

Date	First Name	Last Name	Organization	Opinion	Comments
5/20/2019	Barbara	Hernandez		Oppose	While the project would be an improvement to our private way, I consider it too massive for the location. The obvious consideration is the increase in density which would create parking problems on an already congested street. Exiting Heron St. onto Washington St. is already a challenge. The additional vehicles lining up to leave the proposed development during the rush hours would be a nightmare, especially since no traffic signal is planned. I would be in favor of the project, provided it was scaled down.
5/20/2019	JOHN	Eustis		Oppose	Height of 5 stories to tall for the neighborhood noise construction traffic in the neighborhood that live Next to 14 heron st and neighborhood absolutely congested no parking to the limit to add two buildings Noise and environment and and the pollution dust.
5/20/2019	Kevin	Castater		Support	On Site Builders is one of the best contractors I have ever dealt with. They do quality work,I have had them do work for me and everything came out perfect. They also gutted the house across from me. Both condos sold for over asking. They were very responsible towards all the neighbors.
5/20/2019	Jessica	Grande		Support	Need more good quality housing
5/20/2019	Romeo	Papajani	Olympic1	Support	I think this a great project for this city, and it's something that the people need and deserve to live in such a nice town because it is easier for them to manage their lives in a crowded city like Boston.
5/20/2019	Lynda	Bernard	Resident	Support	I believe this would be a great project for West Roxbury. The combination of rentals and condominiums is unique This is a neighborhood that could use a project like this and it would encourage more families to this area. It is my understanding that some of the units would offer 3 bedrooms. It would also be a major improvement to the outdoor space on Heron Street. I wholeheartedly endorse and support the approval of this project.
5/20/2019	Azis	Sharxhi		Support	This is a great project for West Roxbury. It's nice to have 13% affordable units. Nice upgrade to the area
5/20/2019	anxhela	zylyftari		Support	Very nice addition to west Roxbury.
5/20/2019	Maksim	zylyftari		Support	Great project for west Roxbury.
5/20/2019	Joe	Sheridan		Support	Looks like a big improvement I looked at one of his projects before but was too late He does nice work

5/20/2019	Terry	Haywoode	Stony Brook Condominiums	Oppose	<p>I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is totally out of proportion to the size of the street. It is monstrously large. The density is four times what the zoning rules specify. The lot is too narrow to support a building of this size. There will be no place for green space. When I compare the size of the plot the developer is proposing to build on to the much broader and deeper plot that our smaller buildings are sited on, I don't see how this can possibly work. The proposed height of the buildings is also a factor. I know of no other buildings that are this high in the area. I do not understand why anyone would even propose such a large development to be sited on such a small narrow and uneven site. I do not believe that there is a single block in the immediate vicinity that has such dense population concentration. I see no benefit from doing this aside from increasing the profit available to the developer. I find it incredible that the city would even consider this proposal. I live right across the street from the proposed building plot. My windows face Heron Street. All the noise and dust will penetrate my living space. I am an eighty year old asthmatic. It will be impossible for me to continue to live in my apartment. Then there are the rats. Since the developers plan many indoor parking spaces, they will have to dig deeply into the earth. We know from experience with a new building on the other side of our buildings, that rats leave their dwelling space when disturbed by construction and migrate to nearby buildings. We will be overrun by rats, as was the case with the building I mentioned above. Parking and transportation is an issue throughout the city. Our little block is particularly difficult. It is nominally a two way street, but in real life, only one car at a time can drive through. It is particularly difficult to get through in any type of inclement weather. Emergency vehicles can have a really difficult time. There are only a few {maybe seven} street parking spaces on our block of Heron Street, and we have only three guest spots in our parking lot, which are not available in the winter. Parking on Washington Street is restricted on some days and Washington Street is broken up by bus stops and driveways, so parking is often not available there. There are no traffic controls on our portion of Washington Street and traffic moves very fast. I myself was involved in an accident in which my car was struck by a speeding motorcycle. I realize that the city of Boston is in great need of new housing to accommodate its current growth, but surely this should not be done at any cost. The people who live in Stonybrook condominiums are ordinary, peaceful, law abiding and hard working citizens of Boston. We try to make a contribution to our community and our city. We only want to continue to live peaceful lives and to maintain our homes. The proposed huge development on an inadequate small and narrow strip of land will totally disrupt our lives and have a negative impact on our homes. Our condominium complex is much smaller than the one being proposed, but our ground area is larger and deeper. I do not see how the proposed development can work in this space. I hope that our city leaders will work to protect innocent citizens from the impact of a development that will so negatively impact their lives. If this project continues as planned, I will probably be forced to leave. Who will be the main beneficiary of this development? Is it perhaps the developer himself who will enlarge his profit as he enlarges the size of the development? Please, do not allow this to happen. We appeal for your protection and to your good sense.</p>
5/20/2019	Klodian	Sadikaj	Stone Mason & Stone Carving, INC	Support	<p>Onsite Builders and Development, LLC, is one the top builder in Masachusetts, I support this project and I'm the first one to buy condo for my wife and my son. Thank you Peter for making are community better.</p>
5/20/2019	Erdi	Kembora		Support	<p>When I heard about project here in our community I got excited. I finish school at Suffolk university and I always hear student that they are looking for a place to rent or buy. House are very expensive to rent so this is a good opportunity for me and me friends in West Roxbury to buy or rent. Onsite Builders and Development LLC are very well known in this community, and they do outstanding work</p>

5/20/2019	Lorenc	bushi	individual	Support	I support the On Site Builder, LLC for this project opportunity given to our community. Thank you for choosing West Roxbury.
5/20/2019	Jorgen	Sota		Support	I support this project because with the fast growing population in our city, we need more buildings like this one to support larger family's. Those new families will be very helpful for neighborhood small business and neighborhoods small business will support more activities for our community.
5/20/2019	Chrissy	Warren		Support	Peter and his company do outstanding work. They are conscientious of the houses and families around their work sites, hard working, and high quality. Would absolutely recommend him for the project.
5/20/2019	Pamela	Foster		Support	My husband and I have contracted with Peter and his company Onsite Builders and Development, and it has been nothing but a positive experience. Peter has provided suggestions as though our home was his own, and his workers are constantly on time, committed to their work, and dedicated to the job; not to forget to mention their level of professionalism and respectfulness at all times. Their work is far beyond any I've ever seen, and I value Peter's opinion always; I trust him and his workers with the work on our home completely, and have referred his company to several friends and families.
5/19/2019	Khalel	Bourji		Oppose	This proposed project will leave my house on 30 Grouse very vulnerable. This oversized structure does not belong in our neighborhood. I fear for my mother and sister who will have their privacy exposed, with a clear view into our house. The previous owner was a man who didn't care for this community. Due to his constant nagging we cut down the trees in our back yard which ultimately left us exposed while he made a quick dollar. Please, please, do not destroy The grouse street community. -Khalel
5/19/2019	Mary	Forde		Support	I welcome the development in the area . the proposed design and the new road going in will only help increase the value of our properties in this section of West Roxbury .
5/19/2019	Valentine	Tangu	USAAF	Oppose	Dear Mayor Walsh, I hope you keep doing great things for our City of Boston but also listen to your voters and residents when your officials take incorrect actions in violations of single zone allowance regarding current development proposal on 11-26 Heron street in West Roxbury! It is imperative to note that these lots are zoned single family 6000 square feet. I STRONGLY OPPOSE THIS PROPOSAL OF HIGH DENSITY DEVELOPMENT BECAUSE IT VIOLATES THE SINGLE ZONING ALLOWANCE, IT WILL SET THE NUCLEAR PRECEDENT OF DOING SAME THING TO WEST ROXBURY, WILL DESTROY NEIGHBORHOOD'S HARMONY CREATING RESIDENT PARKING CONFLICTS, NOISE, DISRUPTIONS AND MUCH MORE! Please scrap this proposal and come up with an attractive low-density alternative development!!! Listen to your residents' voters and refrain from breaking single family zoning allowance!!! We needed no favors to vote Moving Boston Forward, so PLEASE SAY NO TO CORRUPT DEVELOPERS ' CAMPAIGN MONEY OR FAVORS! BE A GREAT EXAMPLE LIKE MAYOR THOMAS MENINO AND PEOPLES' MAYOR! Respectfully, Your Resident Valentine Tangu

5/18/2019	Linda	Ayoub		Oppose	The proposed project is entirely too large for the surrounding environment. The proposed buildings at 11 and 26 Heron Street will dwarf the existing structures on Heron Street and Grouse Street and will obliterate the current natural views for existing residents. There is insufficient space at the 11 Heron Street site to support the proposed footprint of the building. Front, side, and rear yard are all deficient. The height of the proposed buildings is also far above the existing structures on Heron Street and Grouse Street and will create an overwhelming feeling that should not exist on the side streets of West Roxbury. The immediate area is already dense with multifamily dwellings. There are currently eleven (11) existing multifamily dwellings within a quarter mile, with an additional, over-sized project under construction. As this project proposes to cut further into the 1F-6000 zone that exists to the north and north west, it should be scaled down to fit within the multifamily zoning restrictions that were put into place to preserve the character of West Roxbury. There must be a limit to the zoning variances granted to further Mayor Walsh's 2030 Housing Plan. Thank you for your attention.
5/18/2019	Brooke	Cote		Support	Peter Heaney and his team have been extremely professional, helpful, and informative. The transformation of Heron St. Will really help the infrastructure and make it a much safer and cleaner road.
5/17/2019	Jana	Johnson		Support	This project looks great! I have seen Peter Heaneys work and he does an impeccable job! He is honest and considers everything. It will be lovely!
5/12/2019	Valery	Kobrin		Oppose	I and all my family strongly oppose to the current BRA plan to change the current Heron St zoning and to build on this street a set of apartment buildings. We are especially oppose to making Heron St, which is currently a dead-end street, to a thru street.
5/6/2019	Carol	Farrah		Oppose	Hello, I respectfully oppose this large development in a residential neighborhood. Our streets are already too congested and littered in West Roxbury, and there has been ample new building in the area and currently in progress. I feel strongly that the impact of traffic, noise and pollution will adversely affect all residents, as well as the natural environment (trees, birds, etc.) in the area. The local area around Speedy Market is already a mess with trash and traffic making the neighborhood look a mess. Thank you.



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

April 19, 2019

Peter Heaney
Onsite Builders & Development, LLC
306 East Street
Westwood, MA 02090

Re: 11-26 Heron Street, West Roxbury, Article 37 Comment Letter on PNF

Dear Peter Heaney,

The Boston Interagency Green Building Committee (IGBC) has reviewed the Project Notification Form (PNF) submitted in conjunction with this project for compliance with Boston Zoning Article 37 Green Buildings.

The PNF indicates that the project will use the LEED v4: BD+C: New Construction rating system. Additionally, the project team has committed to:

1. Achieving a minimum green building outcome of LEED Silver, with 53 points for each building.
2. Reducing carbon impacts by improving the performance of the building 23% beyond code.

The IGBC accepts the rating system selection.

The Mayor has established as a goal for the City of Boston to achieve citywide carbon neutrality by 2050. In order to achieve that goal, the city as a whole must pursue the following strategies:

- Minimize its demand for energy: prioritize passive strategies such as improved building envelope by minimizing thermal bridges and maximizing air tightness and insulation;
- Convert systems that run on fossil fuel to electricity: install new systems that do not use fossil fuel - convert existing heating systems to heat pumps and where feasible; and
- Use solar PV or other renewable energy generation: at a minimum buildings should be fully solar ready.

In support of Boston's Carbon Neutral 2050 GHG goal, the IGBC requests the project team pursue LEED Gold and identify any obstacles to earning the necessary credits. Our recommendations for achieving an exemplary green building include:

- Include zero net energy and net zero carbon building design strategies wherever possible.

- Prioritize passive strategies such as improved building envelope performance by increasing building envelope air tightness and insulation. Doing so will assist in achieving all 3 indicated “Maybe” credits indicated for the Optimize Energy Performance credit. In line with your comments in your Climate Resiliency Checklist, pursue and achieve also the Daylight credit.
- Ensure that active building systems are appropriately sized for improved passive performance and cost savings are fully captured.
- The project has indicated that it has room on roof assembly for solar PV. Please include solar PV on roof and provide system(s) location, size, and output information along with any related analysis. Doing so will assist in achieving 3 points in the Renewable Energy Production credit through the installation of PV solar panels on site during construction phase.

The IGBC requests that your project make full use of utility and state-funded energy efficiency and clean/renewable energy programs to minimize energy use and adverse environmental impacts. Please engage the utilities as soon as possible and provide information on any energy efficiency assistance and support afforded to the project.

Please respond to IGBC comments within three weeks including timing for the provision of the requested information and items. This information and items should include:

- Updated LEED Checklist including additional credits being actively pursued.
- Solar PV system scoping analysis for project site including proposed costs, solar energy yields, available incentives, and estimated return on investment.

Please include the IGBC official email account igbc@boston.gov in future communications. Let me know if you have any questions or if I can be of any assistance.

Sincerely,
Benjamin Silverman, LEED AP: BD+C
On behalf of the Interagency Green Building Committee

Cc: Aisling Kerr, BPDA Project Manager

May 5, 2019


Ms. Asling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr

I am writing in support of the redevelopment at 11-27 Heron Street in West Roxbury. As you know, Heron Street is a dead end and all traffic will enter and exit Heron Street keeping traffic to a minimum. As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep me informed.

I look forward to seeing this project completed.

Sincerely,


Brooke Lotte

Unit:

208

May 5, 2019

Ms. Asling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr

I am writing in support of the redevelopment at 11-27 Heron Street in West Roxbury. As you know, Heron Street is a dead end and all traffic will enter and exit Heron Street keeping traffic to a minimum. As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep me informed.

I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink, appearing to read "W. M. Kerr".

Unit:

109

May 5, 2019

Ms. Asling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr

I am writing in support of the redevelopment at 11-27 Heron Street in West Roxbury. As you know, Heron Street is a dead end and all traffic will enter and exit Heron Street keeping traffic to a minimum. As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep me informed.

I look forward to seeing this project completed.

Sincerely,

A handwritten signature in cursive script that reads "Lauren Miller". The signature is written in black ink and is positioned below the word "Sincerely,".

Unit:

209

May 5, 2019

Ms. Asling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr

I am writing in support of the redevelopment at 11-27 Heron Street in West Roxbury. As you know, Heron Street is a dead end and all traffic will enter and exit Heron Street keeping traffic to a minimum.

As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep me informed.

I look forward to seeing this project completed.

Sincerely,

A handwritten signature in cursive script that reads "Ed Carr".

Unit:

201

May 5, 2019

Ms. Asling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

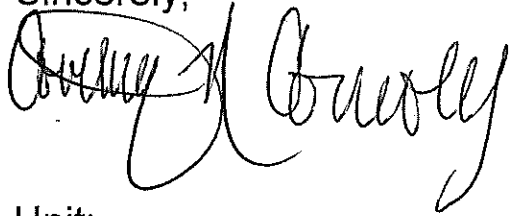
Dear Ms. Kerr

I am writing in support of the redevelopment at 11-27 Heron Street in West Roxbury. As you know, Heron Street is a dead end and all traffic will enter and exit Heron Street keeping traffic to a minimum.

As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep me informed.

I look forward to seeing this project completed.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony J. Crowley". The signature is written in a cursive style with a large, prominent initial "A".

Unit:

Handwritten initials in black ink, appearing to be "AS".

May 5, 2019

Ms. Asling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr

I am writing in support of the redevelopment at 11-27 Heron Street in West Roxbury. As you know, Heron Street is a dead end and all traffic will enter and exit Heron Street keeping traffic to a minimum. As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep me informed.

I look forward to seeing this project completed.

Sincerely,

Bruce Stax & Layeekeero

Unit:

310

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000
May 6, 2019

Ms. Aisling Kerr
Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: 11-26 Heron Street, West Roxbury
Project Notification Form

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed multi-family residential project located at 11-26 Heron Street in West Roxbury.

The proposed project is located on an approximately 1.2 acres (52,062 square feet) at 11-26 Heron Street and associated contiguous properties, and is bounded to the northeast by the rear property lines of residences along Grouse Street; to the northwest by an existing three-family residence and associated property; to the west by properties along Willet Street; and to the south by the Stony Brook Condominium building and a single-family residence. The proponent, Onsite Builders & Development, LLC, proposal contemplates the construction of approximately 72 residential units in two multi-family buildings, to be located on both sides of Heron Street, with a total project square footage of approximately 78,704 square feet of interior space, with a total of 85 parking spaces including 57 interior garage parking spaces in the two buildings along with 28 surface parking spaces adjacent to the buildings, all accessed from Heron Street. The site is bounded by Washington Street to the southeast and Massachusetts Avenue to the northeast.

According to the PNF, the proposed water demand is approximately 15,730 gallons per day (gpd). The Commission owns and maintains a 10-inch Southern Extra High PCI water main installed in 1989 in Heron Street.

According to the PNF, the proposed sewage generation is 13,200 gpd. For sewage and storm drainage service, the site is served by a 10-inch sanitary sewer in Washington Street and a 12-inch storm drain in Washington Street. There is also an 8-inch private sanitary sewer in Heron Street. As well as, an 18-inch private storm drain on the property behind 26 Heron Street. The Commission owns and maintains the 99-inch by 101-inch Boston Main Interceptor in Washington Street.

The Commission has the following comments regarding the PNF:



General

1. Prior to the initial phase of the site plan development, Onsite Builders & Development, LLC should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at Onsite Builders & Development, LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The proponent estimates that daily sewage will be less than DEP's 15,000 gpd threshold. However, the proponent should be aware that if during the site plan permitting process it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will invoke the requirement that the project participate in the 4 to 1 program.

The proponent should also note that the 4 to 1 requirement must be addressed 90 days before the activation of the water service.

5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
6. Onsite Builders & Development, LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater



Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Onsite Builders & Development, LLC will be required to apply for a RGP to cover these discharges.

7. Onsite Builders & Development, LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
8. It is Onsite Builders & Development, LLC responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Onsite Builders & Development, LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. Onsite Builders & Development, LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Onsite Builders & Development, LLC should also provide the methodology used to estimate water demand for the proposed project.
2. Onsite Builders & Development, LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. Onsite Builders & Development, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If Onsite Builders & Development, LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. Onsite Builders & Development, LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Onsite Builders & Development, LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.



4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Onsite Builders & Development, LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. Onsite Builders & Development, LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. Onsite Builders & Development, LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

In conjunction with the Site Plan and the General Service Application the Onsite Builders & Development, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
- Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
- Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.



2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Onsite Builders & Development, LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
3. The Commission encourages Onsite Builders & Development, LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Onsite Builders & Development, LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Onsite Builders & Development, LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. Onsite Builders & Development, LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, Onsite Builders & Development, LLC will be required to meet MassDEP Stormwater Management Standards.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-



used by the proposed project, be dye tested to confirm they are connected to the appropriate system.

7. The Commission requests that Onsite Builders & Development, LLC install a permanent casting stating “Don’t Dump: Drains to Boston Harbor” next to any catch basin created or modified as part of this project. Onsite Builders & Development, LLC should contact the Commission’s Operations Division for information regarding the purchase of the castings.
8. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission’s Sewer Use Regulations. The Commission’s Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/fd

cc: Peter Heaney, Onsite Builders & Development, LLC
Mitchell L. Fishman, MLF Consulting, LLC
K. Ronan, MWRA via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



Aisling Kerr <aisling.kerr@boston.gov>

Proposed development at 11-26 Heron Street, West Roxbury

Hong Ren <[REDACTED]>

Mon, Jun 10, 2019 at 11:01 AM

To: "Aisling.Kerr@Boston.gov" <Aisling.Kerr@boston.gov>

Ms. Aidling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr,

I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is entirely too large for the surrounding environment. It is totally out of proportion to the size of the street and the land. The density is four times what the zoning rules specify. The lots and the street are too narrow to support a building of this size!

The proposed development is too massive for the location and the street. The height of the proposed buildings is far above the existing single family houses on Heron Street and Grouse Street and will obliterate the current living environment and privacy for existing residents.

Moreover, every time when I visited my friends on Heron I found getting in and out of the street was a real challenge, largely due to the very crowded street parking at the entrance of a steep slope street plus the speedy busy traffic on Washington Street. Most of time only one car at a time can drive through. Given the existing challenge and the dramatic increase in density from the proposed development, accessing Heron Street with safety will become a more serious concern.

I realize that the city of Boston is in great need of new housing to accommodate its current growth, but surely this should not be done at any cost. I support new developments in Boston that are in harmony with the environment, and promote safety and accessibility for the existing and the future residents.

Sincerely,

Hong Ren
[87 Arlington St.](#)
[Brighton, MA 02135](#)

Sent from my Huawei phone



Proposed development at 11-26 Heron Street, West Roxbury

Meiri, Karina <[REDACTED]>
To: "Aisling.Kerr@Boston.gov" <Aisling.Kerr@boston.gov>

Mon, Jun 10, 2019 at 8:00 AM

Ms. Aisling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr,

I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is entirely too large for the surrounding environment. It is totally out of proportion to the size of the street and the land. The density is four times what the zoning rules specify. The lots and the street are too narrow to support a building of this size!

The proposed development is too massive for the location and the street. The height of the proposed buildings is far above the existing single family houses on Heron Street and Grouse Street and will obliterate the current living environment and privacy for existing residents.

Moreover, every time when I visited my friends on Heron I found getting in and out of the street was a real challenge, largely due to the very crowded street parking at the entrance of a steep slope street plus the speedy busy traffic on Washington Street. Most of time only one car at a time can drive through. Given the existing challenge and the dramatic increase in density from the proposed development, accessing Heron Street with safety will become a more serious concern.

I realize that the city of Boston is in great need of new housing to accommodate its current growth, but surely this should not be done at any cost. I support new developments in Boston that are in harmony with the environment, and promote safety and accessibility for the existing and the future residents.

Karina Meiri
[15 Emmonsdale Road](#)
West Roxbury
[MA 02132](#)



Aisling Kerr <aisling.kerr@boston.gov>

Proposed development at 11-26 Heron Street, West Roxbury

Lin Sun [REDACTED] >
To: Aisling.Kerr@boston.gov

Mon, Jun 10, 2019 at 10:14 AM

I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is entirely too large for the surrounding environment. It is totally out of proportion to the size of the street and the land. The density is four times what the zoning rules specify. The lots and the street are too narrow to support a building of this size!

The proposed development is too massive for the location and the street. The height of the proposed buildings is far above the existing single family houses on Heron Street and Grouse Street and will obliterate the current living environment and privacy for existing residents.

Thank you,

Lin Sun
Resident of West Roxbury



Aisling Kerr <aisling.kerr@boston.gov>

Proposed development at 11-26 Heron Street, West Roxbury

Mingyan Qu <[REDACTED]>
To: Aisling.Kerr@boston.gov

Mon, Jun 10, 2019 at 8:14 AM

Dear Ms Aisling Kerr,

>

> I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is entirely too large for the surrounding environment. It is totally out of proportion to the size of the street and the land. The density is four times what the zoning rules specify. The lots and the street are too narrow to support a building of this size!

>

> The proposed development is too massive for the location and the street. The height of the proposed buildings is far above the existing single family houses on Heron Street and Grouse Street and will obliterate the current living environment and privacy for existing residents.

>

> Moreover, every time when I visited my friends on Heron I found getting in and out of the street was a real challenge, largely due to the very crowded street parking at the entrance of a steep slope street plus the speedy busy traffic on Washington Street. Most of time only one car at a time can drive through. Given the existing challenge and the dramatic increase in density from the proposed development, accessing Heron Street with safety will become a more serious concern.

>

> I realize that the city of Boston is in great need of new housing to accommodate its current growth, but surely this should not be done at any cost. I support new developments in Boston that are in harmony with the environment, and promote safety and accessibility for the existing and the future residents.

>

> Thanks,
> Mingyan Qu



Aisling Kerr <aisling.kerr@boston.gov>

Proposed development at 11-26 Heron Street, West Roxbury

Shirley Chen <[REDACTED]>
To: Aisling.Kerr@boston.gov

Mon, Jun 10, 2019 at 10:51 AM

Ms. Aisling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr,

I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is entirely too large for the surrounding environment. It is totally out of proportion to the size of the street and the land. The density is four times what the zoning rules specify. The lots and the street are too narrow to support a building of this size!

The proposed development is too massive for the location and the street. The height of the proposed buildings is far above the existing single family houses on Heron Street and Grouse Street and will obliterate the current living environment and privacy for existing residents.

Moreover, every time when I visited my friends on Heron I found getting in and out of the street was a real challenge, largely due to the very crowded street parking at the entrance of a steep slope street plus the speedy busy traffic on Washington Street. Most of time only one car at a time can drive through. Given the existing challenge and the dramatic increase in density from the proposed development, accessing Heron Street with safety will become a more serious concern.

I realize that the city of Boston is in great need of new housing to accommodate its current growth, but surely this should not be done at any cost. I support new developments in Boston that are in harmony with the environment, and promote safety and accessibility for the existing and the future residents.

Shirley Chen
A resident of West Roxbury



Aisling Kerr <aisling.kerr@boston.gov>

Proposed development at 11-26 Heron Street, West Roxbury

Ting Yin [REDACTED] >
To: Aisling.Kerr@boston.gov

Mon, Jun 10, 2019 at 7:06 AM

Dear Ms. Kerr,

I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is entirely too large for the surrounding environment. It is totally out of proportion to the size of the street and the land. The density is four times what the zoning rules specify. The lots and the street are too narrow to support a building of this size!

The proposed development is too massive for the location and the street. The height of the proposed buildings is far above the existing single family houses on Heron Street and Grouse Street and will obliterate the current living environment and privacy for existing residents.

Moreover, every time when I visited my friends on Heron I found getting in and out of the street was a real challenge, largely due to the very crowded street parking at the entrance of a steep slope street plus the speedy busy traffic on Washington Street. Most of time only one car at a time can drive through. Given the existing challenge and the dramatic increase in density from the proposed development, accessing Heron Street with safety will become a more serious concern.

I realize that the city of Boston is in great need of new housing to accommodate its current growth, but surely this should not be done at any cost. I support new developments in Boston that are in harmony with the environment, and promote safety and accessibility for the existing and the future residents.

Sincerely,

Ting Yin (A Boston resident)



Aisling Kerr <aisling.kerr@boston.gov>

(no subject)

ying xu <[REDACTED]>

Mon, Jun 10, 2019 at 10:43 AM

To: "Aisling.Kerr@Boston.gov" <Aisling.Kerr@boston.gov>

Dear Ms Kerr:

I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is entirely too large for the surrounding environment. It is totally out of proportion to the size of the street and the land. The density is four times what the zoning rules specify. The lots and the street are too narrow to support a building of this size!

The proposed development is too massive for the location and the street. The height of the proposed buildings is far above the existing single family houses on Heron Street and Grouse Street and will obliterate the current living environment and privacy for existing residents.

Moreover, every time when I visited my friends on Heron I found getting in and out of the street was a real challenge, largely due to the very crowded street parking at the entrance of a steep slope street plus the speedy busy traffic on Washington Street. Most of time only one car at a time can drive through. Given the existing challenge and the dramatic increase in density from the proposed development, accessing Heron Street with safety will become a more serious concern.

I realize that the city of Boston is in great need of new housing to accommodate its current growth, but surely this should not be done at any cost. I support new developments in Boston that are in harmony with the environment, and promote safety and accessibility for the existing and the future residents.

Sam and Ying

Sent from my iPhone



Aisling Kerr <aisling.kerr@boston.gov>

Proposed real estate development at 11-26 Heron Street, West Roxbury

Zhen-Jing Sun <[REDACTED]>
To: Aisling.Kerr@boston.gov

Mon, Jun 10, 2019 at 8:48 AM

Dear Ms. Kerr,

As a Boston resident frequently visiting this neighborhood, I am writing to state my strong opposition to the proposed development at 11-26 Heron Street. The size of the proposed development is too large for the surrounding environment. It is totally out of proportion to the size of the street and the land. The density is four times what the zoning rules specify. The lots and the street are too narrow to support a building of this size. The proposed development is too massive for the location and the street. The height of the proposed buildings is far above the existing single family houses on Heron Street and Grouse Street and will obliterate the current living environment and privacy for existing residents.

Moreover, every time when I visited my friends on Heron I found getting in and out of the street was a real challenge, largely due to the very crowded street parking at the entrance of a steep slope street plus the speedy busy traffic on Washington Street. Most of time only one car at a time can drive through. Given the existing challenge and the dramatic increase in density from the proposed development, accessing Heron Street with safety will become a real challenging.

I realize that the city of Boston is in great need of new housing to accommodate its current growth. I support new developments in Boston, but it should be harmony with the environment, and promote safety and accessibility for the existing and the future residents and should not be at the cost of neighborhood living and safety environment.

Thanks you very much for your serious consideration of my opinion.

Sincerely,

Zhen-Jing Sun

May 5, 2019

Ms. Asling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr

I am writing in support of the redevelopment at 11-27 Heron Street in West Roxbury. As you know, Heron Street is a dead end and all traffic will enter and exit Heron Street keeping traffic to a minimum.

As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep me informed.

I look forward to seeing this project completed.

Sincerely,



Unit:

1- 617 - 312 3110

February 8 2019

Ms. Aisling Kerr
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

Dear Ms. Kerr

I am writing in support of the redevelopment at 11-26 Heron Street in West Roxbury. Heron St will remain a dead end and all traffic will enter and exit Heron Street off Washington Street.

The developer is resurfacing Heron Street at his cost solving the existing water issue.

As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep me informed.

I look forward to seeing this project completed.

Sincerely,

- Arbit Johnson 90 A Conroy St
- West Roxbury MA
- Rolando Lopez 116 Spring St NADB
- KLITON BRADY 27 Goethe St West Roxbury
- Emalin Leba. 218 Spring St D6 West Roxbury.
- ROMEO PAPAJOAN 268 WILLOW ST WEST ROXBURY
- Albert Pallani 20 Menthon Rd West Roxbury
- HAZIZ SHARXHI 4889 Washington St. West Roxbury
- KLODIAM SADIKAS 218 SPRING ST West Roxbury
- Algert Pupa La Grange St West Roxbury
- Erdi Kembora 722 WFW Parkway West Roxbury
- Jana Johnson 34 Glenborow Rd. West Roxbury MA 02132
- Ghassan Kiami 16 Garth Rd. West Roxbury MA 02132
- _____
- _____

March 7, 2019
Ms. Aisling Kerr, Project Manager
Boston Planning and Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: 11-26 Heron Street, West Roxbury

Dear Ms. Kerr:

I am writing in support of the redevelopment at 11-26 Heron Street in West Roxbury.

The development team has kept all of us updated with his redevelopment plans and has listened to our comments and concerns. We are particularly pleased that Heron St will remain a dead end and all traffic will continue to enter and exit Heron Street off Washington Street.

The reconstruction of Heron Street from Washington to its dead-end near Grouse Street will continue to protect our small neighborhood with the addition of a continuous protected sidewalk on at least one side of the new reconstructed street. The developer has indicated that the new reconstructed street which will be done at his cost, will also eliminate the drainage problem which often leads to icing and dangerous conditions during poor weather.

As a resident of the area, I am pleased to see that the developer has worked with the local neighborhood and abutters to keep all of us informed.

We look forward to seeing this project completed.

Sincerely,

Philip McBarley

EASTLAND MOTOR SERVICE

~~CEM~~ Christy B. Sherwood PEL 20-02913/20-02915

~~Tim Beardon~~ 11 HERON ST W ROXBURY/MA

~~NABIH ACHAMMAS~~ 35 HERON ST 02132

~~Amanda Lewis~~ 35 Heron St