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Date: 10/21/2013 5:47 PM
Subject: Responses to abutter concerns : Seaport Lofts

Nell - In responses to recent inquiries/ issues raised by abutting landowners, we offer the following responses as requested :

1. We will require the contractor to take measures to provide excavation support and excavation methods to protect the the conditions of the Newbury Street abutter's foundation during construction...which has been described as possibly fragile. We will monitor this carefully, this is normal practice when building new structures in a residential neighborhood. If there is a basement under this residential structure, we would request access to this area and photograph existing conditions if possible. If there is any damage to the abutters property that is proven to result from our activity it will be corrected at no cost to the neighbor.

2. As to the chimney draft concern we are willing to have a consultant look at the impacts that the abutter has referred to, but we have never heard of such an instance where that has been a problem.
The height and bulk of the proposed building is in conformance with zoning regulations, and we defer this matter to the Planning Board.

3. Respective to the concern pertaining to changing grades at the base of site retaining walls, this will be adressed in the final construction documents, which may include exploratory test pits to determine wall footing conditions. This information will be provided as part of our building permit application.

4. In summary, we defer to staff and the Planning Board, however, we are amenable to a reasonable condition of approval adressing these concerns. We respectfully suggest the following condition language :

" Prior to the issuance of a building permit, the applicant shall submit and the City shall approve final site development plans and specifications which adress the measures taken to protect abutting building foundations and retaining walls. "

Sincerely,

William T. Conway, RLA/ LEED AP
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