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March 31, 2022

Chair Select Board  
Natick Town Hall, 2<sup>nd</sup> Floor  
Natick, Ma

Re: 11 Washington Street Project, Street/Sidewalk Occupation

Dear Chair Select Board

We are requesting approval to occupy public-way street and sidewalk to allow construction work at the above referenced project. The time period starting May 2022 to January 2023 to temporarily occupy both Washington Sidewalk and Clarendon Partial Street/Sidewalk.

11 Washington Street Project is an active project consisting of 5 story multi-use building with 48 Apartment units and ground floor retail. Site logistics requires needed space to allow construction activity both on Clarendon Street and Washington Street. This plan has been reviewed and may onsite meetings with Building Department, Fire, Police and DPW officials.

We have attached the Construction Management Plan along with our Narrative to detail the necessary requirements.

Thank you

A handwritten signature in black ink, appearing to read "Anthony Crugnale", written over a horizontal line.

Anthony Crugnale  
Owner/President  
RESKON Group Company

March 7, 2022

***Construction Management Plan Narrative***

We herewith make application for a Construction Management Plan at the above noted site, the following literature contains our assessment of the required Construction Management Plan for the above referenced Project. This document has been compiled following a review of the Project Site logistics and in keeping with proper standard industry practice.

I am enclosing the following for your review:

- A. General Information
- B. Site Plan/CMP Plan
- C. Special Conditions

If you have any questions or require additional information, please don't hesitate to contact me.

CONSTRUCTION MANAGEMENT PLAN  
7-19 Washington Street  
NATICK, MA

A. General Information:

1. The project is located at 7-19 Washington Street, Natick. The project entitles complete demolition of the existing structure, build new 48 mixed-use building.

The new structure will include 48 apartments with a car parking under new building.

The goal of this construction management plan is to minimize traffic impacts and ensure public safety during the construction of the proposed development. Included herewith is a description of the project's construction schedule, determination of construction personnel trip generation and parking requirements, expected distribution of site deliveries, identification of proposed staging areas, identification of sidewalk closings, duration of such closings, noise and dust control as well as any other traffic impacts expected to occur during the construction project.

Please be advised that most of the construction activity will occur within the property's boundaries. However, during the times that construction may occur outside of the property's boundaries, all appropriate measures will be taken to ensure safe vehicular and pedestrian passage.

2. Responsibility for permit matters:

Anthony Crugnale  
Reskon Group CO.  
617-901-8212

3. Designated Site Supervisor coordinator:

Steve Martunas  
Reskon Group Co.  
774-420-4356

## B. Construction Schedule.

We expect the construction of the proposed residential development to take 15 months. Construction personnel will vary depending on the work schedule and season however, it is expected that the typical workday will be begin between 7:00AM and end prior to 5:00PM. If the construction schedule requires employees to work longer than the above typical workday, the Town of Natick will be notified in advance.

## C. Site Plan:



1. See attached Proposed Construction Management Plan.

## D. Construction Procedures

1. Sidewalk Closings and Duration – See Construction Management Plan
2. Land Restriction/Street Closures. – See Construction Management Plan

As stated before, secured fencing will be installed to ensure pedestrian safety. During the construction period, the contractor will need to deliver material and install new utility connections. Police Detail will be required during utility connections (water/sewer and fire, etc) and sidewalk work.



3. Delivery Patterns/Circulation

All trucks will come in from South Avenue and turning into Adams Street (one way). These activities will have some impact traffic, they may require roadway closings, Traffic Safety Office will be contacted. These activities will only occur between 9:00AM and 3PM and will not interfere with the peak hour traffic flow. Police Detail will be required during delivery days.

4. Construction Staging Areas.

Due to the lack of space on site, the developer is securing a temporary construction staging outside the site. Materials will be delivered under “just in time” method.

Construction Trailer will be located at 44 Middlesex Avenue, Natick during the months starting at April 2022 – September 2022. Afterwhich, the construction office will be located inside the new building to the end of project.

5. Project Summary

Due to lack of space on the site the various phases of the project were delineated to prevent different sub-contractors fighting for space. Careful planning and coordination with adjacent business will take place for every trip in and out of the site. The attached CMP plan shows the traffic and pedestrian signalization during construction. All construction materials, vehicles and staging will be stored and operated within the property's boundaries and not on the public ways (over flow of material will be stored off site).

Concrete Foundations

Concrete trucks and pump will be staged along Claronden Street. Day of the week and time will be arranged not to interfere with other deliveries on the street (food, beverage and trash).

Backfill

Trucks will unload gravel within proximity of the building and soil will be carried in immediately. Small equipment will be used, loads will be staggered no stockpile in the street. Day of the week and time will be arranged not to interfere with other deliveries on the street (food, beverage and trash).

Utility Connection

The water line installation is the hardest utility connection on site. Work will have duration of at least one week. Street closure and close coordination with all users of the street will be required. The least impact of the users of the street will be night work.

#### Structural Steel.

All steel deliveries will be conducted on Claronden Street. Crane will be placed on Claronden Street and off loaded and lifted to building. This phase of work will require a lane occupancy on Claronden Street. See construction managment plan.

#### Framing/Siding/Roofing

Next task is the wood delivery. Most of the wood deliveries will be done with crane mounted truck in the morning. All deliveries will be performed on Claronden Street

Siding and Brick work will be performed on all sides of building. Work areas on Washington Street and Claroden Street will used for staging and workspace. Washington Street sidewalk will be protected during this work.

#### Drywall

All drywall deliveries will be done with crane mounted truck early in the morning. This loading will be performed on Claroden Street.

#### Dumpster

Trash is going to be stockpiled inside of the building (primarily in the garage) and loaded into a live dumpster as required. Trash chutes will be used on new building and directed to dumpsters

.

#### Building Completion

The remaining tasks to complete the building are not going to have substantial impact. The bulk of the project is complete, the interior parking area will be operable, and it will allow for unloading of material onto the site.

### E. Public Safety

All procedures for the protection of the public will be strictly adhered to and monitored daily. Signage will be posted warning pedestrian to keep off and not trespass. In general, secure fencing and barricades will be used to isolate construction areas from pedestrians and vehicular traffic near the site. Temporary- approved signage will be utilized to inform pedestrians of any changes to the pedestrian patterns. Police details will be utilized as needed to direct traffic and access in and out of the jobsite. Construction procedures will be designed to meet all OSHA safety standards for specific construction activities.

#### F. Construction Air Quality and Dust Control

In order to reduce emissions of fugitive dust and minimize impacts on the local environment the developer will adhere to the following mitigation measures:

- All trucks for transportation of construction debris will be fully covered
- Wetting agents will be used regularly to control and suppress dust that may come from demolition activities.
- Storage of construction debris will be limited on site. Construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized.
- Streets and sidewalks will be cleaned regularly to minimize dust accumulation resulting from construction site.

#### G. Erosion Control

Given that the foundation will be built on the inside of the existing building footprint, erosion and runoff and soil from the project site is not expected. However if mitigation measures are needed the follow will utilize the following:

- Use silt fence and hay bales shall be appropriately placed along the perimeter site fence as needed.
- Install Silt sacks in all drainage basins with in the project site as needed.
- Temporary erosion measures shall be removed only after permanent measures are fully established.

#### H. Construction Noise Mitigation

This construction project will require the use of equipment that can be heard for off-site locations. The area has significant ambient noise due to urban activities: however, paying careful attention to both the equipment and the time frames of particular construction activities will minimize the noise generated for the project site.

The entire construction project has been designed around the constraints of the site. The exact pieces of equipment will be finalized after subcontractor selection is completed. In general construction will occur within typical time frames daytime hours defined by the

Massachusetts Noise Regulation (or Natick regulations) in some limited instances second shift may be required as event arise, all permits will be in place from the Natick Building Department. The developer is committed to mitigate noise impacts of the construction activities by various methods including but not limited to turning off idling equipment, utilizing mufflers on equipment, and locating noisy equipment as far away as possible for sensitive areas where feasible.

#### I. Construction Waste

The developer will take an active role with regard to reprocessing and recycling of construction debris. The disposal contract will include specific requirements that will ensure construction procedures allow for necessary segregation, reprocessing, reuse and recycling of materials.

#### J. Rodent Control

Rodent testing has been conducted and abatement procedure implemented by Assurance Pest Solutions, Inc. Result of the rodent tests and abatement have been provided to Natick Health Department.

#### K. Special Conditions:

1. Police Details – Acknowledges that Police Details may be required at this project during the excavation, utility connections and heavy deliveries and may be necessary and certain stages throughout the duration of the project. The developer recognizes the sensitivity of this area and will adhere to industry standards to ensure that safety is addressed at all times. Scheduling for the Police Details will be through a Project Supervisor from the site.
2. Street Cleaning – The developer will perform daily housekeeping within work limits.
3. Delivery Schedules – The developer will be coordinating all material deliveries to the site, maintaining traffic and public safety.
4. Employee Parking – There will no on-site parking, all construction personnel will be required to park off site. At some point of construction there will be access in the new building parking area for construction parking
5. Temporary Restroom(s) – There will be on site restrooms and they will be maintained per OSHA requirements. Restrooms to be provided by United Site Services Inc.







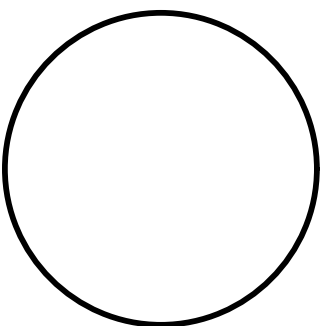
Proposed  
Mixed Use

11  
Washington Street  
Natick, MA

OWNER

architects  
mckay

35 Bryant Street  
Dedham, MA 02026  
ph:781.326.5400  
www.mckayarchitects.net

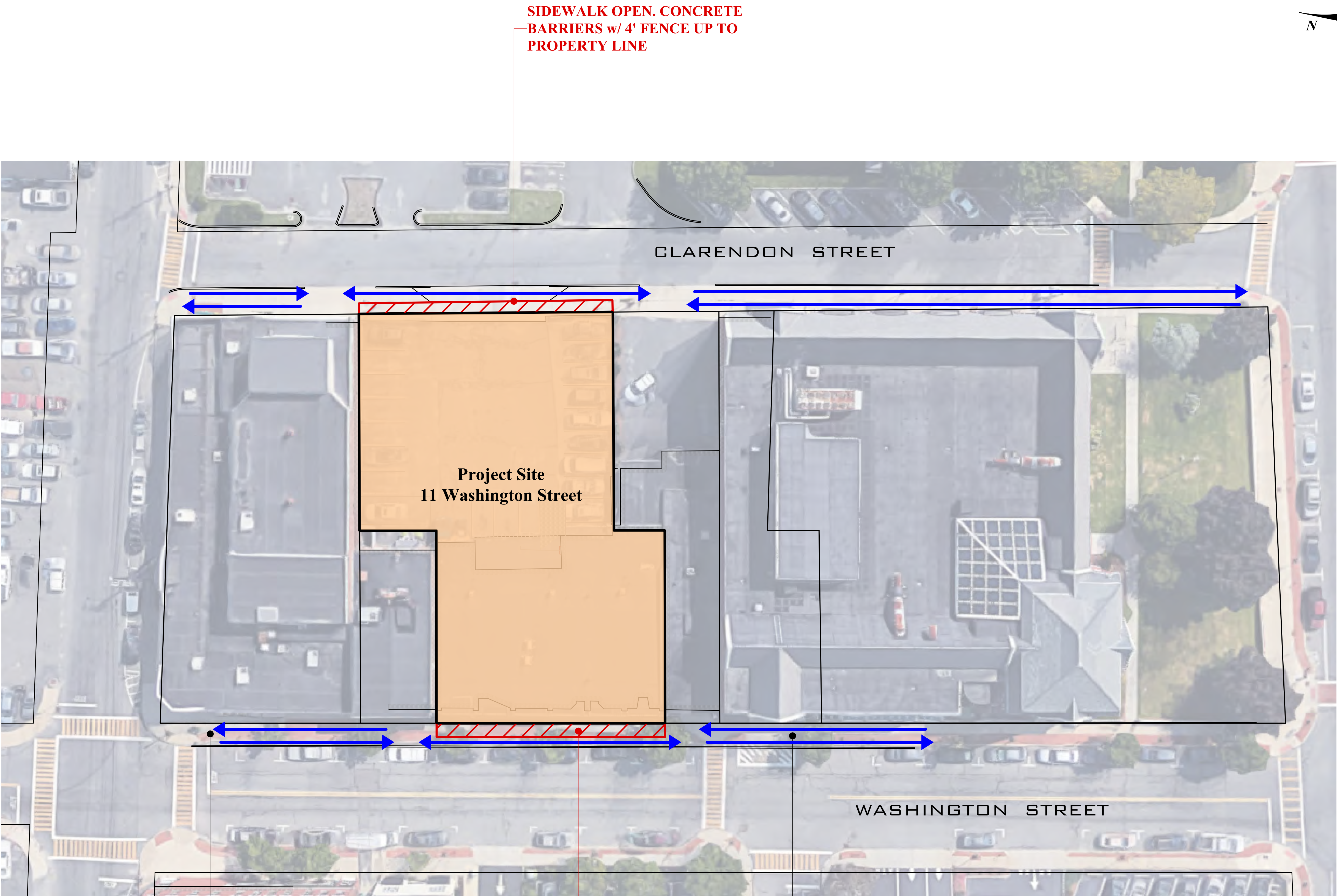
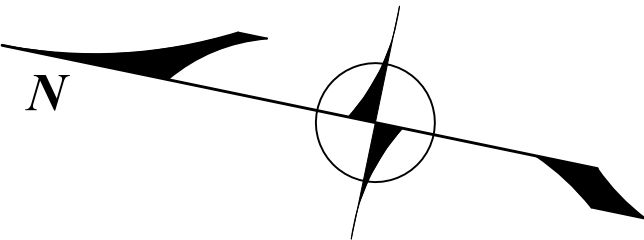


REV #	DATE	ISSUANCE

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Month 0 - Month 4

JOB NO	
DATE	08.25.21
DWG BY	RJM
CKD BY	
SCALE	



SIDEWALK OPEN. CONCRETE  
BARRIERS w/ 4' FENCE UP TO  
PROPERTY LINE

Project Site  
11 Washington Street

CLARENDON STREET

WASHINGTON STREET

\*SIGN\*  
AGOSTINO'S OPEN  
DURING CONSTRUCTION

SIDEWALK AND STREET  
PARKING OPEN.  
CONCRETE BARRIERS w/  
4' FENCE UP TO  
PROPERTY LINE.

\*SIGN\*  
AGOSTINO'S OPEN  
DURING CONSTRUCTION.  
USE CROSSWALK.

GENERAL NOTES:

Remote parking on Muligan  
Street w/ additional on-site  
parking after podium  
construction.

Construction trailer to be  
located at 44 Middlesex Ave,  
Natick MA from April 2022 -  
September 2022. After which  
will be located inside project  
building until project  
completion.



**Proposed  
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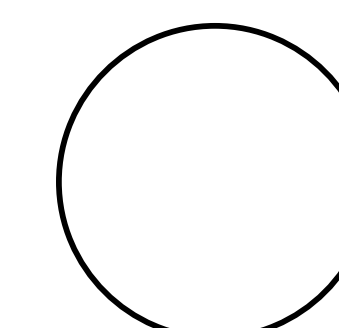
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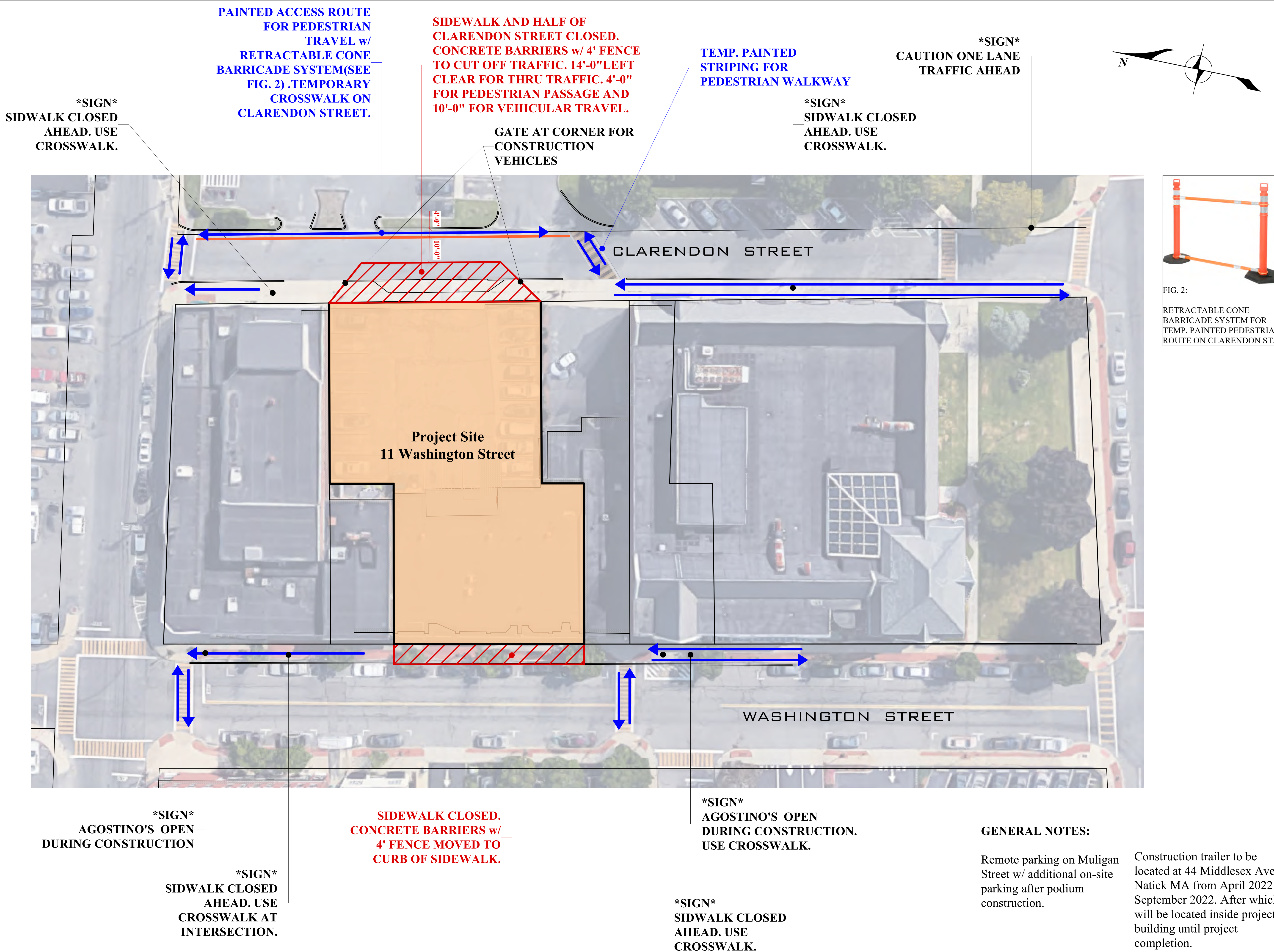
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**Month 5 - Month 12**

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SCALE	





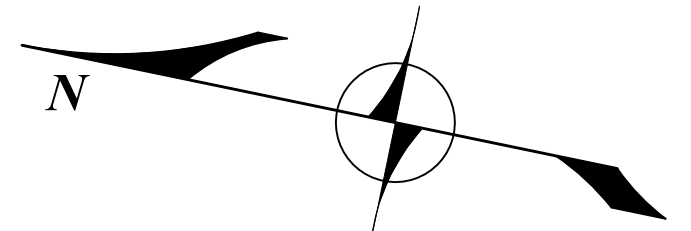
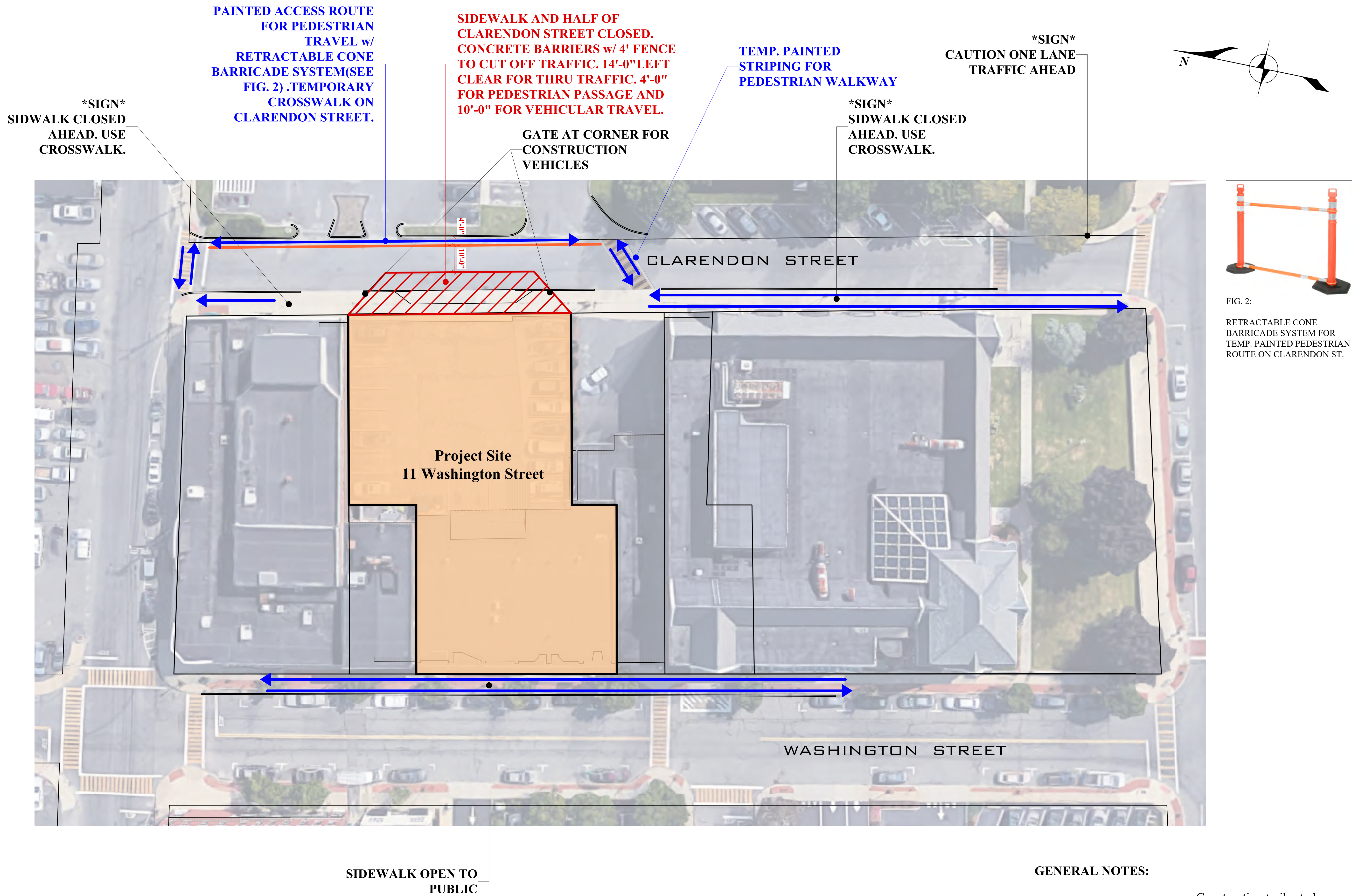


FIG. 2:  
RETRACTABLE CONE  
BARRICADE SYSTEM FOR  
TEMP. PAINTED PEDESTRIAN  
ROUTE ON CLARENDON ST.

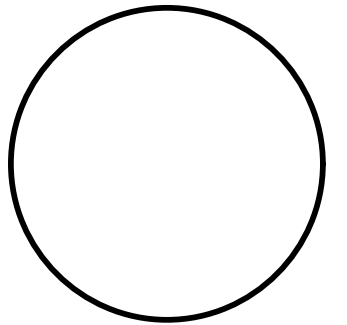
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**Month 12 -  
Project Completion**

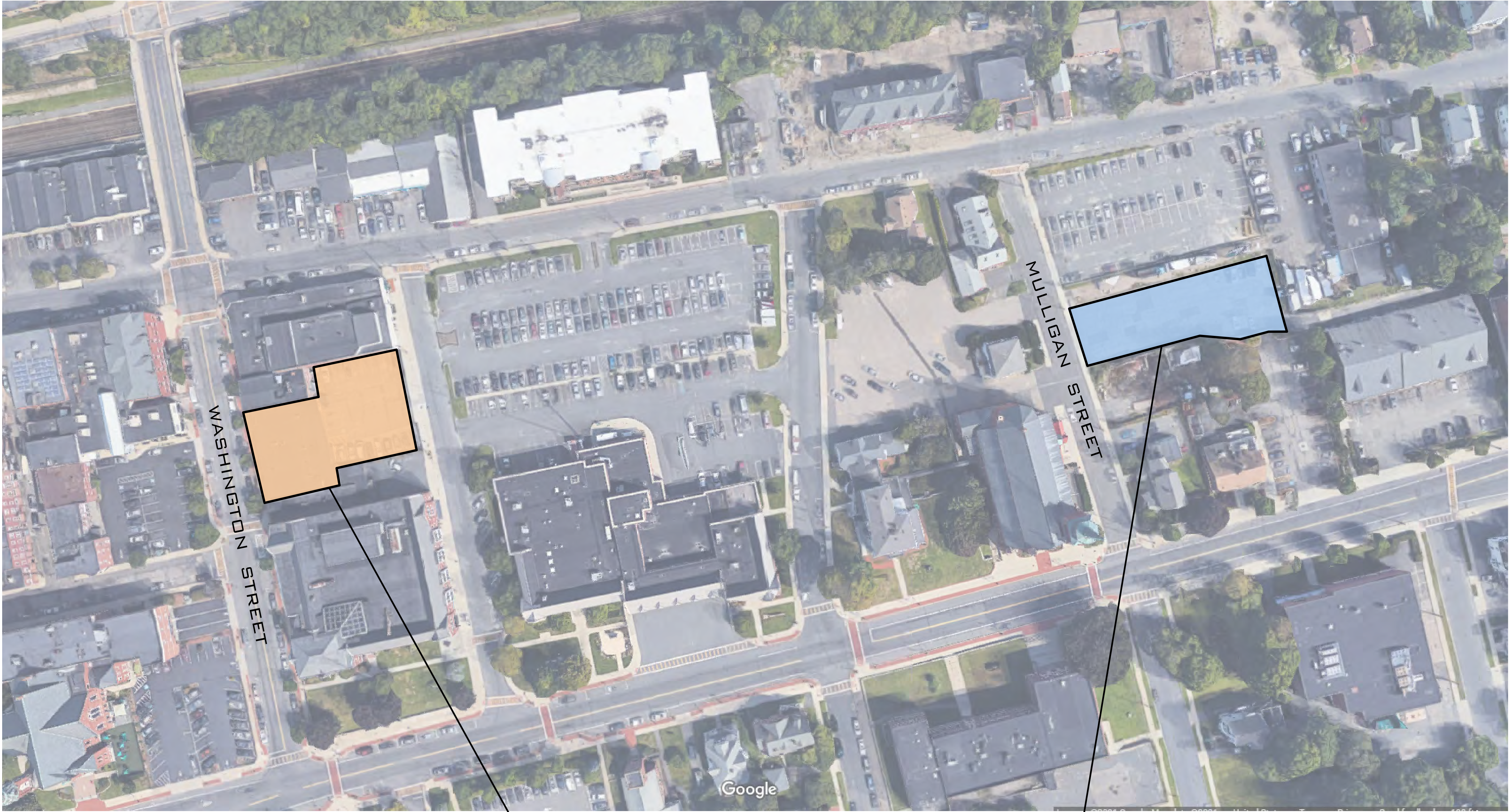
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DATE	08.25.21
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CKD BY	
SCALE	

**GENERAL NOTES:**

Remote parking on Muligan Street w/ additional on-site parking after podium construction.

Construction trailer to be located at 44 Middlesex Ave, Natick MA from April 2022 - September 2022. After which will be located inside project building until project completion.



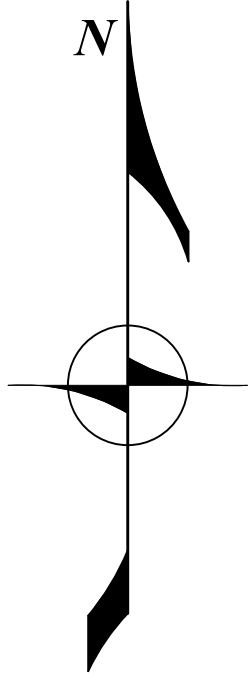


1 Remote Parking Map  
N/A

Project Site - 11 Washington Street

Remote Parking Site - 5 Mulligan Street

**GENERAL NOTE:**  
NO OFFSITE STORAGE MATERIALS. ALL MATERIALS FOR THIS PROJECT WILL BE MANAGED "JUST-IN-TIME" APPROACH.



**Proposed  
Mixed Use**

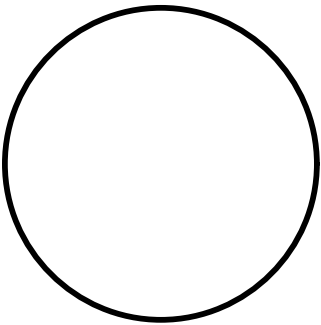
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**Remote Parking  
Map**

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CKD BY	
SCALE	N/A