

JUNE 24, 2022

REVISED JULY 6, 2022

REVISED JULY, 8, 2022

Heather Charles Lis  
Conservation Agent  
Holbrook Conservation Commission  
Town of Holbrook  
50 North Franklin Street  
Holbrook, MA 02343

RE: Dakota Partners Modification to Brigadoon Residences – Request for Amended Order of Conditions

Dear Members of the Commission,

Dakota Partners, a Massachusetts based real estate development and construction company has been working to acquire and modify a portion of the approved multifamily residential project known as Brigadoon Residences. The approved Brigadoon project (Approved Project) is located off of Weymouth Street and consists of approximately 51.5 acres, with approval to disturb approximately 21 acres as part of the site development. Dakota Partners (The Applicant) plans to acquire approximately 11.5 acres of this site to construct two 55 and over, affordable residential buildings in the location of the previously approved single, 55 and over larger residential building. We believe the proposed plan modifications and their impacts to the wetland buffer zones and stormwater systems are minor and are not significant enough to warrant filing a new Notice of Intent, so the Applicant is formally requesting to file for an Amended Order of Conditions. The proposed modifications as summarized as follows;

- The Approved Project is currently covered by an Order of Conditions signed by the Holbrook Conservation Commission on October 1, 2018. Typically an order of conditions is valid for a time period of three (3) years, but since this permit was in place prior to March 10, 2020 (Start date of the State Covid-19 Emergency) and was set to expire after June 15, 2021 (End date of the State Covid-19 Emergency), it is our understanding that the permit was extended by the duration of time it was active during the state emergency (462 days). This extends the expiration date to January 6, 2023.
- The portion of the Approved Project to be modified, is the easternmost portion of the site, containing Residential Buildings 1 & 2 each containing 5-stories, underground parking and combined 60,040 square feet of building footprint area. Building 1 & 2 were approved to contain a total of 176 residential units and this portion of the Brigadoon Residences site was approved to contain 261 total parking spaces at a ratio of 1.5 spaces per unit.
- Portions of the approved limit of work lie in within the 100' Buffer Zone to existing wetlands and in the proximity of the FEMA "Zone A" Flood Zone.
- The Approved Project is approved as "Over 55" housing and contains a mix of one and two bedroom units.

It is The Applicant's intent to modify the existing site layout to provide more open space for residents, reduce the number of building floors, improve pedestrian and traffic flow and reduce environmental impacts, while keeping all site improvements, generally, within the previously approved limit of work referenced in the Order of Conditions for the property. Our goal, in this narrative, is to illustrate to the Commission that the proposed site modifications are minor in nature, and in some cases reduce the environmental impact of the site development and therefore, can be approved with an Amendment to the Existing Order of Conditions.

### Proposed Site Layout Modifications

The goal of the applicant is to modify existing site features and layout, within the approved limit of work, to create a more desirable residential development. Modifications to the Approved Project are listed below.

- Provide two (2) buildings, Building A & B, each with 88 units (no change in total units from the Approved Project). Unit ratio is weighted heavily in favor of single bedroom units and total building footprint area is 37,440 square feet (compared to 60,040 square feet in the Approved Project Design).
- Shifting the rear building's (Building B) location to increase setback distances to existing wetlands by at least 25'
- Building B comprised of 4 stories and Building A comprised of 4 stories, with a 5<sup>th</sup> story on one wing to meet existing site topography. Neither building will contain parking spaces.
- Reduce the number of parking spaces from 261 total spaces to 220 spaces providing a ratio of 1.25 spaces per unit.
- Minor grading changes, and minor drainage system modifications such as moving catch basins and other drainage structures to accommodate layout changes. Major changes to the stormwater system such as moving infiltration areas, increasing peak runoff rates or creating new stormwater outflows when compared to the Approved Project, are not anticipated. Site modifications reduced peak outflow rates to comparative locations.
- Proposed open space area: The applicant is proposing an open space/amenity area at the northern end of the site. This would be the only instance of altering the existing limit of work from the Approved Project. This area was previously occupied by the remains of an existing structure and would provide a location for residents to enjoy being outdoors.
- Removing the proposed "Gatehouse" near the entrance to the site. The applicant feels this design feature is not necessary and removing it will decrease the impervious area on site.
- Reduced impact to the 100-ft buffer zone: The Approved impact has been reduced by greater than 450 square feet.

As illustrated above, the intended site modifications are relatively minor in nature, include no additional disturbance within in the 100' Buffer Area to nearby natural resource areas and in some instances reduce the environmental impact by reducing the parking ratio, decreasing the building footprints and increasing setback distances to resource areas where possible.

### Key Site Features Remaining Unchanged

As outlined above, the goal of this project is to modify the site layout to create a more desirable living location but maintain the key aspects of site design so the changes can be accepted under existing permitting. To achieve this goal, we feel it is important to highlight the key site features and aspects of design that will remain largely unchanged from the Approved Project.

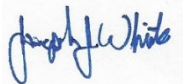
- Stormwater infiltration areas will be located in the same locations as shown on the Approved Project plans. Small modifications such as adding or subtracting storage volume to each system may be necessary, but peak runoff flows will be less than or equal to that of the stormwater design of the Approved Project and pretreatment devices will continue to meet, at a minimum, Massachusetts Stormwater Design Policy and the Town of Holbrook's stormwater design standards. These changes will be reviewed by the Planning Board's peer review consultant as part of the Planning Board process for the proposed minor changes.
- Existing limits of paving and curbing within, or adjacent to the 100' Buffer area will remain unchanged (or move slightly further from) the existing resource areas.
- There will be no work performed outside of the original limit of work previously approved under the Brigadoon Residences Order of Conditions with the exception of the proposed open space area adjacent to the parking lot at the northern end of the site (described in section above).
- With no increase in Unit count, there will be no change to the sanitary sewer flow when compared to the Approved Project.
- Although there are minor proposed grading changes within the site, the proposed grading outside of the previously approved extent of curbing/paving will remain largely unchanged. Several parking spaces outside of the approved curb line had to be added to allow for acceptable fire access on site.

## Summary

In summary, our intent in providing this narrative to the Commission is to illustrate that the proposed modifications to the Approved Project are relatively minor in nature and will not create additional impacts on the nearby resource areas. We have been thoughtful and careful to incorporate layout modifications that will create a better experience for residents while maintaining the core design items from the Approved Project and therefore request to obtain an Amended Order of Conditions from the Conservation Commission to move forward with the project.

We look forward to discussing the findings and recommendations herein regarding our request and provided information. If you require any additional information, please feel free to contact me at (617) 896-4582 or at [jjwhite@bscgroup.com](mailto:jjwhite@bscgroup.com).

Sincerely,  
**BSC GROUP, INC.**



Joseph J. White, P.E.,  
Project Engineer

CC Mark Pilotte – Dakota Partners