



September 9, 2016

Mr. Jonathan F.X. O'Brien, Chairman
Zoning Board of Appeals
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

RE: Response to Board of Health Comment Memo – Coolidge at Sudbury Phase 2

Dear Mr. O'Brien:

On behalf of Covenant Commonwealth Corporation¹, "CCC", we write to respond to the memorandum dated 8/19/2016 from the Sudbury Health Director, Bill Murphy. Below are our responses, numbered to align with those in Mr. Murphy's memo.

1. The building management and ownership team is working to adequately address the concerns listed. Meetings have been initiated to identify areas where we can continue to improve.
2. The Health Department recommendations are useful, some of which are already in place at Phase 1 and will be expanded to Phase 2. The property management team has recently implemented an improved 24-hour access phone number for urgent matters. The Coolidge often hosts wellness activities and is open to a greater offering of programming subject to demand. This year, management facilitated the formation of a Resident Council at The Coolidge to help address tenant issues and communication with management.
3. The plans submitted to date are preliminary. The proposed storm water management system will be sized adequately to both the Phase 2 building and the decommissioned rain garden. Septic design plans will be filed with the Board of Health as part of the permitting process for the Phase 2 development.
4. We will site septic tanks and pump chamber at an appropriate location to minimize odor problems and will be subject to review by the Health Department. We will also include carbon filters on the tank vents.
5. There has not been a power outage at The Coolidge Phase 1 since early 2016. Eversource diagnosed and repaired faulty equipment in their electrical box along Boston Post Road that had a tendency to fail during periods of heavy rain. This was an Eversource equipment issue which has been resolved and is not expected to be a problem with Phase 2.

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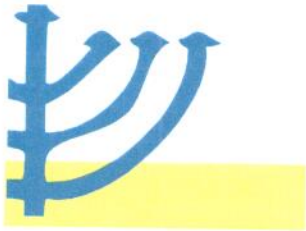
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¹ Covenant Commonwealth Corporation is a non-profit development entity of B'nai B'rith Housing.



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B'nai B'rith Housing 34 Washington Street | Brighton, MA 02135
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6. We have agreed to undertake additional testing as requested by the Conservation Commission and will go before the Conservation Commission for prior approval.
7. The septic system will fully comply with all Title V requirements.
8. The team will review the need for irrigation wells. If utilized, the proposed location of the wells will be included in the final plans and will meet all setback requirements from both the wetland and the septic system.
9. Mosquitos have not been a problem with the Phase 1 development. The on-site wetland resource area rarely contains standing water. All residential windows in the building will be fitted with screens.
10. The Coolidge Phase 2 will utilize an integrated pest management program.
11. A trash room of 375 square foot has been incorporated into the layout of the first floor of the building with an access path to the front of the building. Trash will be stored indoors throughout the week and taken outside on scheduled removal days.

Please feel free to contact Holly Grace of my staff, at (617) 731-5293 or by email at holly@bbhousing.org if you require additional information. Thank you for your consideration.

Sincerely,


Susan L. Gittelman, Executive Director

CC: Bill Murphy, Sudbury Health Director