

SECTION VII ATTACHMENTS

- **PRELIMINARY PLANS**
- **HISTORIC COMMISSION DECISION**
- **ENVIRONMENTAL ASSESSMENT**

C



Millhouse Commons Area Calculations 9/22/04

building*	unit type	first level +	second level	=	total gross (int.)	total gross	parking
1093	3 bedroom Existing Restored Detached One Family Condominium Market	749	727	=	1476	1592	2
1093A	2 bedroom New Townhouse Attached One Family Condominium Affordable (CPA)	527	523	=	1050	1210	2
1093B	3 bedroom New Townhouse Attached One Family Condominium Market	601	582	=	1183	1320	2
1101	3 bedroom New Detached One Family Condominium Market	648	620	=	1268	1426	2
1101A	3 bedroom New Townhouse Attached One Family Condominium Affordable	601	582	=	1183	1320	2
1101B	2 bedroom New Townhouse Attached One Family Condominium Affordable	527	523	=	1050	1210	2

Total Building Footprint* = 4078 sq. ft. (includes first level units, back and front covered porches, and 54 sq. ft shed @ community garden).
 Total Site Area* = 26,395 sq. ft.
 Parking/drive Area* = 6168 sq. ft (includes 24' wide drive and entrance, 2 parking places (9 x 19) for each unit + 1 accessible space (12x19).

Total Building Coverage* = 15%
 Total Parking/drive Coverage* = 23%
 Total Lot Coverage* = 10246 sq. ft. = 39%
 Total Open Space* = 61%
 * based on Sept. 20 site plan schematics

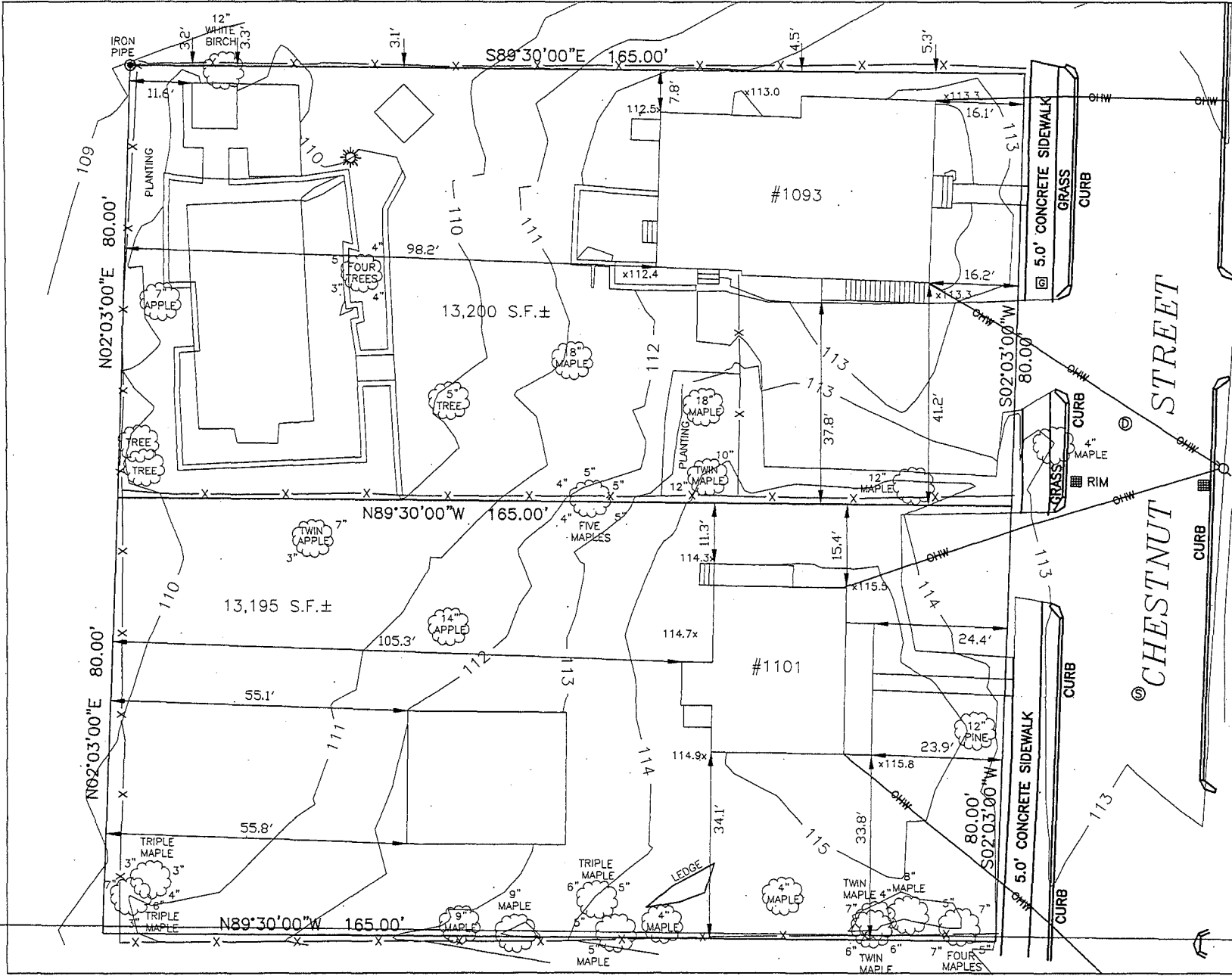
LIST OF DRAWINGS:



- C COVER
- P PLOT PLAN
- S SITE PLAN
- 1 PLANS & ELEVATIONS OF RESTORED 1093
- 2 PLANS & ELEVATIONS NEW 1093 A & B
- 3 PLANS & ELEVATIONS NEW 1101 CHESTNUT ST.
- 4 PLANS AND ELEVATIONS NEW 1101 A & B
- 5 TYPICAL WALL SECTION

9/22/04

COVER SHEET
 TERRENCE G. HERLIEN AIA ARCHITECT
 1 ABBEYDEN ROAD WESTON MA

MILLHOUSE COMMONS
 1093/1101 Chestnut Street Newton, MA
 for CAN-DO Citizens for Affordable Housing in Newton Development Organization Inc.



		<p>9/20/08</p> <p>PLOT PLAN 1" = 10'-0"</p> <p>PREPARED BY: ROBERT J. VAN DERKAM, INC. 148 BROADWAY, NEWTON, MA</p>	<p>MILLHOUSE COMMONS</p> <p>1093/1101 Chestnut Street Newton, MA</p> <p>for CAN-DO Citizens for Affordable Housing in Newton Development Organization, Inc.</p>
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P



9/20/08

PLOT PLAN
1" = 10'-0"

PREPARED BY: ROBERT J. VAN DERKAM, INC.
148 BROADWAY, NEWTON, MA

MILLHOUSE COMMONS

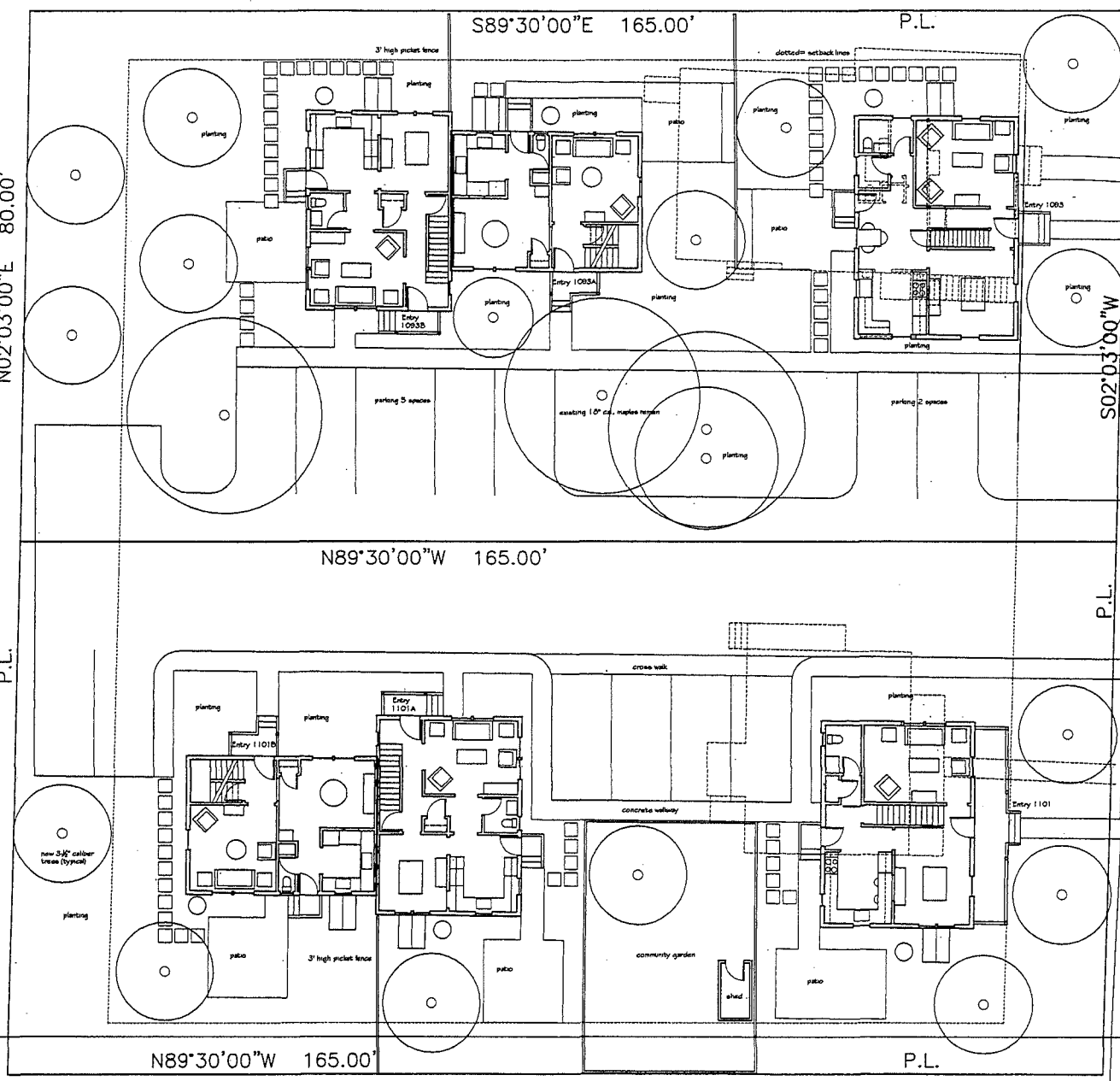
1093/1101 Chestnut Street Newton, MA

for CAN-DO Citizens for Affordable Housing in Newton Development Organization, Inc.



N02°03'00"E 80.00'

P.L.



S89°30'00"E 165.00'

P.L.

S02°03'00"W 80.00'

N89°30'00"W 165.00'

P.L.

N89°30'00"W 165.00'

P.L.

5.0' CONCRETE SIDEWALK
GRASS
CURB

CURB

CURB

5.0' CONCRETE SIDEWALK
CURB

CURB

MILLHOUSE COMMONS
for CAN-DO Citizens for Affordable Housing in Newton Development Organization, Inc.

1093/1101 Cabot Street Newton, MA

SITE PLAN
1" = 40'
PREPARED BY: BERKLEY ARCHITECT
1 ABBOTSFIELD STREET NEWTON MA

9/20/14



S



Proposed North Elevation 1093 Restored

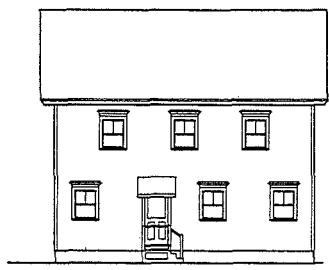
if shown area is not shown
for exterior or interior of 1/2"
height scale.

If floor joists were exposed, 1"
to 2" wood joists should be
restored for exterior finish.

Exterior wood siding
shown as solid.

4'-0" x 8' corner boards.

Decorative wood brackets on
of window sills, with wooden
trim, of 1/2" and 3/4" wood trim,
with 1/2" square to bottom of
trim.



Proposed West Elevation 1093 Restored

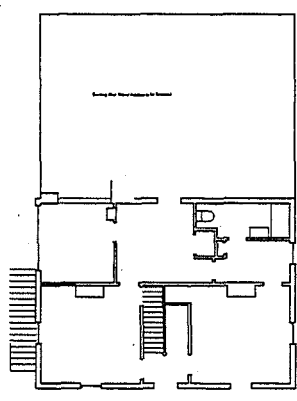


Proposed North Elevation 1093 Restored

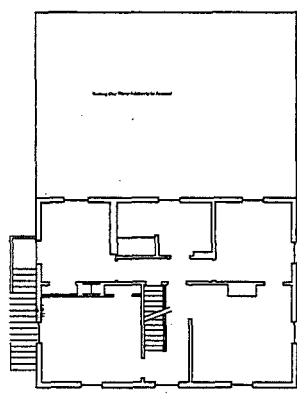
Windows - woodwork finished 2 over 1
with work of 1/2" pine shingles, 2"
insulation, and 1/2" gypsum concrete
back, exterior, and 1/2" insulation.
Windows to be made of woodwork and
trim.

Make all exterior woodwork
shaded roof with work with 2"
insulation in place.

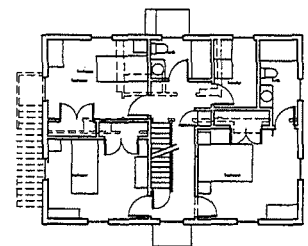
Finish floor shown as 1/2" or
3/4" wood floor on work.



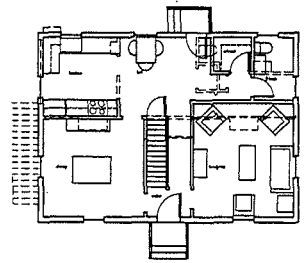
Existing 1st Floor Plan 1093 1"=0'



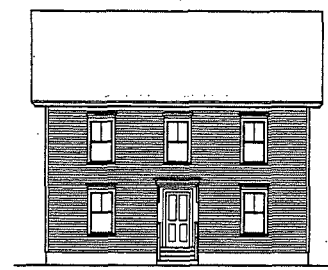
Existing 2nd Floor Plan 1093



Proposed 2nd Floor Plan 1093, Unit A



Proposed 1st Floor Plan 1093 Restored 1"=0'



Proposed East Chestnut Street Elevation 1093 Restored

Proposed exterior
finish (2 over 1)

1/2" wood siding to be
shown as solid, or
woodwork to be
shown as solid.

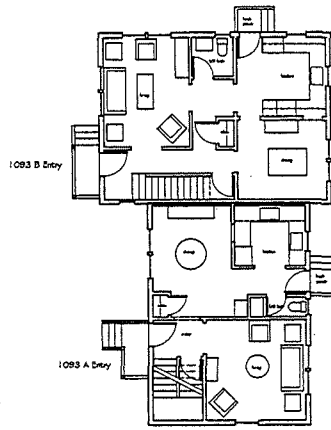
1/2" C finished siding with
1/2" trimwork.

All exterior trim to be
shown as solid, or
woodwork to be
shown as solid.

Existing exterior woodwork
and trim to be shown as
solid, or woodwork to be
shown as solid.



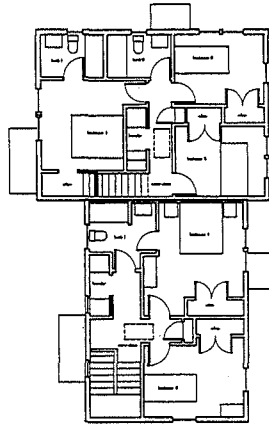
3 bedroom unit = 1320 sq. ft.
Ground Floor 3 Bedroom Unit 1093 B



Ground Floor 2 Bedroom 1093 A
2 bedroom unit = 1204 sq. ft.

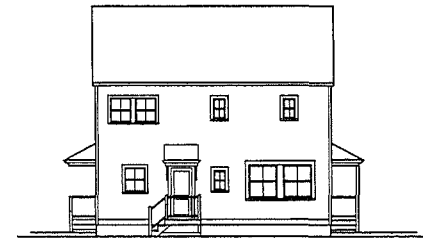
1093 A Entry

Second Floor 3 Bedroom Unit 1093 B



Second Floor 2 Bedroom Unit 1093 A

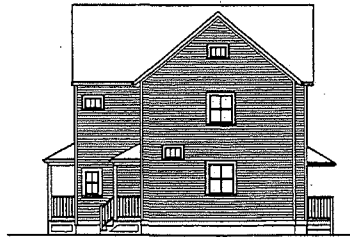
New housing to have Mansfield asphalt shingles, wood simulated divided light 8 window units, 4" eavest, 2" historic sills, aluminum gutters to wood fascia, 1 x corrugated board/side/wall/maze, Transjspan concrete siding, wood rail/walsters/decking, yarded foundations.



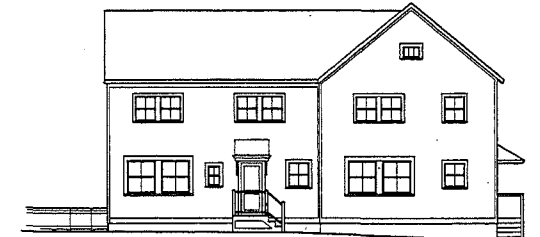
West Elevation of 3 Bedroom Unit 1093 B



South Entry Elevation of 3 Bedroom Unit 1093 B South Entry Elevation of 2 Bedroom Unit 1093 A



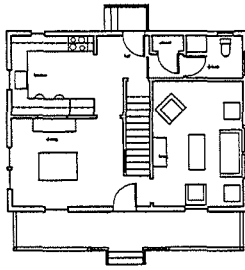
East Elevation of 2 Bedroom Unit 1093 A



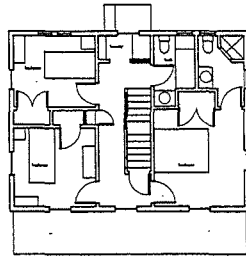
North Elevation of 2 Bedroom Unit 1093 A North Elevation of 3 Bedroom Unit 1093 B

PLANS & ELEVATIONS OF NEW UNITS 1093 A&B
1/16" = 1'
TERESA G. BENDIS/AN ARCHITECT
1 ABBOTTS ROAD WESTON, MA

MILLHOUSE RESIDENCES
1093/1101 Chestnut Street Newton, MA
for CAN-DO Citizens for Affordable Housing in Newton Development Organization Inc.



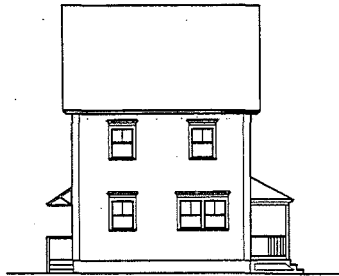
Ground Floor Plan
New 3 Bedroom | 101 Chestnut Street House



Second Floor Plan
New 3 Bedroom | 101 Chestnut Street House



West Elevation New | 101 Chestnut Street House



South Elevation New | 101 Chestnut Street House



East Elevation New | 101 Chestnut Street House



North Elevation New | 101 Chestnut Street House



31604

PLANS & ELEVATIONS NEW 101 CHESTNUT ST.

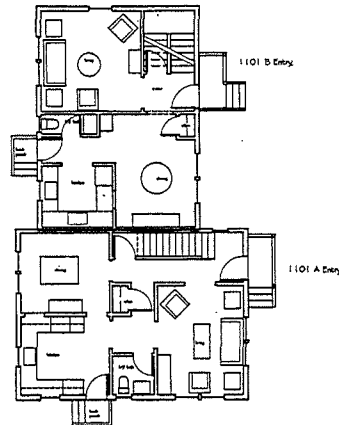
11/16/11
DESIGNED & DRAWN BY JACOB REITZ
143 BROADWAY, WESTPORT, MA

MILLHOUSE COMMONS
1099/1101 Chestnut Street Newton, MA
for CAN-DO Citizens for Affordable Housing in Newton Development Organization, Inc.



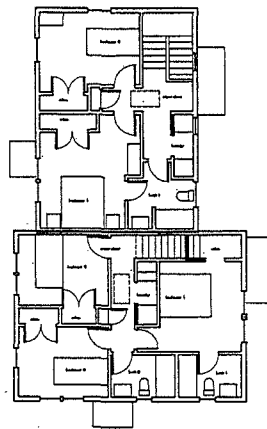
Ground Floor 2 Bedroom 1101 B

2 bedroom unit = 1204 sq. ft.



3 bedroom unit = 1320 sq. ft.
Ground Floor 3 Bedroom Unit 1101 A

Second Floor 2 Bedroom Unit 1101 B



Second Floor 3 Bedroom Unit 1101 A

New housing to have fiberglass asphalt shingles, wood shunted divided light 8' window units, 4" casing, 2" historic sills, aluminum gutters to wood frame, 1 1/2" corner boards/boards/trim, handplaned concrete siding, wood mill/baluster/sliding, parged foundation.



East Elevation of 3 Bedroom Unit 1101 A



North Entry Elevation of 3 Bedroom Unit 1101 A North Entry Elevation of 2 Bedroom Unit 1101 B



West Elevation of 2 Bedroom Unit 1101 B

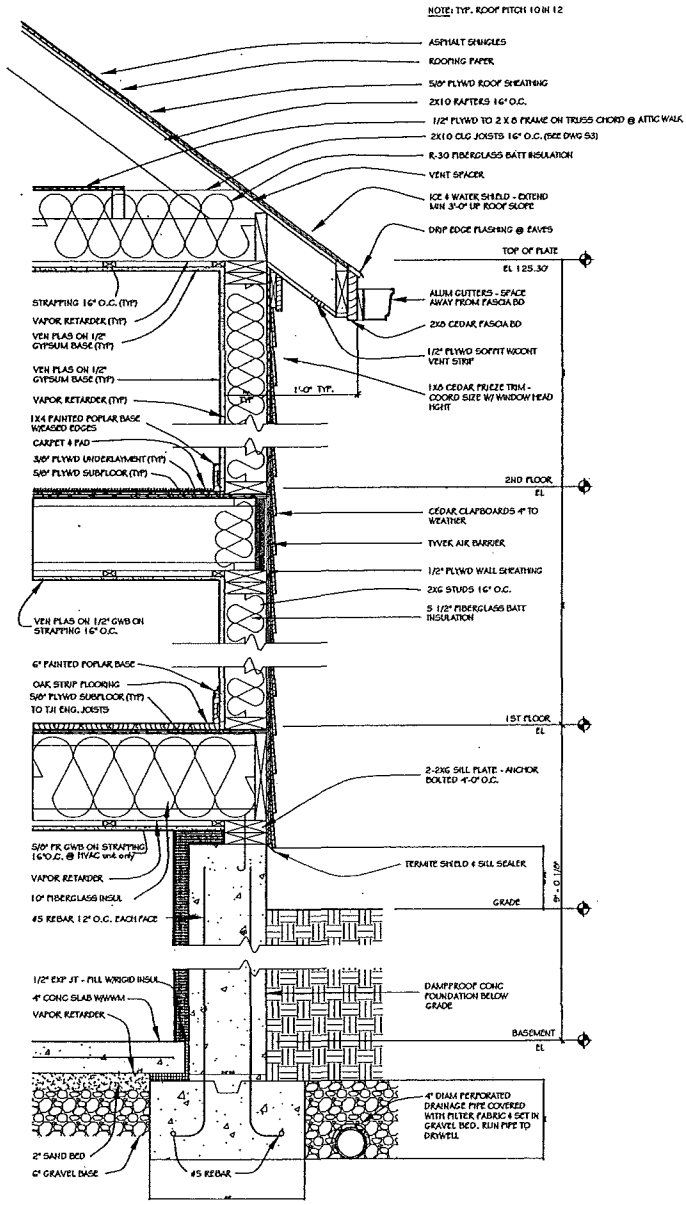


South Elevation of 2 Bedroom Unit 1101 B South Elevation of 3 Bedroom Unit 1101 A

PLANS & ELEVATIONS OF NEW UNITS 1101 A&B
7/15/11

TERRANCE G. BERLINER, AIA, ARCHITECT
1 ARDEN ROAD, WESTON, MA

MILLHOUSE RESIDENCES
1093/1101 Chestnut Street Newton, MA
for CAN-DO Citizens for Affordable Housing in Newton Development Organization, Inc.



1 TYP WALL SECTION





David B. Cohen
Mayor

Department of Planning and Development

Michael J. Kruse, Director
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449
Tel: (617) 552-7135 Fax: (617) 965-6620
Email: mkruse@ci.newton.ma.us

RECORD OF ACTION

DATE: September 24, 2004

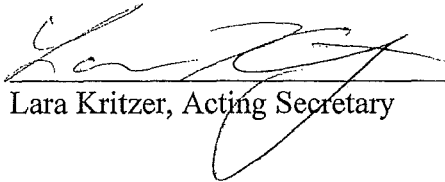
SUBJECT: 1093-1101 Chestnut Street – Review of proposed new development/
Waive Demolition Delay

At a scheduled meeting and public hearing on September 23, 2004 the Newton Historical Commission, by a vote of 6 to 1, passed the following motion:

RESOLVED to waive the one-year demolition delay on the existing structures based on the plans submitted and to approve the proposed new development on the two sites.

Voting in the Affirmative: John Rodman, Chairman; Allen Johnson, Nancy Grissom,
Donald Lang, Charles McMillan, William Roesner

Voting in the Negative: Rodney Barker


Lara Kritzer, Acting Secretary



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 www.ebiconsulting.com

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 WARWICK, RI

December 30, 2003

Mr. Kyle Salvati
 Cambridge Savings Bank
 1374 Massachusetts Avenue
 Cambridge, MA 02138

Re: **Environmental Database Review**
1093 Chestnut Street, Newton, MA
EBI Project #23-3147

Dear Mr. Salvati:

EBI Consulting (EBI) is pleased to present the findings of this Environmental Database Review for the property located at 1093 Chestnut Street in Newton, Massachusetts, herein referred to as the Subject Property. A review of environmental databases maintained by state and Federal offices was completed by FirstSearch Technology Corporation (FirstSearch) of Dedham, Massachusetts. The databases were searched for properties with reported environmental issues within distances specified by the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments E1527-00. Properties were located by either referencing geocoding information that identified the geographic coordinates of the properties in the databases, or by referencing the street addresses of practically reviewable, non-geocoded or orphan properties within the same postal zip code. The FirstSearch Report, dated December 29, 2003, is presented as an attachment to this report.

1.0 Database Summary

The following table provides a summary of the findings of the FirstSearch Report. Details regarding the FirstSearch Report and associated search parameters are discussed below.

SUMMARY OF FEDERAL & STATE AGENCY DATABASE FINDINGS			
Regulatory Database	Approx. Minimum Search Distance	Subject Property Listed	Sites Listed Within Search Distance
Federal National Priority List (NPL)	1.0 mile	No	0
Federal CERCLIS	0.5 mile	No	1
Federal CERCLIS NFRAP	Property & Adjoining	No	0
Federal RCRA CORRACTS	1.0 mile	No	0
Federal RCRA non-CORRACTS TSD	0.5 mile	No	0
Federal RCRA Generators	Property & Adjoining	No	0
Federal ERNS	Property	No	0
State-equivalent NPL	1.0 mile	No	0
State-equivalent CERCLIS	0.5 mile	No	11
State Landfill or Solid Waste Disposal sites	0.5 mile	No	1
State Leaking Underground Storage Tanks (LUST)	0.5 mile	No	8
State Registered Underground Storage Tanks (UST)	Property & Adjoining	No	0
State Spills Sites	Property & Adjoining	No	0

Environmental Database Review
EBI Project # 23-3147

1093 Chestnut Street
Newton, Massachusetts

National Priority List (NPL)

The NPL database, also known as the Superfund List, is a subset of CERCLIS and identifies properties that are ranked as high priority for remedial action under the Federal Superfund Act. Listing as an NPL Site is primarily based upon scoring under the USEPA Hazard Ranking System. Neither the Subject Property, nor any sites located within a one-mile radius of the Subject Property, were identified on the NPL.

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

CERCLIS contains data regarding potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are included on the National Priority List (NPL), as well as sites which are in the screening and assessment phase for possible inclusion on the NPL. One site, located within a one-half mile radius of the Subject Property, was identified on the CERCLIS list. According to the database, the former Westinghouse Electric site, located at 60 Charles Street, was not proposed for listing on the NPL. Oversight of the remediation at this site has been assigned lead status. This site will be discussed in further detail in the State Sites section.

CERCLIS - No Further Remedial Action Planned (CERCLIS-NFRAP)

As of February 1995, CERCLIS sites designated as No Further Remedial Action Planned (NFRAP) have been removed from the CERCLIS list. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed without the need for the site to be placed on the NPL, or the contamination was not considered serious enough to warrant Federal Superfund action or NPL consideration. Neither the Subject Property, nor any adjoining properties, were identified on the CERCLIS-NFRAP list.

Resource Conservation and Recovery Act (RCRA) - Corrective Action Tracking System (CORRACTS)

The Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous wastes from the point of generation to the point of disposal. The RCRA database tracks those facilities that treat, store and/or dispose of hazardous materials as defined by RCRA (referred to as TSD facilities). The RCRA CORRACTS database identifies TSD facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. No CORRACTS sites were identified within a one-mile radius of the Subject Property.

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) facilities are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). Neither the Subject Property, nor any sites located within a one-half mile radius of the Subject Property, were identified on the RCRA non-CORRACTS TSD database.

RCRA Generators

Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are identified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQG). RCRA LQGs are identified as those facilities which generate at least 1,000 kilograms (2,200 pounds) of non-acutely hazardous waste (or 1 kilogram of acutely hazardous waste) monthly. RCRA SQGs are identified as those facilities that generate less than 1,000 kilograms of non-acutely hazardous waste monthly. The Subject Property was not identified as a RCRA site. No properties adjacent to the Subject Property were identified as RCRA sites.

Environmental Database Review
EBI Project # 23-3147

1093 Chestnut Street
Newton, Massachusetts

Emergency Response Notification System (ERNS)

ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of petroleum products or hazardous substances have occurred at the Subject Property. The Subject Property was not identified on the ERNS database.

State Hazardous Waste Site (SHWS) Database

The State Hazardous Waste Site (SHWS) Database is maintained by the Commonwealth of Massachusetts Department of Environmental Protection (MADEP), Bureau of Waste Site Cleanup. Leaking Underground Storage Tank (LUST) Sites are properties where releases of oil and/or hazardous substances from underground tanks have been identified and reported to state and/or local agencies. In the Commonwealth of Massachusetts, LUST sites are contained within the SHWS database. Eleven SHWS were identified within a one-half mile radius of the Subject Property. Information regarding the listed sites within a one-half mile radius of the Subject Property is presented in the following table:

STATE HAZARDOUS WASTE SITES (SHWS)				
Site	Release Tracking No. (RTN)	Distance / Direction	Presumed Hydrogeologic Gradient	Regulatory Status
Industrial Property 200-220 Reservoir Place	3-0004655	0.20 mile Southwest	Downgradient	No Further Action (NFA)
1191 Chestnut Street	3-0020076	0.22 mile Southeast	Crossgradient	Downgradient Property Status (DPS)
Boston Saw & Knife Corp 292 Reservoir St	3-0001926	0.24 mile Southwest	Downgradient	Pending NFA
Atlas Electronics 300 Reservoir St	3-0011546	0.28 mile Southwest	Downgradient	NFA
Aqua Kleen 318 Reservoir St	3-0001130	0.32 mile Southwest	Downgradient	Tier 1D
Barber Creone Facility 57 Crawford Street	3-0002820	0.39 mile Southwest	Downgradient	NFA
Westinghouse Electric 60 Charles Street	3-0000961	0.40 mile Southeast	Crossgradient	Response Action Outcome (RAO)
Ivex Corporation 55 Tower Rd	3-0003658	0.41 mile Southeast	Crossgradient	NFA
20 Kearney Rd	3-0012257	0.41 mile Southwest	Downgradient	Tier 2
Suburban Auto Body 55 Charles St	3-0004214	0.46 mile Southeast	Crossgradient	NFA
Auto Repair Shop 52 Wexford St	3-0004213	0.47 mile Southeast	Crossgradient	Tier 1D

A "No Further Action" status indicates that the MADEP has determined that no further remedial action is required. An RAO Statement asserts that response actions were sufficient to achieve a level of "No Significant Risk", or at least ensure that all substantial hazards were eliminated. A Tier 1D status indicates a site/release where the responsible party fails to provide a required submittal to the MADEP by a specified deadline. A Tier 2 site is a site/release receiving a total NRS score of less than 350, unless the site meets any of the Tier 1

Environmental Database Review
 EBI Project # 23-3147

1093 Chestnut Street
 Newton, Massachusetts

Inclusionary Criteria. Permits are not required at Tier 2 sites/releases, and response actions may be performed under the supervision of a Massachusetts Licensed Site Professional (LSP) without prior MADEP approval. A "DPS" submittal indicates that the contamination at the site originated from an off-site, upgradient property; therefore, the DPS site owners are not required to perform response actions to address the release. In addition, none of the sites are located topographically upgradient of the Subject Property. Based on their status, distance from the Subject Property, and/or topographical location, none of the above-listed sites are suspected of presenting at threat of impact to the environmental integrity of the Subject Property.

State Spills Database

The State Spills database contains historical records of spill releases and associated emergency response actions and is maintained by the Commonwealth of Massachusetts Department of Environmental Protection (DEP), Bureau of Waste Site Cleanup. Neither the Subject Property, nor any adjacent properties, were identified on the State Spills database.

Leaking Underground Storage Tank (LUST) Releases

The MADEP does not maintain a specific database for sites that have been impacted by a release from LUSTs. These sites are included in the FirstSearch Report databases denoted "State" and "Spills". Based on a review of the database, the Subject Property was not identified as a LUST site. Eight releases associated with LUSTs have been reported within a one-half mile radius of the Subject Property. Information regarding these listed sites is presented in the following table:

LEAKING UNDERGROUND STORAGE TANK (LUST) RELEASES				
Site	Release Tracking No. (RTN)	Distance / Direction	Presumed Hydrogeologic Gradient	Regulatory Status
Commercial Tank Pull 220 Reservoir Road	N93-1062	0.20 mile Southwest	Downgradient	Closed
Industrial Property 200-220 Reservoir Place	3-0004655	0.20 mile Southwest	Downgradient	No Further Action (NFA)
1238 Chestnut Street	3-0019112	0.26 mile Southeast	Crossgradient	RAO
30 Charles St	3-0013303	0.38 mile Southeast	Crossgradient	RAO
Below Ground Tank 156 Oak St	N91-0648	0.39 mile Southeast	Crossgradient	Closed
Ivex Corporation 55 Tower Rd	3-0003658	0.41 mile Southeast	Crossgradient	NFA
20 Kearney Rd	3-0012257	0.41 mile Southwest	Downgradient	Tier 2
Stowe & Co 181 Oak St	3-0000397	0.47 mile Southeast	Crossgradient	RAO

Based on their current status, distance from the Subject Property, and/or their topographical location, these sites are not expected to have impacted the environmental conditions at the Subject Property.

Environmental Database Review
EBI Project # 23-3147

1093 Chestnut Street
Newton, Massachusetts

State Registered Underground Storage Tank (UST) Database

The Massachusetts Underground Storage Tank (UST) database contains records of USTs registered with the Commonwealth Department of Public Safety, Office of the Fire Marshall. Neither the Subject Property, nor any adjacent properties was identified on the State UST database.

Solid Waste Disposal/Landfill Facilities

The Solid Waste Disposal/Landfill Facilities database is a list of active and inactive landfill and transfer station facilities, as well as open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. One solid waste landfill is listed within a one-half mile radius of the Subject Property. According to the database, the Newton Landfill, located 0.49 mile northeast of the Subject Property, is currently "inactive". Based upon its current status, and distance from the Subject Property, this site is not expected to have impacted the environmental conditions at the Subject Property.

2.0 Conclusions and Recommendations

Based upon review of the FirstSearch Database Report, EBI did not identify any properties within the specified distances that may be considered likely to have impacted environmental conditions at the Subject Property. In addition, the Subject Property was not identified in any of the databases searched.

Please note that a physical inspection of the Subject Property was not conducted, and that EBI does not render any opinion regarding past or present on-site environmental conditions.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (617) 715-1834. EBI appreciates the opportunity to provide environmental consulting services to Cambridge Savings Bank.

Sincerely,
EBI Consulting



Brian White
Author/Project Scientist



Eric M. Jensen
Reviewer/Senior Scientist

Attachment: FirstSearch Database Report, dated December 29, 2003



jam_cando@msn.com

Printed: Tuesday, October 12, 2004 10:52 AM

From : Kyle Salvati <KSALVATI@csb.usa.com>
Sent : Tuesday, October 12, 2004 9:59 AM
To : <jam_cando@msn.com>
Subject : Re: Environmental Report

Hi Josephine, as we discussed, the environmental report for the property located at 1093 Chestnut Street, Newton also covers the property located at 1101 Chestnut Street. As these properties are adjacent to one another, the Bank did not require separate Database Searches for each property. Thanks.

Kyle

Kyle J. Salvati
Assistant Vice President
Commercial Real Estate
Cambridge Savings Bank
1374 Massachusetts Avenue
Cambridge, MA 02138
Direct (617) 441-4266
Fax (617) 441-4173

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