticipated design flow for the treatment plant design is 90,000 gallons per day which allows for flexibility as it relates to final product mix and service for a potential fire station expansion.

Anticipated Wastewater Flows According to Title V Regulations*

Retail Development	Quantity	Unit	GPD/Unit (310 CMR 15)	Estimated Total Flow (GPD)*
Grocery Store	45,000	SF	0.097	4,365
Restaurant	250-500	SEATS	35	8,750-17,500
Retail Store	25,000	SF	0.05	1,250
			Subtotal	14,365 - 23,115
Age Restricted Condos	Quantity	Unit	GPD/Unit (310 CMR 15)	Estimated Total Flow (GPD)*
Housing for the Elderly		1-BED UNIT	110	0
	60	2-BED UNIT	150	9,000
			Subtotal	9,000
Senior Housing Use	Quantity	Unit	GPD/Unit (310 CMR 15)	Estimated Total Flow (GPD)*
Housing for the Elderly	42	1-BED UNIT	110	4,620
	6	2-BED UNIT	150	900
			Subtotal	5,520
Avalon 40B Housing	Quantity	Unit	GPD/Unit (310 CMR 15)	Estimated Total Flow (GPD)*
Family Dwelling, Multiple	124	1-BED UNIT	110	13,640
	101	2-BED UNIT	220	22,220
	25	3-BED UNIT	330	8,250
Club House	2000	SF	0.075	150
			Subtotal	44,260
			Project Total*	73,145 - 81,895*

* Note: The estimated wastewater flows for the Project listed above are based on Title V guidelines even though for certain uses, wastewater flow anticipated by Title V have been empirically demonstrated to be greater than actual flows. Furthermore, the estimated flows for the Project that are listed above are at the high end of the range that is expected from the retail development tenant mix and residential unit mix (for example, less than 10,000 sf of restaurants would result in substantially less flow than anticipated above). The Applicant will finalize estimates for these program elements prior to filing for the modification to the existing MassDEP Wastewater Discharge Permit.

- Avalon floor plans reflect rooms that could be construed as bedrooms per local wastewater regulations. Although the wastewater plant is not in the jurisdiction of the Board of Health, it is recommended that the deed reflect the approved number of bedrooms for the development.

The Comprehensive Permit for Avalon Sudbury will be on record for the property and will include the total bedroom count.

- It is recommended that the open sand leaching beds be replaced with subsurface ones to provide more useable recreational space.

Based on feedback from the Town of Sudbury and other stakeholders, the Proponents have been working with their engineers and consultants to explore the feasibility of subsurface beds in order to create additional passive open space in the rear of the property. Because subsurface beds are less productive than open beds on a per square foot basis (by a factor of 70%), the subsurface beds would require significantly more land area than the existing open beds require. Detailed hydrogeological analysis is ongoing and will eventually be formally submitted to DEP. If the results of the hydrogeological analysis prove to be favorable (and sufficient land area is available to accommodate the increased area that the subsurface beds will require with appropriate grading to make that area accessible for passive recreational use), the Proponent will seek DEP approval for replacing the existing open beds with subsurface ones.

5. *Information must be provide showing that the facilities for solid waste are sufficiently sized for the projected project.*

Meadow Walk Sudbury and Avalon Sudbury are envisioned to be high-quality, high-end projects. The development team – National Development and Avalon Bay – are long term owner operators who understand that effective management of solid wastes is a critical part of making sure that Meadow Walk Sudbury and Avalon Sudbury will be achieve their intended status as a first-class commercial and residential real estate.

The proposed Avalon trash and recycling building is based on similar buildings at other Avalon communities. This building will be inspected daily by our maintenance team and regular private trash pickups will be scheduled to assure a clean and safe operation.

It is recommended that the location of the back-up power generator for the treatment plant be located as to not create a noise nuisance for the residential dwellings when activated.

Acknowledged and agreed. The Proponents are planning significant upgrades to the existing waste water treatment plant. Because the first step in the process of designing the plant upgrades is the hydrogeological study (which, as indicated above, is still underway), the design of the treatment plant building and systems is still conceptual in nature. In the interest of all stakeholders – most significantly our tenants, the Proponents will work with our engineering team to make sure that specification for and the location of the emergency generator will ensure that it is not a noise nuisance for the residential dwellings.

There will likely be emergency generators associated with the pumping station near the memory care assisted living facility, the memory care assisted living facility, the age-restricted garden style apartments building and the grocery store. The Proponents will take into consideration potential noise impacts when specifying and locating this equipment during preparation of the construction documents required for building permit applications.

6. *In absence of a sewer department, provisions must be made to inspect all sewer mains and lines during installation and accurate as-built plans submitted post construction.*

Agreed and acknowledged. As requested (and as reiterated in the Meadow Walk Sudbury "Conformation Recommendation" that the Planning Board issued to the Board of Selectmen), the Proponents shall submit video confirmation of the installation of sewer mains and lines for the MUOD Project, and upon final installation, an as-built plan for these utilities, to the Board of Health.

7. *Avalon residential development must submit plans for the swimming pool showing compliance with all applicable codes for semi-public pools. The plans must be prepared by a licensed professional. A Certified Pool Operator must monitor and maintain the pool throughout its use.*

Avalon will submit plans and assure that the pool design and operational plan complies with the MA Department of Public Health rules for semi-public pools.

8. *Information regarding the clubhouse shall be submitted for review. Function rooms, kitchens, locker rooms, showering facilities, fitness rooms, etc. shall be reviewed for compliance with all health code regulations.*

The clubhouse facility will comply with MA Department of Public Health regulations as well as the MA State Building Code. More detailed plans will be submitted to the Board of Health prior to issuance of the building permit for the clubhouse.

9. *The assisted living operation must submit information regarding operating as a Closed Point of Dispensing (POD) site under emergency management provisions. Closed POD's adequately provide vaccinations to their populations in crisis situations.*

Acknowledged. National Development's joint-venture partner for the memory care assisted living project is Epoch Senior Living – one of the most well-respected operators of high-end senior housing in Greater Boston. Epoch operates several memory care facilities in the area and, in conjunction with its state regulatory agency – the Executive Office of Elder Affairs – has well-defined operating policies and procedures (including Closed PODs) designed to ensure the health, safety and welfare of all of Epoch's residents and staff. Construction on the memory care facility is not expected to be completed until the spring of 2018. During the 2nd half of the construction phase (late 2017), National Development and Epoch Senior Living will work closely with a variety of Town departments – including most notably the Health Department and Fire Department – to make sure that all policies and procedures (including Closed PODs) are updated to be consistent with current local and state rules and regulations and approved by the appropriate regulatory body.

10. *Avalon must provide information regarding policies for resolving tenant/landlord disputes, keeping pets, wildlife feeding, power outages, dog waste, smoking in units, noise, etc.*

Avalon will provide a full list of rules and regulations for Board of Health review prior to the opening of the Avalon Sudbury apartment community.

11. Per Town Bylaw, all irrigation systems require wells. Information must be submitted addressing existing groundwater contamination and proposed locations and treatment of the wells and water to be used for irrigation included with this application.

The Proponents' redevelopment plans do anticipate the need to install water wells to support landscape irrigation on Site. The exact locations of these wells will be determined during the next phase of design in conjunction with the LSP for the site (Sanborn Head) to ensure that they do not pose an environmental or human health risk. Prior to the drilling of any wells, the each Proponent will meet with the Health Department to review the proposed well locations and applicable rules and regulations.

Should you require any additional information related to the Health Department's interests in our development proposals for 526 & 528 Boston Post Road, we trust that you will reach out to us.

Very truly yours,



David O. Gillespie
AvalonBay Communities
On behalf of Sudbury Avalon, Inc.



Stephen C. Senna
National Development
On behalf of BPR Sudbury Development LLC

cc. Town of Sudbury Planning Board
Town of Sudbury Zoning Board of Appeals
Jody Kablack, Town of Sudbury, Department of Planning and Community Development

