



June 2, 2020

Town of Norfolk – Zoning Board of Appeals
One Liberty Lane
Norfolk, MA 02056

Attn: Chris Wider - Chairman

Re: Norfolk, MA – The Preserve at Abbyville – Chapter 40B
Peer Review – Construction Management Plan

Dear Mr. Wider:

BETA Group, Inc. (BETA) has completed review of the Construction Management Plan (CMP) for the subject project. We were able to discuss our comments with the Applicant on May 28, 2020.

General

The CMP provides the following information regarding the project:

- Project Description
 - o The project description adequately describes the proposed project, location and provides contact information for the management of the construction. We believe this section is acceptable.

- Construction Schedule
 - o The Construction Schedule provides an overall approach to the construction including days/hours of operation, coordination of a preconstruction meeting and anticipated start of construction. It also includes a breakdown of anticipated major tasks with an estimated duration. Overall, we believe the Construction Schedule is acceptable. We note the following for the Board's information.
 - § Work hours are listed as 7:00 AM to 5:00 PM Monday thru Saturday. No work is scheduled on Sundays or Holidays
 - § Construction is noted to start either in Fall of 2020 or Spring of 2021.
 - § The duration appears to be 2 ½ to 3 ½ years.
 - § Section 2.2 - We suggest that the roadway be brought to binder grade rather than subgrade prior to the beginning of house construction
 - § Section 2.4 – We suggest that language be included to prohibit stump dumps on site.

- Construction Logistics
 - o This section describes the anticipated construction traffic and personnel for various construction activities, site staging, construction access/egress and truck routes. We believe the Construction Logistics section is acceptable. We note the following:

- § Section 3.2 – Language should be added noting that construction workers will not be permitted to park on any public ways or adjacent private property when working at the site.

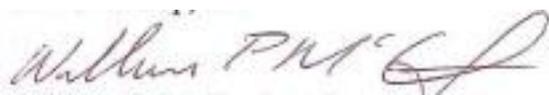
- Site & Mitigation Management
 - This section describes the management and mitigation of construction generated noise, dust, construction waste, sanitation, sediment/erosion control, blasting and site security. It includes a commitment to a 24-hour complaint phone line for abutters. We believe this section is acceptable. We note the following:
 - § Section 5.1 – The call log for the 24-hour complaint line should be made available to the Board at its request.

- Public Safety and Abutter Coordination
 - This section discusses contact information, abutter notification, site inspections and compliance with applicable laws. We believe this section is acceptable

- Appendix 2.4.5 Earth Import
 - This appendix provides a calculation of the anticipated earthwork associated with the project. It includes earthwork associated with utility installation, roadwork, site work and foundation installation. The appendix notes that approximately 2,800 CY of material will need to be imported to the site. It further noted that this import may be reduced by material excavated during the installation of drainage structures. We have reviewed the estimate and find that it provides a reasonable estimate for anticipated earthwork.

If you have questions about any of the preceding comments, please feel free to contact me at (401) 333-2382.

Very truly yours,
BETA Group, Inc.



William P. McGrath, P.E.

Senior Associate

cc: Amy Brady – Norfolk Zoning Clerk
Tom DiPlacido