SMMA

Application for Variance

Waltham High School

554 Lexington Street | Waltham, MA 02452

September 24th, 2020

Prepared for Applicant

Jeannette A. McCarthy
Mayor, City of Waltham
Waltham City Hall
610 Main Street
Waltham, MA 02452

Prepared by

SMMA
1000 Massachusetts Ave
Cambridge, MA 02138

Application for Variance

Waltham High School
Waltham, MA

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Building Department Stamp

ZBA Date Stamp

City Clerk Date/Time Stamp

Initials: _____

City of Waltham

Zoning Board of Appeals
Application/ Petition Form

PARCEL ID: MAP 33, 32 BLOCK 2, 5 LOT 19, 19A, 19B, 38

PETITIONER: Jeannette A. McCarthy, Mayor – City of Waltham

MAILING ADDRESS: 610 Main Street, Waltham, MA 02452

OWNER: City of Waltham

MAILING ADDRESS: 610 Main Street, Waltham, MA 02452

NATURE OF APPLICATION/PETITION:

x Application for Variance - TYPE: Dimensional, parking quantity

_____ Application for Special Permit- TYPE: _____

x Sign Variance

x Other- please specify waiver of dimensional and parking regulations pursuant to G.L. c.40A, §3 (the Dover Amendment) where compliance would nullify protections accorded to, or otherwise impede, an education use.

SUBJECT MATTER: This Application is in support of the proposed Waltham High School located at 554 Lexington Street.

LOCATION: 554 Lexington Street

ZONING DISTRICT: RA2 and RA3

PROVISIONS OF ZONING ORDINANCE INVOLVED: Building setback per §4.12 (11)(d); Off-street parking quantity per §5.22(c); Exterior signage per §6.41 and §6.6, Wall sign per §6.61, Exterior bleachers per §4.12(11)(f)

SPECIFIC RELIEF SOUGHT: (Attach additional sheets as needed)

1. Variance from Building Setback per §4.12 (11)(d)
Required Minimum Building Setback is 350 feet
Proposed Minimum building setback is 68 feet from southern property line (C-121)

2. Variance from Off-Street Parking Quantity per §5.22(c)
Required 886 spaces given the individual uses of the school (see calculations attached)
Proposed 650 spaces (C-121, C-122)

3. Variance from Exterior Signage – LED Message Board per §6.41 & §6.6
Prohibited Swinging, flashing on and off, animated signs, revolving beacons, searchlights
Proposed 1 onsite monument style, fixed, electronic LED message board sign along interior of the entrance driveway ±300 ft from Lexington St (C-122, C-510)

4. Sign Variance for an additional Wall Sign per §6.61
Allowed 1 building mounted sign
Proposed Second building sign at western entrance (A-201)

5. Variance from setback for Exterior Bleachers per §4.12(11)(f)
Required Minimum setback is 350 feet to residential property lines
Proposed Minimum setback is 150 feet to southern property line (C-121)

6. Variance from setback for Field Structure per §4.12(11)(b)
Required Minimum setback is 75 feet to residential property and public open space
Proposed Minimum setback is 40 feet to west (public open space) and 62 feet to south (residential property line) (C-121)

Relief from the above-referenced provisions of the Zoning Ordinance is additionally sought pursuant to G.L. c.40A, §3 (the Dover Amendment), which provides that zoning requirements concerning bulk and height of structures, setbacks and parking cannot be applied to an educational use where application of the requirements would improperly nullify the protection granted to the educational use, or because compliance with the requirements would significantly impede an educational use without appreciably advancing municipal goals embodied in the local zoning ordinance.

DETAILED HISTORY OF VARIANCES/NON-CONFORMING USES/SPECIAL PERMITS ON LOCUS (Attach additional sheets as needed- include all dates, measurements, etc.)

N/A

Date: 9/23/2020

Signature of Petitioner(s): Jannetty C. McCarthy, Mayor

Signature of Owner(s):

Name and Address of Representative:

Lorraine Finnegan
SMMA

Contact Information : 617.520.9468

Email: lfinnegan@smma.com

To be completed by Building Department:

_____ Check if a permit to proceed with proposed subject matter has been refused by the Inspector of Buildings.

Date of Refusal: _____
Reason for Denial: _____

Signature of Inspector of Buildings: _____

554 LEXINGTON ST AND 75R, 111R, 131R LINCOLN ST
PARCEL ABUTTERS
CITY OF WALTHAM
MASSACHUSETTS

DISCLAIMER:

This map is for reference and planning purposes only. It is prepared for the inventory of real property within the City of Waltham and is compiled from tax maps, recorded deeds and plats. Users of this tax map are hereby notified that the aforementioned public primary information sources should be consulted for the verification of the information contained on this map. The City of Waltham and its mapping contractors assume no legal responsibility for the information contained herein.

DATA SOURCE:

The digital planimetric base map data was developed by Chas H Sells, Inc. and is based on spring 2015 1"= 40' scale color orthophotographs. The parcel data and are current as of January 2020. Map prepared by City of Waltham GIS.

Legend

- 300 Foot Radius
- Edge of Pavement
- Unpaved Road
- Fence
- Guard Rail
- Retaining Wall
- Stone Wall
- Wall
- Stream
- Tax Map Grid
- Parcel Lines
- Private Walkway
- Swimming Pools
- Building Footprints
- Paved Area
- Unpaved Area
- Water Bodies
- Wetland Area
- Basketball Court
- Athletic Field
- Tennis Court
- Vegetated Area

R022 015 0001 — Parcel Number

19 — Address Number

N W E S

1 inch = 110 feet

0 55 110 220 Feet

1	2	3							
4	5	6	7	8					
9	10	11	12	13	14	15	16	17	
18	19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36	37
38	39	40	41	42	43	44	45	46	
47	48	49	50	51	52	53	54	55	
56	57	58	59	60	61	62	63	64	
65	66	67	68	69	70	71	72		
73	74	75	76	77	78				
		79	80	81					

Map No.:

33

Date: 8/24/2020

Document Path: G:\Maps\Arcgis\e-Maps\554 Lexington Street - Parcel Abutters - 300ft.mxd

554 Lexington Street and 75R, 111R, 131R Lincoln Street - Parcel Abutters - 300ft.xls

ParcelID	Number	Unit/Alt	Street	Owner	CoOwner	CoOwner2	Address	City	State	Zip
R022 040 0008	44		ROSEMONT AVE	STEVENSON, KRISTEN E. &	ELIZABETH A. MARTIN		44 ROSEMONT AVENUE	WALTHAM	MA	02451-3019
R022 040 0009	40		ROSEMONT AVE	JEUNE, JEANTEAU & GINETTE PENN			40 ROSEMONT AVE	WALTHAM	MA	02451
R022 040 0010	32 34		ROSEMONT AVE	OXBOW DEVELOPMENT, INC			330 BEAR HILL ROAD S-202	WALTHAM	MA	02451
R022 040 0011	26		ROSEMONT AVE	DUNN, ROBERT J.			26 ROSEMONT AVENUE	WALTHAM	MA	02451-3019
R023 017 0006	0		SACHEM ST	BEATON CURTIS			705 BEAVER STREET	WALTHAM	MA	02452-5606
R023 017 0008	6		SACHEM ST	BERNARD J DJEVALIKIAN TRUST;	BERNARD J DJEVALIKIAN TR.		6 SACHEM ST	WALTHAM	MA	02451
R023 017 0009	12		SACHEM ST	THIBODEAU, YAN J.	(A/K/A/ JOSEPH)		12 SACHEM ST.	WALTHAM	MA	02451
R023 017 0011	16		SACHEM ST	MACEWEN, DANIEL J. & BARBARA J			16 SACHEM STREET	WALTHAM	MA	02451
R023 017 0013	64		ROSEMONT AVE	ABORN, PAUL V. & LINDA A.			64 ROSEMONT AVE.	WALTHAM	MA	02451-3021
R023 017 0014	62		ROSEMONT AVE	GONZALEZ, MARCO & DEYSI			62 ROSEMONT AVENUE	WALTHAM	MA	02451-3021
R023 018 0029	1		BALM AVE	~~NICHOLAS P. ARRIGO LIV. TR;~~ HOBBS BROOK REALTY TRUST;	~~NICHOLAS P. & PHYLISS A. & ETA~~ CHARLES P. MANTEN UTO TR.	~~C/O CATHERINE SMITH~~	~~100 MT. WALLEY RD~~ 45 LESLIE RD	WALTHAM	MA	02451
R023 018 0030	22		MOUNT IDA TERR	CERRINA, BENOIT F & MAYUMI			22 MOUNT IDA TER	WALTHAM	MA	02451
R023 018 0031	18		MOUNT IDA TERR	WOOLLEY, DAYNA L.			18 MOUNT IDA TERR	WALTHAM	MA	02451
R023 018 0032	14		MOUNT IDA TERR	FACCENDA, ROBERT			14 MT. IDA TERRACE	WALTHAM	MA	02451
R023 018 0033	10		MOUNT IDA TERR	BOWEN, DAVID R.			10 MT. IDA TERRACE	WALTHAM	MA	02451
R023 018 0034	4		MOUNT IDA TERR	LICATO, MICHAEL J. &	ELLEN G., H&UX, T/E		118 GREENWOOD LANE	WALTHAM	MA	02451-1829
R023 018 0035	45		MONTVIEW AVE	CAMBARA, PEDRO & ADRIANNA			45 MONTVIEW AVE.	WALTHAM	MA	02451-3129
R023 018 0036	3		MOUNT VERNON AVE	SAGE, STEVEN J. &	CYNTHIA D. H&UX T/E		3 MT. VERNON AVE.	WALTHAM	MA	02451
R023 018 0037	9		MOUNT VERNON AVE	NAKAZZI, RACHEL			9 MT. VERNON AV.	WALTHAM	MA	02451
R023 018 0038	15		MOUNT VERNON AVE	CHALERNSOUK, THONG C. &	BOUATHONG L.		15 MOUNT VERNON AV.	WALTHAM	MA	02452
R023 018 0039	21		MOUNT VERNON AVE	LEONARD, KAREN A. & DEBBIE	ARRIGO & BONNIE ARRIGO		61 SEASIDE RD	SCITUATE	MA	02066
R023 020 0007	34		COLLEGE FARM RD	CHAVES, CHRISTINA			34 COLLEGE FARM ROAD	WALTHAM	MA	02451-3102
R023 020 0008	32		COLLEGE FARM RD	OBERG, GRANT &MAX J. METZGER			32 COLLEGE FARM RD.	WALTHAM	MA	02451
R023 020 0009	32	-BEF	COLLEGE FARM RD	K & D HOMES, LLC.			731 MOODY ST. UNIT #22	WALTHAM	MA	02453
R023 020 0010	22		COLLEGE FARM RD	CASSEUS, MARIE E.			22 COLLEGE FARM ROAD	WALTHAM	MA	02451-3102
R023 020 0011	26		COLLEGE FARM RD	LIAO, JINLING & YUANXI QIN			26 COLLEGE FARM ROAD	WALTHAM	MA	02451-3102

R023 020 0012	18		COLLEGE FARM RD	SHARRIS, JASON			7 MASSACHUSETTS AVE	NORFOLK	MA	02056
R023 020 0013	12		COLLEGE FARM RD	BRIAN & ELLEN QUIRK REALTY TR;	BRIAN C & ELLEN M QUIRK TR.		48 AUDREY RD	BELMONT	MA	02478-3870
R023 020 0015	708		LEXINGTON ST	LANDRY, ADAM & LISA BATES			708 LEXINGTON ST.	WALTHAM	MA	02452
R023 020 0016	4		MOUNT VERNON AVE	LANDRY, SCOTT J & KAYLA N	HENRY		95 GRANT ST	WALTHAM	MA	02451
R023 020 0017	2		MOUNT VERNON AVE	ALEKSANYAN, ARMINE & KARAPET			2 MT. VERNON AVE.	WALTHAM	MA	02451
R023 020 0018	54		MONTVIEW AVE	WELLS, JUSTIN & KRISTEN JONES			54 MONTVIEW AVENUE	WALTHAM	MA	02451-3130
R023 020 0019	48		MONTVIEW AVE	PATEL, ISHVAR L. & MADHU			48 MONTVIEW AVENUE	WALTHAM	MA	02451-3130
R023 020 0020	42		MONTVIEW AVE	LANDRY, PAUL J. & PATRICIA A.			42 MONTVIEW AVE	WALTHAM	MA	02451-3130
R023 020 0021	40		MONTVIEW AVE	KORN, RICHARD D. & KAREN L.			40 MONTVIEW AVENUE	WALTHAM	MA	02451-3130
R023 020 010A	24		COLLEGE FARM RD	KAKOMA, BARBARA			24 COLLEGE FARM ROAD	WALTHAM	MA	02451-3102
R023 020 011A 001	30	-1	COLLEGE FARM RD	CHANG, MENH H.			30-1 COLLEGE FARM ROAD	WALTHAM	MA	02451-3102
R023 020 011A 002	30	-2	COLLEGE FARM RD	CHANG, VAN HENH & CARINA MAC			30-2 COLLEGE FARM ROAD	WALTHAM	MA	02451-3102
R023 020 011B 001	28	-1	COLLEGE FARM RD	HEPBURN, SABRINA			28-1 COLLEGE FARM RD.	WALTHAM	MA	02451
R023 020 011B 002	28	-2	COLLEGE FARM RD	LESCHINER, DMITRIY A. & ELENA	A.		28-2 COLLEGE FARM RD.	WALTHAM	MA	02451
R023 020 018A	52		MONTVIEW AVE	TARALLO FAMILY IRREV TR.;	REGINA O`NEIL TR.		52 MONTVIEW AVENUE	WALTHAM	MA	02451-3130
R032 005 0012	140		MARIVISTA AVE	GOMES, RICHARD M.			140 MARIVISTA AVE.	WALTHAM	MA	02451
R032 005 0013	138		MARIVISTA AVE	FELTON, KEVIN S. & JESSICA			138 MARIVISTA AVENUE	WALTHAM	MA	02451-3063
R032 005 0014	134		MARIVISTA AVE	CARMEL, DORIS			134 MARIVISTA AVENUE	WALTHAM	MA	02451-3063
R032 005 0017	3		LARCHMONT AVE	SHETTY, SUSHANT J & JANET L			3 LARCHMONT AVE.	WALTHAM	MA	02451-3027
R032 005 0018	7		LARCHMONT AVE	BRAKE FAMILY IRREV TR;	PHILLIP D. BRAKE TR. PHILIP A.	& PAULINE M. BRAKE ALE.	7 LARCHMONT AVE.	WALTHAM	MA	02451-3027
R032 005 0020	13		LARCHMONT AVE	TELENAR, KAJ & ALYSIA A.	PARKES		13 LARCHMONT AVENUE	WALTHAM	MA	02451-3027
R032 005 0021	0	END OF	LARCHMONT AVE	CITY OF WALTHAM			610 MAIN STREET	WALTHAM	MA	02452-4644
R032 005 0022	16		LARCHMONT AVE	PALHARES, JOSE A			16 LARCHMONT AVE.	WALTHAM	MA	02451-3057
R032 005 0023	12		LARCHMONT AVE	MACDONALD, FAMILY REALTY TR;	WILLIAM DEAN MACDONALD TR.	MACDONALD, WILLIAM R & MARJORIE ALE	12 LARCHMONT AVE.	WALTHAM	MA	02451-3057
R032 005 0024	8		LARCHMONT AVE	MATTEODO, CHRISTOPHER &	EMILY E FLIER		8 LARCHMONT AV.	WALTHAM	MA	02451
R032 005 0025	35		ROSEMONT AVE	BOWMAN, JEREMY & MEREDITH			35 ROSEMONT AVE	WALTHAM	MA	02451

R032 005 0026	39		ROSEMONT AVE	SEMPEBWA, RICHARD &	WINIFRED M. KATEERA	RTS/SURV	39 ROSEMONT AVENUE	WALTHAM	MA	02451-3018
R032 005 0028	45		ROSEMONT AVE	ADAMS, SHARLENE			45 ROSEMONT AVENUE	WALTHAM	MA	02451-3018
R032 005 0029	47		ROSEMONT AVE	GEORGE, MORAD A. & NASRIN			47 ROSEMONT AVENUE	WALTHAM	MA	02451-3018
R032 005 0030	101		TRIMOUNT AVE	BLACKWELL, LINDA			101 TRIMOUNT AVE	WALTHAM	MA	02451
R032 005 0031	103		TRIMOUNT AVE	TURPIN, WILLIAM M. & MELISSA A			103 TRIMOUNT AVENUE	WALTHAM	MA	02451
R032 005 0032	107		TRIMOUNT AVE	SANTOLUCITO, THOMAS J. &	KATHLEEN M.		107 TRIMOUNT AVE.	WALTHAM	MA	02451
R032 005 0033	55		ROSEMONT AVE	SHECK, DONALD W. &	ANNE E. H&UX T/E		55 ROSEMONT AVE.	WALTHAM	MA	02451-3020
R032 005 0034	102		TRIMOUNT AVE	CITY OF WALTHAM			610 MAIN ST	WALTHAM	MA	02452-5552
R032 005 0035	104		TRIMOUNT AVE	JEAN-BAPTISTE, ALEXANDRE &	MARIE		104 TRIMOUNT AVE.	WALTHAM	MA	02451
R032 005 0036	108		TRIMOUNT AVE	MARTIN, JOSHUA &	CAMILLE MARTIN T/E		108 TRIMOUNT AVE.	WALTHAM	MA	02451
R032 005 0037	112		TRIMOUNT AVE	BUONOMO, DANIEL & LAUREN			112 TRIMOUNT AVENUE	WALTHAM	MA	02451
R032 005 0038	131	R	LINCOLN ST	CITY OF WALTHAM			610 MAIN ST	WALTHAM	MA	02452-4614
R032 005 0039	167	BEF	LINCOLN ST	CITY OF WALTHAM			610 MAIN STREET	WALTHAM	MA	02452
R032 005 0042	183		LINCOLN ST	ATEFIAGHAYAN, MIREMAD &	PHAKHOZAMAN KHAZRAEL		183 LINCOLN STREET	WALTHAM	MA	02451-0911
R032 005 0043	167		LINCOLN ST	SEVEN HILLS COMMUNITY	SERV, INC.		81 HOPE AV.	WORCESTER	MA	01603
R032 005 0044	53		GLEN CIR	BVG TRUST;	CHARLES P. MANTENUTO TR		73 POND ST	WALTHAM	MA	02451
R032 005 0046	107		LINCOLN ST	GIANFELICE, JOYCE E.			107 LINCOLN STREET	WALTHAM	MA	02451-0910
R032 005 0047	10		GLEN CIR	THIBAUT, THOMAS V., JR. &	DENISE		10 GLEN CIRCLE	WALTHAM	MA	02451
R032 005 0048	26		GLEN CIR	QUINN, JAMES M. & MARGARET A BIBBO, DOUGLAS E. + LAUREN M. LA CAVA			26 GLEN CIRCLE	WALTHAM	MA	02451
R032 005 0049	36		GLEN CIR	~~NOT AVAILABLE~~			36 GLEN CIRCLE	WALTHAM	MA	02451
R032 005 0050	46		GLEN CIR	BLUSTEIN, RICHARD S.			46 GLEN CIRCLE	WALTHAM	MA	02451
R032 005 0051	55		GLEN CIR	ROCHE, PATRICIA A. & DAVID N.	BROUNTAS		55 GLEN CIRCLE	WALTHAM	MA	02451
R032 005 0052	45		GLEN CIR	WESTNER, DAVID & KARINA HINES			45 GLEN CIR.	WALTHAM	MA	02451-0901
R032 005 0053	35		GLEN CIR	GRIGORYAN, LILIT & NAIRI	DANIELYAN		35 GLEN CIRCLE	WALTHAM	MA	02451
R032 005 0054	27		GLEN CIR	WANG FAM 2017 REV INTER VIVOS	TR: JOHN J & JENNIFER X WANG	TR	27 GLEN CIR.	WALTHAM	MA	02451-0901
R032 005 0055	21		GLEN CIR	21 GLEN CIRCLE REALTY TR: JAMES M. LYONS TR. ~~LYONS, KAREN J. &~~	~~MYLON A. JR.~~		21 GLEN CIRCLE	WALTHAM	MA	02451-0901

R032 005 0056	11		GLEN CIR	GAETA, MATTHEW M.			11 GLEN CIRCLE	WALTHAM	MA	02451
R032 005 0057	91		LINCOLN ST	JEANNE A. DIPRONIO TRUST	AGREEMENT; JEANNE A.	DIPRONIO TR.	91 LINCOLN ST.	WALTHAM	MA	02451-0909
R032 005 0058	85		LINCOLN ST	TULLY, SHAWN T. & STACEY G.			85 LINCOLN STREET	WALTHAM	MA	02451-0909
R032 005 0059	81		LINCOLN ST	RIELLY, EDWARD P. &	LORRAINE F., H&UX T/E		81 LINCOLN STREET	WALTHAM	MA	02451-0909
R032 005 0060	79		LINCOLN ST	MACPHERSON, COREY & DONNA			79 LINCOLN STREET	WALTHAM	MA	02451-0909
R032 005 0061	32		LINCOLN TERR	HENG, SOTHEA & SAPHY LY			32 LINCOLN TERR.	WALTHAM	MA	02451
R032 005 0062	26		LINCOLN TERR	CHORMAN, PHILIP J. & LUISA	PANDOLFI -C/O PHILIP CHORMAN		26 LINCOLN TERRACE	WALTHAM	MA	02451
R032 005 0063	75		LINCOLN ST	HOBBS BROOK REALTY TRUST,	CHARLES P. MANTENUTO, TRS.		45 LESLIE ROAD	WALTHAM	MA	02451-1324
R032 005 0064	4		LINCOLN TERR	KHOURY, NAIM & LISA G.	NALBANDIAN		4 LINCOLN TERRACE	WALTHAM	MA	02451
R032 005 017A	1		LARCHMONT AVE	AMLN REV. TRUST;	MARK R. CHRISTOFORI TR.		21 CUSANO CIR.	WALTHAM	MA	02451
R032 005 024A	4		LARCHMONT AVE	CHEUNG, PATRICK & HAIJIE			4 LARCHMONT AV.	WALTHAM	MA	02451
R032 005 026A	39	ADJ	ROSEMONT AVE	SEMPEBWA, RICHARD &	WINIFRED M. KATEERA	RTS/SURV	39 ROSEMONT AVENUE	WALTHAM	MA	02451-3018
R032 005 042A	175		LINCOLN ST	YIN, YUAN & KAREN TRAN	C/O YUAN YIN		175 LINCOLN STREET	WALTHAM	MA	02451-0911
R033 001 0001	57		ROSEMONT AVE	TRAN, LAM DINH & THU HUONG			57 ROSEMONT AVENUE	WALTHAM	MA	02451-3020
R033 001 0002	59		ROSEMONT AVE	JONES, COILIN T. & MELANIE C.			59 ROSEMONT AVENUE	WALTHAM	MA	02451-3020
R033 001 0003	61		ROSEMONT AVE	RUBIN, STEPHEN A.			98 BISHOPS FOREST DRIVE	WALTHAM	MA	02452-8806
R033 001 0004	65		ROSEMONT AVE	LUND, ETHAN H. & JENNIFER M.	SEIFERT		65 ROSEMENT AVENUE	WALTHAM	MA	02451
R033 001 0005	39		SACHEM ST	INTERSTATE TOWER COMM.	%PINNACLE TOWERS,INC. PMB-353		4017 WASHINGTON RD	MCMURRAY	PA	15317
R033 002 0001	0		SACHEM ST	DAVIDSON, JEFFREY &	ANJA SHAFER		48 SACHEM ST	WALTHAM	MA	02451
R033 002 0002	48		SACHEM ST	DAVIDSON, JEFFREY &	ANJA SHAFER		48 SACHEM ST	WALTHAM	MA	02451
R033 002 0003	44		SACHEM ST	JONNALAGADDA, RAVI & GODHA	BAPUJI IYENGAR		44 SACHEM ST.	WALTHAM	MA	02451
R033 002 0004	40		SACHEM ST	MULLANE, DENNIS M. &	KATHLEEN L.		40 SACHEM ST.	WALTHAM	MA	02451
R033 002 0006	32		SACHEM ST	ZHANG, ZHONGLAI & XIAOJUN	MENG		32 SACHEM STREET	WALTHAM	MA	02451
R033 002 0007	28		SACHEM ST	DOLNIK, MILOS & JANA DOLNIKOVA			28 SACHEM STREET	WALTHAM	MA	02451
R033 002 0008	22		SACHEM ST	CLAUDINO, LUIS P. & ANA R.			22 SACHEM ST.	WALTHAM	MA	02451-5606
R033 002 0010	22		MOUNT VERNON AVE	MARINO, SHEILA M.			22 MT. VERNON AVE.	WALTHAM	MA	02451

R033 002 0011	14		MOUNT VERNON AVE	WALSH, PAMELA E. & JEFFREY	A.J.		14 MOUNT VERNON AVE.	WALTHAM	MA	02451
R033 002 0012	10		MOUNT VERNON AVE	~~10 MOUNT AUBURN ST WALTHAM~~ RAJANI, RAFIQ + AAMIR CHOUGLE LLC			~~P.O. BOX 1802~~ 10 MOUNT VERNON AVE WALTHAM	~~BROOKLINE~~	~~MA~~	~~02446~~ 02451
R033 002 0013 001	700	-1	LEXINGTON ST	MCCARTHY, EDITH B. ALE	MCCARTHY, MARTIN & LEIGH		700-1 LEXINGTON ST.	WALTHAM	MA	02452-3002
R033 002 0013 002	700	-2	LEXINGTON ST	MCCARTHY, MARTIN &	LEIGH		700-2 LEXINGTON ST.	WALTHAM	MA	02452-3002
R033 002 0014	696		LEXINGTON ST	PETERSON, CHARLES A.			696 LEXINGTON STREET	WALTHAM	MA	02452-3002
R033 002 0015	690		LEXINGTON ST	SHARMA, ASHOK KUMAR & NIDHI			690 LEXINGTON ST	WALTHAM	MA	02452-3002
R033 002 0016	680		LEXINGTON ST	CHALTIKYAN, KETI &	KHACHATUROV, KAREN T/E		680 LEXINGTON STREET	WALTHAM	MA	02452-3000
R033 002 0017	670		LEXINGTON ST	BOYLE, GEOFFREY W. & ANNE P.			670 LEXINGTON STREET	WALTHAM	MA	02452-3000
R033 002 0018	640		LEXINGTON ST	HARGROVE, ROBERT A.			640 LEXINGTON ST	WALTHAM	MA	02452
R033 002 0019	554		LEXINGTON ST	CITY OF WALTHAM			610 MAIN ST	WALTHAM	MA	02452-5552
R033 002 0020	588		LEXINGTON ST	HUGHES, JOHN R. & PAULA M.			588 LEXINGTON STREET	WALTHAM	MA	02452-3029
R033 002 0021	606		LEXINGTON ST	HSIEH, SHU-LING			606 LEXINGTON ST	WALTHAM	MA	02452-3029
R033 002 0022	598		LEXINGTON ST	WEBB, JENNIFER & ALISON KOTIN			598 LEXINGTON ST.	WALTHAM	MA	02452-3029
R033 002 0023	590		LEXINGTON ST	KEOHANE, DANIEL B. &	MARGARET W. H&UX, T/E		590 LEXINGTON ST.	WALTHAM	MA	02452-3029
R033 002 0024	586		LEXINGTON ST	CANNON, CATHERINE M ALE	ORDILE, CATHERINE A & ELISE M	ORDILE	586 LEXINGTON ST.	WALTHAM	MA	02452-3029
R033 002 0025	578		LEXINGTON ST	CANNON, LAURA M.			578 LEXINGTON ST.	WALTHAM	MA	02452-3029
R033 002 0026	574		LEXINGTON ST	URQUHART, ALEXANDER & LAURA M			574 LEXINGTON ST.	WALTHAM	MA	02452
R033 002 0027 001	564	-1	LEXINGTON ST	MEUSE, STEVEN			564-1 LEXINGTON STREET	WALTHAM	MA	02452-3029
R033 002 0027 002	564	-2	LEXINGTON ST	MALLIK, PRADIP K. & MINAKSHI			564-2 LEXINGTON STREET	WALTHAM	MA	02452-3029
R033 002 0028	536		LEXINGTON ST	ROONEY, PATRICK J.			536 LEXINGTON ST	WALTHAM	MA	02452
R033 002 0029	526		LEXINGTON ST	MARIANO, ARCANGELO			520 LEXINGTON ST.	WALTHAM	MA	02452-3028
R033 002 0030	528		LEXINGTON ST	PARKER, DAVID F. & YUEH-O	PARKER		528 LEXINGTON ST	WALTHAM	MA	02452
R033 002 0031	520		LEXINGTON ST	MARIANO, ARCANGELO V.			520 LEXINGTON ST.	WALTHAM	MA	02452-3028
R033 002 0033	36		LINCOLN TERR	LEWIS, JEREMY A			36 LINCOLN TERR	WALTHAM	MA	02451
R033 002 0034	31		LINCOLN TERR	MILLER, ARI K. & MICHAELA			31 LINCOLN TERR	WALTHAM	MA	02451-0913
R033 002 0035	17		LINCOLN TERR	KERR, MARY E. ALE	KERR, OTHO E. III & MARY E.	KERR & GREGORY E. KERR	17 LINCOLN TERR	WALTHAM	MA	02451-0913

R033 002 0036	12		CURVE ST	BARRETT FAMILY NOM TRUST (THE)	M.JUSTIN JR. & KATHLEEN, TRS.	RES; A LIFE EST.	12 CURVE STREET	WALTHAM	MA	02451
R033 002 0037	20		CURVE ST	CUTRONI, PAUL C. & RITA L.			20 CURVE STREET	WALTHAM	MA	02451-0932
R033 002 0038	30		CURVE ST	SAXE, JOHN R. JR. & THERESA	TUCCI		30 CURVE ST.	WALTHAM	MA	02451-0932
R033 002 0039	36		CURVE ST	ANNEMARIE L DELAUNAY-	DANIZIO FAM TR; ANNEMARIE L	DELAUNAY-DANIZIO & JOSEPH F DANIZIO JR TR.	36 CURVE STREET	WALTHAM	MA	02451-0932
R033 002 0040	44		CURVE ST	LEBLANC FAMILY REV. TRUST;	ROBERT G. & KATHLEEN M.	LEBLANC TR.	44 CURVE STREET	WALTHAM	MA	02451-0932
R033 002 0041	52		CURVE ST	LENT, RYCK B. & JENNIFER	DEJONG		52 CURVE ST.	WALTHAM	MA	02451-0948
R033 002 0044	514		LEXINGTON ST	MACDONNELL, MELISSA M.			514 LEXINGTON ST.	WALTHAM	MA	02451-1845
R033 002 019A	75	R	LINCOLN ST	STIGMATINE FATHERS INC TRS.			554 LEXINGTON ST.	WALTHAM	MA	02452
R033 002 019B	111	R	LINCOLN ST	STIGMATINE FATHERS INC.,	THE TRUSTEES OF		554 LEXINGTON ST.	WALTHAM	MA	02452-3029
R033 002 025A	578	R	LEXINGTON ST	CANNON, LAURA M.			578 LEXINGTON ST.	WALTHAM	MA	02452-3029
R033 002 041A	56		CURVE ST	~~NOT AVAILABLE~~ HART, PATRICK W. JR. + DANELLE M.			56 CURVE ST.	WALTHAM	MA	02451
R033 003 0002	605		LEXINGTON ST	HONG, CHHAYNA & LICHHENG LIM	C/O HONG, CHHAYNA & LICHHENG		605 LEXINGTONST	WALTHAM	MA	02452
R033 003 0003	599	-01	LEXINGTON ST	ALAM, AL JUDE			308 LAKE STREET	WALTHAM	MA	02451-0827
R033 003 0004	595		LEXINGTON ST	HAYES, JAMES J., JR. &	LISA C.		595 LEXINGTON STREET	WALTHAM	MA	02452-3031
R033 003 0005	587		LEXINGTON ST	MULLANEY REALTY TRUST;	NANCY H. MULLANEY TR.		587 LEXINGTON ST.	WALTHAM	MA	02452-3031
R033 003 0006	583		LEXINGTON ST	HINTLIAN, ARLEEN			583 LEXINGTON STREET	WALTHAM	MA	02452-3031
R033 003 0007	579		LEXINGTON ST	WU, FUMIN & XUEQUN DAI			579 LEXINGTON STREET	WALTHAM	MA	02452-3031
R033 003 0008	575		LEXINGTON ST	LUTHER, DAVID A/K/A CHARLES	& CATHERINE E. H&UX, T/E		575 LEXINGTON ST.	WALTHAM	MA	02452-3031
R033 003 0009	569		LEXINGTON ST	POWERS, DIANE S. &	DAY, COLIN A.		569 LEXINGTON STREET	WALTHAM	MA	02452-3029
R033 003 0010	563		LEXINGTON ST	HE, TINGTING			563 LEXINGTON ST.	WALTHAM	MA	02452
R033 003 0011	561		LEXINGTON ST	SPEAKMAN, KELLY J.			561 LEXINGTON STREET	WALTHAM	MA	02452-3031
R033 003 0012	12		STANLEY RD	MALDONADO, DOLORES S. &	DOLORES T. MEJIA		12 STANLEY RD.	WALTHAM	MA	02452
R033 003 0013	18		CHESTERBROOK RD	FAITH J CALHOUN LIV TRUST;	FAITH J CALHOUN TR.		18 CHESTERBROOK RD.	WALTHAM	MA	02452-3006
R033 003 0014	26		CHESTERBROOK RD	GULLOTTI, RICHARD J. & SANDRA	L.		26 CHESTERBROOK RD	WALTHAM	MA	02452
R033 003 0015	32		CHESTERBROOK RD	KIRKCALDY, KATHRYN M. & KEITH	M. LEVAN		32 CHESTERBROOK RD.	WALTHAM	MA	02452
R033 003 0016	36		CHESTERBROOK RD	CORMIER CHILDRENS GIFT TRUST;	LAWRENCE & GARY CORMIER TR		36 CHESTERBROOK ROAD	WALTHAM	MA	02452

7

R033 003 0017	40		CHESTERBROOK RD	SMITH, BRANDON R. & ERIN C.	RADLEY		40 CHESTERBROOK ROAD	WALTHAM	MA	02452-3006
R033 003 0018	50		CHESTERBROOK RD	STANTON, EDWARD M.			50 CHESTERBROOK RD.	WALTHAM	MA	02452-3006
R033 003 0019	54		CHESTERBROOK RD	DENNISON, FRANCIS & WENDY			54 CHESTERBROOK RD.	WALTHAM	MA	02452
R033 003 0032	2		CHESTERBROOK RD	REGAN, GREGORY E	MARIE T REGAN ALE		2 CHESTERBROOK RD.	WALTHAM	MA	02452
R033 003 0033	4		CHESTERBROOK RD	PRATT, KAREN E. & KEVIN L.			4 CHESTERBROOK RD.	WALTHAM	MA	02452
R033 003 0034	21		STANLEY RD	WALSH, JOHN R. & TANA LIN	HAENEL-WALSH		21 STANLEY ROAD	WALTHAM	MA	02452-3007
R033 003 0035	11		STANLEY RD	KELLSTEIN, JUDITH & VICKI	FREDRICKSON R/S		11 STANLEY RD.	WALTHAM	MA	02452-3007
R033 003 0036	549		LEXINGTON ST	NESSON, ALAN D.	ALAN D. NESSON		549 LEXINGTON STREET	WALTHAM	MA	02452-3005
R033 003 0037	543		LEXINGTON ST	JONES, JOHN P III ~~COSENTINI, SONYA~~			543 LEXINGTON ST	WALTHAM	MA	02452
R033 003 0038	539		LEXINGTON ST	PETIPAS, SAMUEL J. & SHARON M.			539 LEXINGTON STREET	WALTHAM	MA	02452
R033 003 0039	533		LEXINGTON ST	DIANE WHITNEY BECK 2006 FAM TR	DIANE WHITNEY BECK TR.		533 LEXINGTON STREET	WALTHAM	MA	02452-3005
R033 003 0040	529		LEXINGTON ST	RIPPIN FAMILY REALTY TR;	STEPHEN J. & KATHRYN E.	RIPPIN TR.	24 COWASSET LANE	WALTHAM	MA	02451-1825
R033 003 0041	525		LEXINGTON ST	MACDONALD, JOHN J. &	BONNIE W.		525 LEXINGTON STREET	WALTHAM	MA	02452-3005
R033 003 0042	521		LEXINGTON ST	HOOGENDOORN, STEPHEN +	SHAUNA		521 LEXINGTON ST.	WALTHAM	MA	02452
R033 003 0043 001	515	-1	LEXINGTON ST	NACE, PHILIP W. JR. &	ELIZABETH		515-1 LEXINGTON ST.	WALTHAM	MA	02451
R033 003 0043 002	515	-2	LEXINGTON ST	TRAINOR, ROBERT & KRISTEN			515-2 LEXINGTON ST.	WALTHAM	MA	02451

CHESTER BROOK
PAINE ESTATE

RECEIVED
AUG 24 2020
ASSESSORS OFFICE
CITY OF WALTHAM

VERIFICATION OF INFORMATION PROVIDED
Robert S. McGovern
APPROVED BY THE
WALTHAM BOARD OF ASSESSORS
DATE 8-26-2020

CITY OF WALTHAM
IN THE CITY COUNCIL

610 Main Street Waltham Massachusetts 02452

Order #34152

2018 01782928
Bk: 00807 Pg: 74 Cert#: 135424
Doc: TAKE 07/23/2018 12:02 PM

Ordered:

That the following described property, including all buildings and trees thereon, be and hereby is taken by right of eminent domain, in fee, for the purpose of educational use, open space, or combination thereof. This taking is made under the provisions of Chapter 79 of the Massachusetts General Laws and by every other power hereto enabling.

Said property consists of three formerly separate parcels of land, formerly known and numbered as 554 Lexington Street, 75R Lincoln Street and 111R Lincoln Street, Waltham and now known collectively as 554 Lexington Street. The entire property now known as 554 Lexington Street contains 46.062 acres, more or less and is more fully described as follows:

Southeasterly by Lexington Street forty and 11/100 (40.11) feet;
Southerly by land now or formerly of Ralph R. Dow et al one hundred sixty-six and 55/100 (166.55) feet;
Southeasterly by lands of sundry adjoining owners as shown on the plan hereinafter mentioned three hundred nine and 23/100 (309.23) feet;
Northerly by land now or formerly of Albina S. Butterfield one hundred seventy-three and 62/100 (173.62) feet;
Southeasterly by said Lexington Street two hundred thirty-nine and 89/100 (239.89) feet;
Southwesterly by land now or formerly of John J. DellaCamera et al five hundred twenty-three and 94/100 (523.94) feet;
Easterly by said John J. DellaCamera et al land and by land now or formerly of William B. Childs et al two hundred fourteen and 14/100 (214.14) feet;
Southerly by lands of sundry adjoining owners as shown on said plan four hundred thirty-six and 86/100 (436.86) feet;
Northwesterly one hundred ten and 98/100 (110.98) feet, and
Southerly one hundred forty-one and 77/100 (141.77) feet by land now or formerly of Harold C. Wilson et al, Trustees;
Southeasterly by said Harold C. Wilson et al, Trustees land and by land now or formerly of William J. Garland et al two hundred eighteen and 19/100 (218.19) feet;
Southwesterly forty-four and 88/100 (44.88) feet, and
Easterly ninety-seven and 27/100 (97.27) feet by said William J. Garland et al land;
Southwesterly by lands now or formerly of James E. Sacco et al and of Harry E. O'Donnell et al two hundred seventy and 90/100 (270.90) feet;

A TRUE COPY ATTEST
Joseph W Vizard
ASSISTANT CITY CLERK

JUL 19 2018

135424-

O/C

MS

Southerly by lands now or formerly of Arthur O. Duquette et al and of Byron Terfonides et al three hundred thirty-nine and 23/100 (339.23) feet;
Northwesterly by land now or formerly of Salvatore A. Vinciullo et al one hundred seventy (170) feet;
Northeasterly two hundred thirty-four and 96/100 (234.96) feet, and
Northwesterly eleven hundred twenty-four and 56/100 (1124.56) feet by land now or formerly of Frederick R. Viles et al;
Northeasterly by part of the end of Trimount Avenue, by land now or formerly of the City of Waltham, by the end of Sachem Street, and by land now or formerly of Stratvern Homes Inc. three hundred fifty-five and 04/100 (355.04) feet;
Northwesterly by said Stratvern Homes Inc. land two hundred forty-seven and 37/100 (247.37) feet;
Northerly by lands of sundry adjoining owners as shown on said plan eight hundred sixty-four and 43/100 (864.43) feet;
Northeasterly by land now or formerly of Meli Realty Trust Co, ninety and 19/100 (90.19) feet;
Easterly by lands of sundry adjoining owners as shown on said plan twelve hundred forty-one and 03/100 (1241.03) feet; and
Northerly by lands now or formerly of James J. Cannon et al and of Angela F. Cinncotta two hundred fifty-seven and 33/100 (257.33) feet.

All of the boundaries of said property are located as shown on a plan drawn by "Hayden, Harding & Buchanan, Inc. - Surveyors," dated August 25, 1965, as modified and approved by the Land Court and filed in the Land Registration Office.

So much of the registered land as is included within the Way shown on said plan is subject to a right of way as set forth in a grant made by Albina S. Butterfield to Mildred Clark, dated May 5, 1924, duly recorded in Book 4728, Page 398.

The registered land is subject to a drain easement as set forth in a grant made by Wilson R. Slaunwhite et ux to The Trustees of the Stigmatine Fathers, Inc., dated December 5, 1956, duly recorded in Book 8867, Pages 446 and 447.

Land R&B

The owner of said property is The Trustees of the Stigmatine Fathers, Inc. of Waltham, MA. Said entity is hereby awarded the sum of EIGHTEEN MILLION DOLLARS AND NO CENTS ($18,000,000.00) for damages by reason of said taking.

1350484-8001-74

Read and adopted: June 26, 2018

Approved:

A TRUE COPY ATTEST
Joseph M Vizard
ASSISTANT CITY CLERK
JUL 19 2018

Order # 34152

In the City Council

Order of taking

554 Lexington Street

1792929

Read and Adopted: 6/26/18

Acting President

Approved: 6/26/2018

Mayor Jeannette A. McCarthy

CC:

A TRUE COPY ATTEST

ASSISTANT CITY CLERK

JUL 19 2018

1792929

Motion for approval Stanley

Waltham City Council
Roll Call

Item: Taking order 554 Lexington Street
Date: 6/25/2018

	Yea	Nay	Abstained	Absent
City Council				
Paul J. Brasco	✓			
George A. Darcy III	✓			
William H. Fowler	✓			
Cathyann Harris	✓			
Joseph P. LaCava	✓			
Randall J. LeBlanc	✓			
Robert G. Logan		✓		
Kristine A. Mackin	✓			
John J. McLaughlin	✓			
Kathleen B. McMenimen	✓			
Daniel P. Romard		✓		
Thomas M. Stanley	✓			
Carlos A. Vidal		✓		
Diane P. LeBlanc President		✓		
Totals (14)	10	4		

A TRUE COPY ATTEST
Joseph W. Vizard
ASSISTANT CITY CLERK

JUL 19 2018

1792929

Doc 01792929

Southern Middlesex LAND COURT
Registry District

RECEIVED FOR REGISTRATION
On: Jul 23,2018 at 12:02P

Document Fee 75.00
Receipt Total: $75.00

NOTED ON: CERT 135424 BK 00807 PG 74
ALSO NOTED ON:

781-314-3330

NAME
STREET ADDRESS
CITY OR TOWN ZIP

P/S Return To:
City of Waltham Law Dept
Gov't Ctr. 119 School St
Waltham, MA. 02451

3

ORDER OF TAKING

WHEREAS, the City of Waltham (hereinafter called the "City") is a municipal corporation and political subdivision of the Commonwealth of Massachusetts, and also is a public body politic and corporate, with offices at 610 Main Street, Waltham, Middlesex County, Massachusetts; and

WHEREAS, pursuant to G.L. c. 40, 43 and 79, the City has the power to acquire, purchase, lease, or take real property by eminent domain; and

WHEREAS, in the judgment of the Waltham City Council the public necessity and convenience require that the following hereinafter described real property be taken by eminent domain for all public purposes and municipal purposes allowed by Massachusetts law,

NOW THEREFORE, it is ORDERED that the following described parcels of real estate be and hereby are taken in fee simple by right of eminent domain pursuant to General Laws chapter 40, chapter 43 and chapter 79 (all as amended) and every other power thereto enabling:

Parcel 1

That certain parcel of land located at the end of Larchmont Avenue, Waltham, Middlesex County, Massachusetts, and shown as Lot 2, containing 21,815 square feet, on a Plan entitled "Subdivision Plan of Land in Waltham", Scale 1" = 20', dated July 5, 1978, prepared by Alfred Gargaro, Surveyor, recorded with the Middlesex South District Registry of Deeds as Plan No. 821 of 1978 at the end of Record Book 13495.

Meaning and intending to convey and hereby conveying the land acquired by the Grantor by Deed from John L. Butcher to the Grantor dated April 18, 1986, recorded with said Registry of Deeds in Book 16924, Page 460, excepting therefrom so much as was conveyed by the Grantor to John L. Butcher and Mary Jane Butcher by Deed dated August 27, 1997, and recorded with said Registry of Deeds in Book 27617, Page 142.

For title of Grantor, reference is made to said Deed dated April 18, 1986, and recorded with the said Registry of Deeds in Book 16924, Page 460.

Parcel 2

A certain parcel of land situated in the City of Waltham, County of Middlesex, Commonwealth of Massachusetts, containing about six acres of land, be the same more or less, and more particularly bounded and described as follows:

Lot 2 Larchmont Avenue, 4 (3) R Lincoln Street Waltham

MSB 12/28/01 12:36:06 1099 30.00

Beginning at the Southwest corner of said Premises by land now or formerly of George Webber; thence running

Northerly and bounding Westerly by said Webber's land about sixty-nine (69) rods to land now or formerly of Nathan Hardy; thence running

Easterly and bounding Northerly by said Hardy's land about fourteen (14) rods to land set off as dower to widow Sarah Sanderson; thence running

Southerly and bounding Easterly by said land set off as dower about sixty-nine (69) rods to a stake and stones and other land now or formerly of said Webber; thence running

Westerly and bounding Southerly by said Webber's land to a stake and stones and the first mentioned bound.

For Grantor's title, see Deed from Valerie Viles-Johnson formerly known as Valerie Viles, dated November 17, 2000, and recorded with Middlesex South District Registry of Deeds in Book 32038, Page 358.

The subject real estate, Parcel 1 and Parcel 2, is supposed to be owned by Peter W. Ryan, of Waltham, Middlesex County, Massachusetts,

This taking is made in fee simple, and, except as provided below, is made together with any and all easements and rights appurtenant thereto, including trees, buildings, and other structures standing upon or affixed thereto and including the interests of the supposed owners, if any, in all public streets, highways, and public ways within or adjacent to the Property.

Excepting from the rights taken are all easements for wires, pipes, condults; poles and other appurtenances for the conveyance of water, sewerage, gas, oil, steam electricity and telephone communication and other utilities now lawfully in or upon the Property.

AND IT IS FURTHER ORDERED that in accordance with the provisions of Massachusetts General Laws, Chapter 79, Section 6, as amended, an award is made by the City of Waltham in the total amount of Seven Hundred and Fifty Thousand Dollars ($750,000.00) for both Parcel 1 and Parcel 2 for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in the Property and entitled to any damages by reason of the taking. The City of Waltham reserves the right to amend the award at any time prior to payment for good cause shown.

Settlement costs including, but not limited to, adjustments for real estate taxes, water bills, and recording expenses will be adjusted at the time of taking.

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2 Project Narrative

SMMA

Project Narrative

The City is currently undertaking design and construction of the new Waltham High School. This report is submitted to the Waltham Board of Appeals in support of a Variance Application and Petition for zoning relief pursuant to G. L. c.40A §3 (the "Dover Amendment") for the Waltham High School Project, located on Lexington Street in Waltham, MA.

Existing Conditions

The project site is located at 554 Lexington Street in Waltham, MA. It is comprised of four properties that are a total of approximately 52 acres. The parcels are identified by Waltham assessors as R33-2-19, 19A, 19B, and R-32-5-38. The current zoning for the majority of these properties is Residence A2 (RA2); a small portion along Lexington Street is within the Residence A3 (RA3). Approximately 46 acres of the site was previously owned by the Stigmatine Fathers Inc. Trust and is now owned by the City of Waltham. An additional 6 acres, known as Jericho Hill II, which is owned by the City, was transferred to the custody and control of the School Department on March 9, 2020 to be included as part of this project. The site is bordered by Lexington Street and residential properties to the east, conservation land to the west, and residential properties to the north and south.

The site is partially occupied by buildings of the former Espousal Center. The existing buildings have varied sizes and uses, which include dormitories, office space, chapels, and a gift shop. Other developed portions of the site include roadways and parking lots, a grass field, and an outdoor storage area for equipment. The existing development is focused along the southern portion of the site and is accessed via a single entrance from Lexington Street.

There is an intermittent stream that runs north to south through a portion of the site and has associated areas of bordering vegetated wetlands. The project team filed an Abbreviated Notice of Resource Area Delineation (ANRAD) in May of 2019 with the Waltham Conservation Commission to confirm the wetland delineation. The Commission issued an Order of Resource Area Delineation (ORAD). It was appealed and we understand MassDEP is ready to issue a Superseding ORAD to confirm wetland resources. Refer to the Appendix for a copy of the recorded ORAD.

The balance of the site is undeveloped woodlands with areas of relatively steep slopes. Topography ranges from an elevation of about 106' at Lexington Street to the highest portion of the site at elevation 330' at the northeastern property line. The project team has retained Haley & Aldrich (H&A) to perform subsurface explorations and provide geotechnical recommendations at the project site. Subsurface testing began in April of 2019 and to investigate soils and bedrock. Testing includes test pits, test borings, and a geophysical survey through the limit of proposed development. Refer to the Geotechnical Report by H&A included in the Appendix for information on subsurface conditions.

Proposed Project

The new Waltham High School will be located at 554 Lexington Street in Waltham, MA. The new school building, totaling approximately 414,850 gross square feet, will house approximately 1,830 students in grades 9-12. The project design is the result of a long process, involving the development of an educational plan with input from numerous stakeholders. The educational plan is

for a comprehensive high school with fourteen career, technical, and vocational programs. In essence, the project involves combining two schools into one with four academic clusters: STEAM (Science, Technology, Engineering, and Mathematics); Fine and Performing Arts; Health, Wellness and Athletics; and Humanities. The massing of the building embodies a four-cluster approach to match the Educational Program. It features a four-story academic bar fronting the main entrance drive, and a series of two-to-three story volumes fanning out towards the north. A multi-story Dining Commons hall connects the new Media Center to the Auditorium and Gymnasium while lending a vibrant sense of community and visibility to the overall school environment.

The building is proposed to be sited in the southwestern quadrant of the property, such that the footprint of existing development may be optimized, and open space preserved near the Lexington Street corridor. The existing field near the east side of the property will be maintained. An artificial turf field and garage will be sited at the rear of the building adjacent to the west property line.

The City's transfer of Jericho Parcel II use to the School Department allowed the design team to review siting of the major elements of the project in attempts to further minimize environmental impacts on the site, with the ultimate goal of avoiding impacts to the existing wetland resources, as much as possible. The environmental benefits of this design also reduce the amount of altered land on the site and reduce the impervious areas from earlier design proposals.

Site work will consist of the demolition of all existing structures, paved surfaces, existing site improvements, and above and below ground utilities. Significant earthwork will be required to achieve final design grades of the project including significant bedrock blasting. It is estimated that approximately 900,000 cubic yards of soil and rock will be exported from the site. An early site preparation phase will include clearing, earthwork, and preparation for the building construction.

The project includes new vehicular and pedestrian circulation from Lexington Street, up and around the new school building, and to the proposed athletic field and garage. Full emergency vehicle access is provided around the building. The existing curb cut on Lexington Street will be improved and a second curb cut will be added. New traffic signals will be added at Lexington Street for vehicular and pedestrian control. Vehicular and pedestrian striping will be added to Lexington Street to allow for safe crossings and egress to and from the site.

The project proposes 650 parking spaces, 490 of which are provided in a garage structure below the artificial turf athletic field. The remaining 160 spaces are provided in at-grade spaces off the main access driveway and are predominantly on the south and east of the school. The plan is to have numbered and signed spaces for all students, faculty, and visitors to help with traffic flow throughout the site.

Landscaping will be added where feasible to enhance the design of the building and site. New site lighting is proposed to meet current standards. There will be pedestrian friendly plazas on the east, west, and south side of the school. Multiple outdoor classroom spaces will be provided around the site, including one in the area of proposed wetland resource restoration.

Utility services will be upgraded and replaced. Hydrants will be installed around the building with direction from the Fire Department. A new stormwater management system will be designed to capture and regulate the runoff from the developed portion of the site. The stormwater management system will be designed to meet or exceed the current Massachusetts DEP Stormwater Policy and Standards.

3 Compliance with Zoning Bylaws

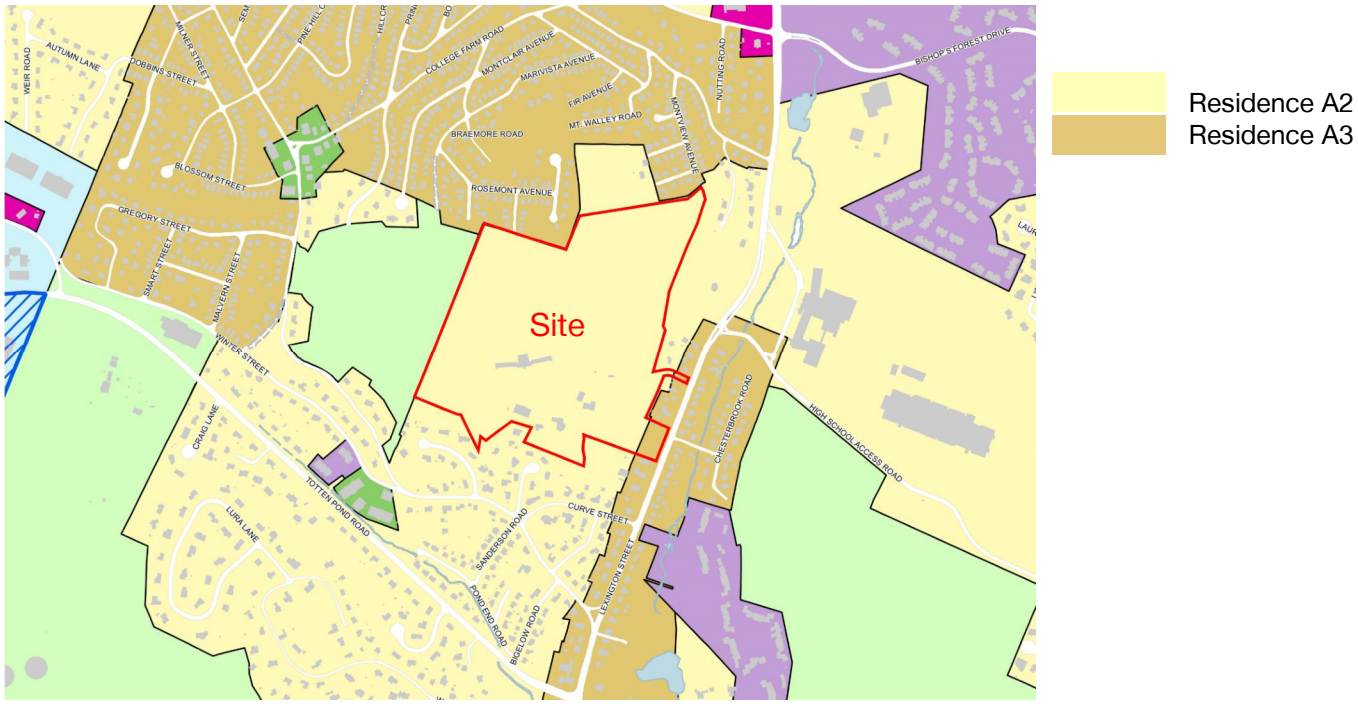
SMMA

Compliance with Zoning

The project site is mostly located within the Residence A2 District (RA2), however, the property frontage is located in the Residence A3 District (RA3). Residence A2 regulations were used for this project as the basis as the majority of the site is within that zone and the regulations are more stringent. The proposed use for the site is educational per the definition in §3.215, which is allowed in the both the RA-2 and RA-3 Districts by right per §3.4 Table of Uses.

The project has been designed to meet the requirements of the City of Waltham Zoning Ordinance as outlined in this report, to the greatest extent possible.

Figure 3.1: Zoning Map



Dimensional Regulations

The project complies with the dimensional requirements as outlined in Table 3.1 below. The project seeks dimensional relief for:

a) minimum building setback to residential properties for the high school building,
b) minimum building setback to residential and public open space properties for the field structure, and
c) minimum setback for recreational structure to residential property lines for the exterior bleachers.

Table 3.1: Dimensional Regulations

	Required	Proposed
Minimum Lot Area	15,000 square feet	52.5 acres
Minimum Frontage	80 feet	238 feet
Minimum Front Building Setback: High School	75 feet	854 feet (eastern property line)
Minimum Building Setback to Residential Properties: High School	350 feet [1]	**68 feet (southern property line)**
Minimum Rear Building Setback: High School	75 feet	369 feet (western property line)
Minimum Building Setback: Field Structure	75 feet [2]	**40 feet (western property line – public open space) / 62 feet (southern property line – residential property)**
Minimum Recreational Structure Setback: Exterior Bleachers	350 feet [3]	**150 feet (southern property line)**
Minimum Parking Setback	40 feet	40 feet (southern property line)
Maximum Building Height: High School	4 stories / 48 feet	4 stories / 24 feet [4]
Maximum Lot Coverage	20%	7%

1. Buildings and structures up to four stories in height shall be allowed given a 350-foot setback from all residential property lines per §4.12(11)(d).
2. Buildings and structures up to two stories in height shall be allowed given a 75-foot setback from all residential and public open spaces property lines per §4.12 (11)(b).
3. All recreational structures, such as bleachers, but not including playing fields and indoor recreational facilities shall be at least 350 feet from any residential property lines per §4.12(11)(f).
4. Top of building is at elevation 212'. The average grade around the property line is 188'. Refer to existing grade calculations in the Appendix.

Building Setback (High School Building)

Section 4.12(11)(d) requires educational-use buildings that are four stories in height to provide a minimum 350 feet setback from all residential property lines. The project site has residential properties located to the north, south, and east. At its closest point, the school building is setback 68 feet from the southern residential properties and will require a variance.

As described in Section 2 of this report, the site is heavily constrained due to existing topography, soils, and resource areas. The project team has made every effort to limit the development footprint

and retain as much of the existing woods as possible. The school building is sited to maximize use of the previously developed portion of the site. In addition, by locating the school building in the previously developed portion, the intermittent stream can be retained.

The proposed building will have the least setback to the southern property line, where it will be farther away from the residences than the existing structure in this vicinity. Less than half of the building will be within the 350' setback to the southern property line.

Building Setback (Field Structure)

Section 4.12(11)(b) requires educational-use buildings and structures that are two stores in height to provide a minimum 75-foot setback from all residential and public open spaces property lines. The project includes a synthetic turf structure over the western parking area and the field is 40 feet from public open space to the west and 62 feet from the residential properties to the south and will require a variance.

The outdoor field is a requirement of the new school's educational program and is proposed adjacent to the gymnasium within the school to provide easy access to locker rooms. To comply with the fitness program of the school, as well as to limit the disturbance to the site and the existing resource areas, the field is sited near the west of the school building. This location also avoids disturbing the existing intermittent stream and wetland areas in the center of the site.

Recreational Structure Setback (Exterior Bleachers)

Section 4.12(11)(f) of the Zoning Ordinance specifies that outdoor recreational structures, including sports bleachers, require a minimum setback of 350 feet from residential properties. The proposed high school will have a multi-purpose athletic field complete with 600-person capacity bleachers that will be setback 150 feet from the southern property line, which requires a variance.

As described above, the outdoor field is sited to provide easy access from the school to comply with the fitness educational program and to limit disturbance to the site and resource areas.

Due to the bleachers being on an elevated field, the desire is to have a low-profile layout for safety and to ensure view of the field is not blocked from the building. The footprint of the bleachers will be narrower and wider than typical bleachers to limit the height while still providing the required capacity. The bleachers are centered on the east side of the field to provide accessibility from the garage below. The position of the competition field to the south side allows for optimal pedestrian circulation between the school, plaza, garage, and field. This layout was reviewed at the School Building Committee meeting on May 5, 2020.

Building Height

Section 4.12(11) of the Zoning Ordinance allows for educational-use structures to exceed the base building height requirement of 2.5 stories or 35 feet as required in residential zones and increases the setbacks to residential properties at noted above. Section 2.236 of the Zoning Ordinance defines the height of a building as the vertical distance of a structure above the average existing elevation of a lot. The average existing elevation of the project site was calculated in accordance with section 2.326 by averaging the elevations at the end of each property line segment and along each property line segment at an interval of not less than 30 feet starting at the southwest corner and traveling in a clockwise manner around the site. The average elevation is 188'. Refer to the Appendix for the calculation of the existing average grade at the property line. The proposed height of the new four-story building as shown on sheet A-201 is 212', therefore the proposed building

height is 24'. This height complies with the building height regulations as outlined for educational use structures.

Off-Street Parking

Parking Quantity

The new school contains multiple uses, therefor in accordance with Section 5.22(c) of the Zoning Ordinance, required off-street parking must be calculated by summing the parking demands for each individual use. Table 3.2 calculates the required off-street parking for the project, which is 886 spaces. The project proposes 650 spaces, which requires a variance.

The proposed parking quantity will be adequate to serve daily use at the site. Although the Ordinance requires a mixed-use project to sum the individual uses, it is not typical that the school would experience all of the different uses at the same time. There will be occasions where the parking demand may be more than a typical school day, for example back to school night, theater performances, or sporting events, but overflow parking will be accommodated at the existing high school property at 617 Lexington Street if needed.

The parking program for the school is based on the anticipated student, staff, faculty, and visitor population and has been thoughtfully coordinated with the school, School Committee, and School Building Committee. The parking is distributed between 164 at-grade spaces and 486 spaces within the parking structure. All parking spaces and drive aisles are designed to meet the criteria in the Zoning Ordinance. The parking structure includes a synthetic turf field over the parking level and is located west of the building, refer to figure below. Because of the topographic challenges of the site, it was determined early on that providing parking in a structure below the field would be much more efficient and would limit overall site disturbances. Earthwork to provide these parking spaces at-grade would be extensive because of the shallow depths to bedrock.

Due to the topography, bedrock, and existing wetland resource areas at the site it was determined that the structured parking under the field was less disruptive than the work required to provide all parking spaces at grade. In addition, providing more parking at the site will also cause more disturbance to currently undisturbed areas of the site as well as resource areas.

Figure 3.2: Parking Structure

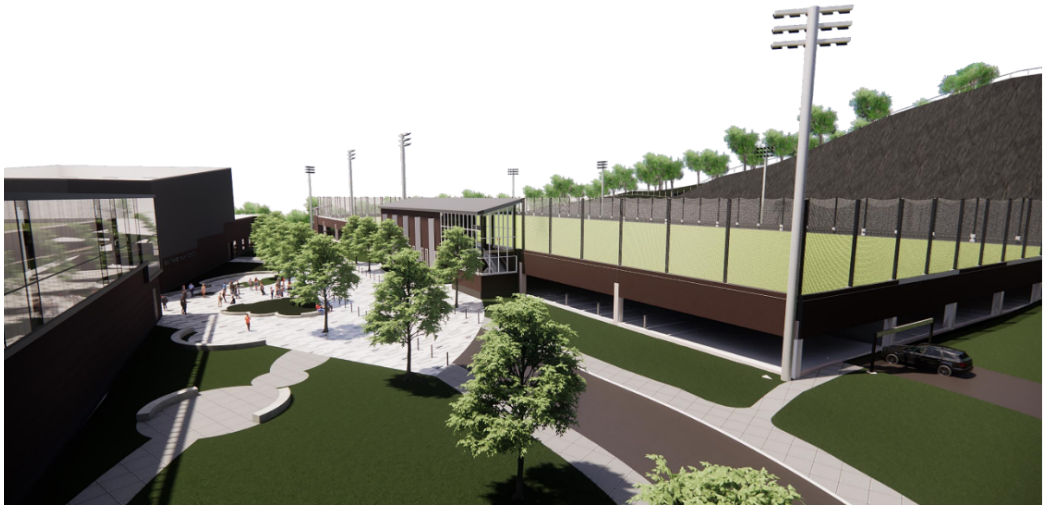


Table 3.2: Off-Street Parking Calculation

Use	Size Generating Figures	Required Parking Spaces	Parking Credit per §5.22 (c) 40%
Theater, Stadium, Auditorium, etc. 1 for each 3 fixed seats and 1 for each 36sf of unseated public floor area not including corridors			
Auditorium	1,000	334	134
Lecture Hall	100	34	14
Large Group Instruction	1,690	47	19
Dining Commons (if seated for performance)		182	73
Fixed seating on Learning Stair	*286*	*96*	-
Seating at tables on Level 1	*3,136*	*88*	-
Gymnasium	1,830	610	244
Restaurants, Eating Establishments, etc. 11 per 1,000 of gsf of interior area and 1 space for every 6 seasonal outdoor seats			
Dining Commons (for ref only - not used since theater use is higher occupancy)	*6,393*	*71*	-
Culinary Arts Restaurant	1,522	17	17
Outdoor Dining Commons	104	18	18
Outdoor Culinary Seating Area	44	8	8
Recreational Activities 1 per every 2 participants and 1 for every 2 spectators			
Exterior field:			
Spectators in bleachers	600	300	300
Players/coaches/referees	50	25	25
Office 1 per 300 square feet of gross floor area			
Offices	10,103	34	34
Total Parking Spaces for Simultaneous Occupancy			**886**

Snow Storage

Section 5.42 of the Zoning Ordinance requires snow storage to be identified as an area equal to 40 square feet per car space. The project proposes 650 parking spaces, therefor 26,000 square feet is required for snow storage. The figure below identifies approximately 90,000 square feet of storage

area and was reviewed by the facilities team that oversees snow removal at the school. The project complies with snow storage regulations.

Figure 3.3: Snow Storage

Tree Planting

Section 5.43 of the Zoning Ordinance requires trees to be provided at the rate of one for every 10 cars, and the size of the tree is to be at least 3 ½-inches in diameter measured from the ground level. The project proposes 650 parking spaces, therefor 65 trees at least 3 ½" diameter area required. The plans demonstrate approximately 120 trees at 3 ½" diameter and therefor comply with tree planting regulations.

Signage

LED Message Board

Section 6.6 of the Zoning Ordinance allows one ground sign for properties within the RA2 district. The project proposes two ground signs, one identification ground sign Lexington Street and one LED message board ground sign further into within the site. The additional LED message board sign requires a variance.

Section 6.41 of the Zoning Ordinance prohibits certain types of the signs that can be deemed distracting. The High School is proposing an LED message board that will be within a monument-style site sign. The message board will be a fixed message and will not have moving text. The sign will be located along the interior entrance driveway approximately 300 feet from Lexington Street. The overall area of the LED message board sign is approximately 12 square feet, refer to C-510.

The purpose of the sign is to provide messages for students, parents, and staff who have already entered the site and is not intended to be visible to persons traveling along Lexington Street. The message will be able to be changed to reflect the date, weather, current notifications, upcoming events, awards, or any other use the school deems appropriate for the board. The message will be changed at a frequency deemed appropriate by the School. Refer to the figures below for more information on the sign and its location.

Figure 3.4: LED Message Board

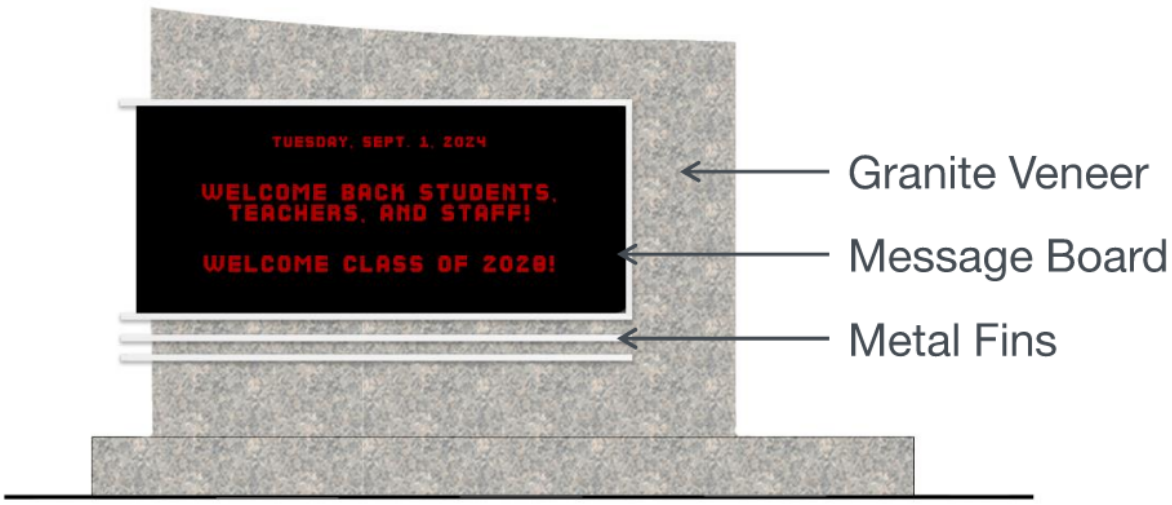


Figure 3.5: LED Message Board Location

Additional Building-Mounted Sign

Section 6.51 of the Zoning Ordinance requires that buildings are allowed no more than one principal sign. The High School proposes a primary wall sign above the entrance on the east side of the school facing Lexington Street. Due to the layout of the site to limit disturbance, and the required programs around the building, the western entrance is anticipated to receive just as much use as the eastern entrance. A majority of the parking is located to the west, within the parking garage, and event entrances will be through this egress as well. This entrance is seen as equally as important as the east entrance. A second building-mounted sign is proposed on the western building face to ensure this entrance is similar to the eastern side. Refer to the image below for more information on this wall sign and its location.

Figure 3.6: West Entrance Wall Sign

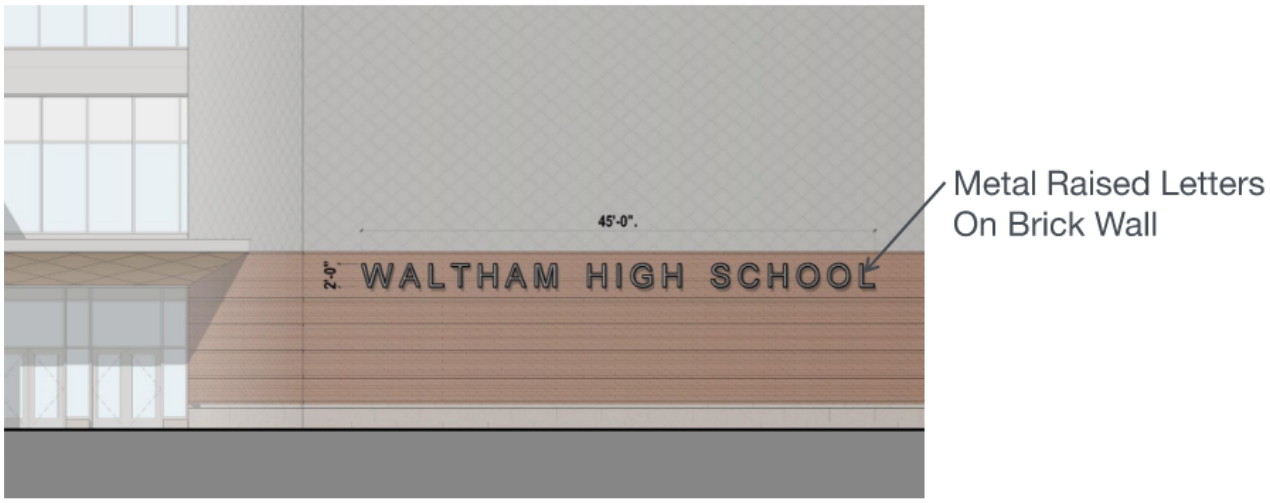
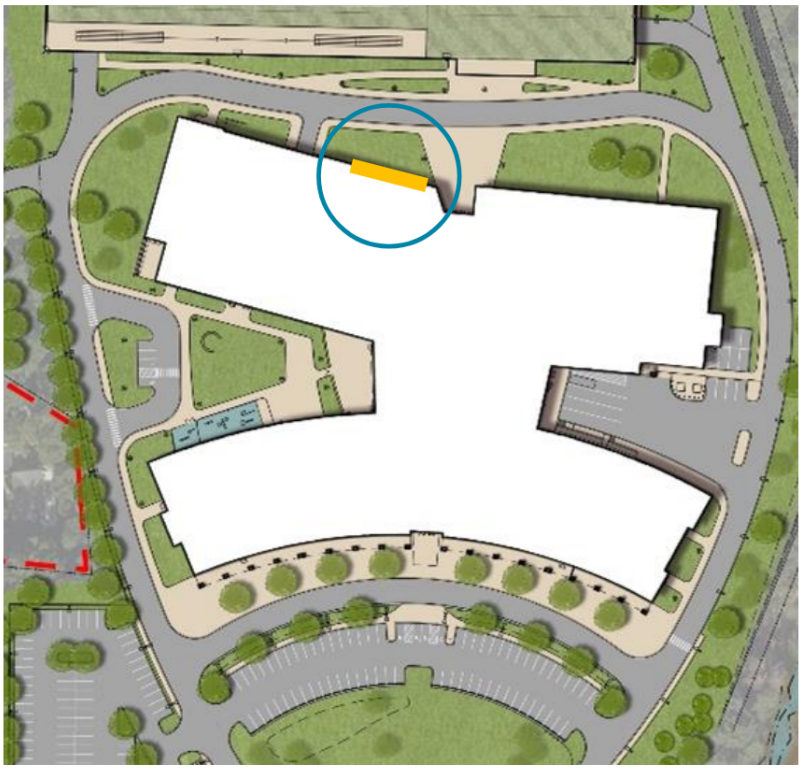


Figure 3.7: West Entrance Wall Sign Location



Dover Amendment

The Dover Amendment of G.L. c.40A, §3 provides the Board of Appeals with authority to grant zoning relief for a non-profit educational use. The Dover Amendment states, in relevant part, as follows:

> No zoning ordinance [shall] . . . prohibit, regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.

Thus, the Board of Appeals has the authority to vary the dimensional and parking requirements of the Zoning Ordinance to allow land and structures thereon to be used for educational purposes without strict compliance with the requirements of the Zoning Ordinance.

In order to qualify for relief under the Dover Amendment, the Applicant must establish that it is a qualifying educational institution, and that strict compliance with the Zoning Ordinance would ". . . substantially diminish or detract from the usefulness of a proposed structure or impair the character of the institution . . . without appreciably advancing the municipality's legitimate concerns." See Trs. of Tufts Coll. v. City of Medford, 415 Mass. 753 (1993).

The City of Waltham is a municipal corporation and operates the High School as part of its public school program, acting by and through its School Committee and appointed administrative staff. The City of Waltham School Department is a non-profit educational corporation within the definition of G.L. c.40A, §3 and the High School is a public building under the provisions of Article III, Section 3.87 of the Waltham Zoning Ordinance. The Applicant is, therefore, entitled to relief under the Dover Amendment.

The zoning relief sought through this application is necessary to fully realize the City's educational plan for the High School as approved by the Massachusetts School Building Authority (MSBA) on February 13, 2020. As set forth in the Project Narrative, in designing this project, the City has endeavored to balance the educational plan and related building requirements with protection of the environment and construction on a site that has significant topographical and soil-related challenges. Granting the requested zoning relief under the Dover Amendment is essential to allow this educational use to locate in a manner that would not impair the usefulness of the structure or educational purposes of the project, while balancing various environmental concerns, such as the protection of wetlands resources, minimizing new impervious surfaces, and focusing development on previously developed areas of the site.

The City has provided further legal analysis of its request for relief under the Dover Amendment, as well as its request for variance relief pursuant to Section 3.87 of the Zoning Ordinance, in its accompanying Memorandum of Law submitted herewith.

4 Appendix

Haley & Aldrich Geotechnical Report
Copy of Recorded Order of Resource Delineation
Average Site Elevation Calculation

HALEY ALDRICH

www.haleyaldrich.com

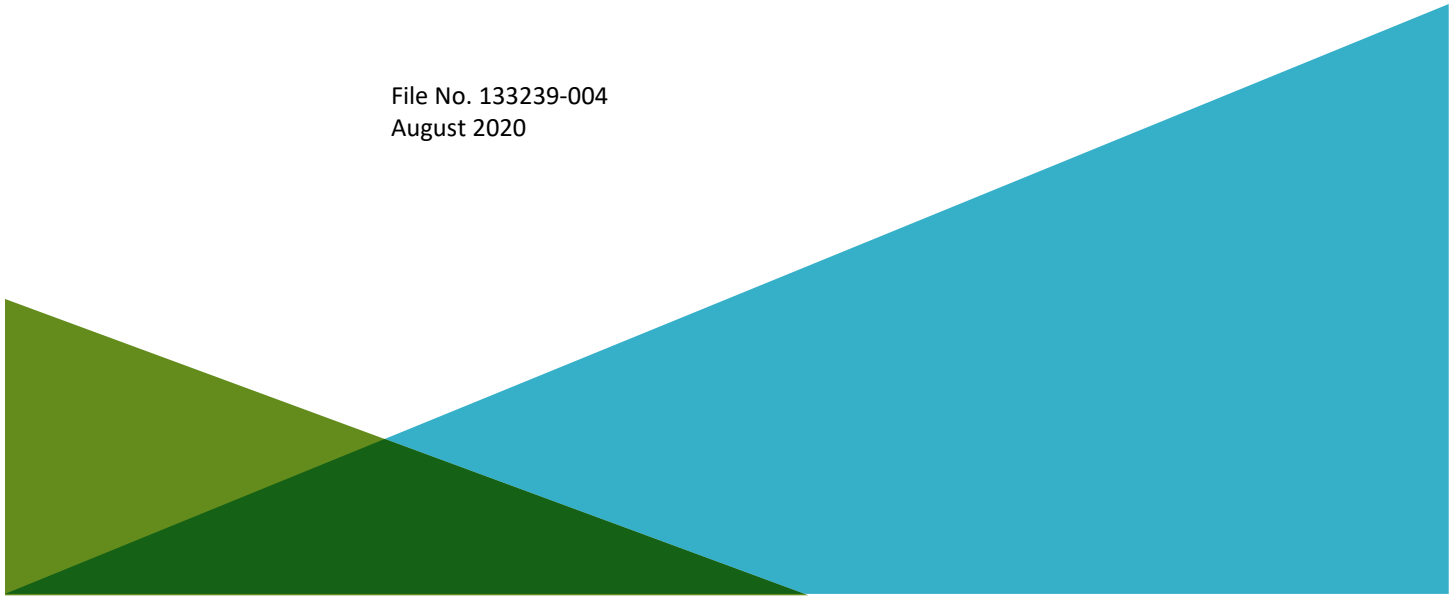
REPORT ON

UPDATED SUBSURFACE CONDITIONS AND GEOTECHNICAL DATA PROPOSED WALTHAM HIGH SCHOOL 554 LEXINGTON STREET AND JERICHO HILL PARCELS WALTHAM, MASSACHUSETTS

by
Haley & Aldrich, Inc.
Boston, Massachusetts

for
Symmes Maini & McKee Associates
Cambridge, Massachusetts

File No. 133239-004
August 2020



HALEY & ALDRICH, INC.
465 Medford St.
Suite 2200
Boston, MA 02129
617.886.7400

31 August 2020
File No. 133239-004

Symmes Maini & McKee Associates
1000 Massachusetts Avenue
Cambridge, Massachusetts 02138

Attention: Lorraine Finnegan

Subject: Updated Subsurface Conditions and Geotechnical Data
Proposed Waltham High School
554 Lexington Street and Jericho Hill Parcels
Waltham, Massachusetts

Ladies and Gentlemen:

This report provides a summary of a subsurface investigation program conducted in April and May 2019 for the proposed Waltham High School to be located at 554 Lexington Street in Waltham, Massachusetts as well as updated results from supplemental subsurface investigation programs conducted in March and April 2020 at the Jericho Hill parcel and July and August 2020 at 554 Lexington Street and the Jericho Hill Parcels. This updated Subsurface Conditions and Geotechnical Data Report replaces our previously issued reports titled "Subsurface Conditions and Geotechnical Data, Proposed Waltham High School, 554 Lexington Street, Waltham, Massachusetts" dated 30 May 2019 and "Updated Subsurface Conditions and Geotechnical Data, Proposed Waltham High School, 554 Lexington Street and Jericho Hill Parcels, Waltham, Massachusetts" dated 14 May 2020.

The purpose of the subsurface investigation programs conducted at the subject sites was to identify the depth to top of bedrock, make observations of the structural nature of the bedrock, and estimate the approximate thickness and nature of soils overlying the bedrock as they affect the proposed future construction and site development. The scope of the investigation program was performed in general accordance with our proposal dated 21 December 2018 (revised 5 March 2019), our proposal dated 18 June 2019, and our proposal dated 12 March 2020, and your subsequent authorizations for each.

Proposed Development

Our understanding of the proposed Waltham High School project is based on the updated proposed site layout plan provided by Symmes Maini & McKee Associates (SMMA) on 1 May 2020. Refer to Figure 1 Project Locus for the general project location.

The proposed High School will include three connected main buildings (academic, arts and athletic) with a total floor area of approximately 420,000 sq ft. The academic building will be 4 stories while the arts

and athletic buildings will be 1 to 3 stories. Between the academic building and the west end of the arts and athletics buildings, the site grade will step up concurrent with floor slab elevations, with the buildings located adjacent to the excavated bedrock slopes. The academic building and the east end of the arts and athletic buildings will have a lowest level finished floor elevation of El. 148 and the west end of the arts and athletics buildings will be approximately 18 ft higher with a lowest level finished floor elevation of El. 166.[1] At the central portion of the northern edge of the academic and arts and athletic building, the lowest finished floor elevation is set at El. 144.

Located west of the proposed High School (predominantly within the limits of the Jericho Hill Parcel) will be an athletic field constructed above an at grade parking structure. The lowest level of the Garage will be finished at El. 168 and the overlying field will be finished at El. 180. The project also includes several surface parking areas and a series of internal and perimeter access roads and sidewalks.

To establish finished site grades, a linear series of sloped bedrock walls (approximately 1,725 linear feet) of varying heights (some approaching 120 ft. in height) will be excavated into the bedrock to the west of the underground garage and athletic field as well as to the north and northeast of the proposed High School. Approximately 600 linear feet of sloped bedrock wall approximately 18 - 20 ft in height will be required as part of construction for the proposed High School building at the transition from the lower and upper levels of the building.

Subsurface Exploration Programs

PREVIOUS EXPLORATION PROGRAM

Lahlaf Geotechnical Consulting, Inc. (LGCI) previously performed a subsurface investigation program at the project site in October 2018, which consisted of twelve test borings drilled in readily accessible areas. Designations and approximate locations of the test borings are shown on Figure 2 and test boring logs are included in Appendix A.

SCHEMATIC DESIGN AND DESIGN DEVELOPMENT EXPLORATION PROGRAMS

Haley & Aldrich, Inc. (Haley & Aldrich) coordinated and executed the initial Schematic Design-phase exploration program that was performed between 22 April and 13 May 2019 that consisted of test pits, test borings and both surface-deployed and downhole geophysical investigation methods. In March and April 2020, a supplemental Schematic Design-phase exploration program was conducted on the Jericho Hill parcel that consisted of test pits, test borings and surface-deployed geophysical investigation methods. An on-going Design Development-phase exploration program consisting of test borings, downhole geophysical investigation methods, and hydrogeologic testing began in July 2020 and is expected to be complete in early September 2020. For the 2019 and 2020 subsurface exploration programs, the test pits and test borings were located in the field by Haley & Aldrich using either a global position system (GPS) or by measuring to existing surveyed site features. Following completion of the programs, Nitsch Engineering located the test pits and test borings for the 2019 and early 2020

[1] Elevations reported herein are in feet and reference the North American Vertical Datum of 1988 (NAVD88).

exploration programs using optical survey methods. The most recent test boring locations will be surveyed upon completion of the program. Details of the subsurface investigations is further described below.

As part of the 2019 and 2020 Schematic Design programs, Haley & Aldrich performed geologic site reconnaissance field programs on the 554 Lexington Street and Jericho Hill parcels to map surficial soils, conduct overall site observations, and record structural bedrock data from exposed rock outcrops. Types of bedrock data collected included observed rock type, planar attitude data (dip/direction measurements) for rock foliation, jointing, faults and shears, slickensides and other attitude. Details of the 554 Lexington Street geologic site reconnaissance was provided in our report titled "Bedrock Contingency and Specialty Pricing Guidelines Report, Schematic Design (SD) Phase, Proposed Waltham High School, 554 Lexington Street, Waltham, Massachusetts" dated 31 May 2019 and results from the 2020 Geologic Reconnaissance will be incorporated in to Design Development Rock Slope pricing memorandum.

2019 Test Pit Explorations – 554 Lexington Street

During the period between 22 April and 1 May 2019, Earthworks Industries, Inc. of Plainville, Massachusetts excavated a total of twenty-five (25) test pits (designated TP-1 to TP-25) with a tracked excavator. The geotechnical test pits were excavated to depths ranging from 2 to 15 ft below ground surface (bgs) to determine the thickness and composition of the overburden soils and determine the depth to top of bedrock from ground surface. Haley & Aldrich provided technical monitoring of the explorations to observe and document conditions encountered and modify the explorations as appropriate based on the field conditions.

An additional nine (9) test pits (designated INFIL-1 through INFIL-6, INFIL-6A, INFIL-7, and INFIL-8) were excavated by Earthworks Industries, Inc. between 29 April and 1 May 2019 to depths ranging from 3 to 9 ft below ground surface to evaluate seasonal high groundwater soil morphology, and to perform field hydraulic conductivity tests using a Guelph Permeameter. Technical monitoring of the explorations was performed by a Haley & Aldrich Massachusetts Licensed Soil Evaluator, who logged the test pits using the USDA soil textural triangle and the Form 11, as prescribed by 310 CMR 15.000 (Title 5).

Due to the nature of the subsurface conditions encountered in the infiltration test pits (shallow bedrock, groundwater within 4 ft of ground surface, and/or excessively coarse, gravelly or cobbly material that prevented the use of the Guelph Permeameter), infiltration testing was performed only at test pit INFIL-8.

During the test pit exploration phase of the subsurface exploration program, a representative from CDW Consultants, Inc of Natick Massachusetts collected soil samples for soil precharacterization analytical testing. Results from the soil analytical testing were provided under separate cover by CDW Consultants, Inc.

Designations and approximate locations of the test pits are shown on Figure 2. Test pit logs and photographs are included in Appendix B. The results of the field hydraulic conductivity test are summarized in a subsequent section of this report.

2020 Test Pit Explorations – Jericho Hill

Haley & Aldrich coordinated and executed a Schematic Design-phase exploration program on the Jericho Hill parcel that was performed between 26 March and 30 March 2020 and that consisted of a total of twelve (12) test pits (designated TP 20-1 to TP 20-12) completed with a tracked excavator. The geotechnical test pits were excavated to depths ranging from 2 to 8 ft below ground surface to determine the thickness and composition of the overburden soils and determine the depth to top of bedrock from ground surface. Haley & Aldrich provided technical monitoring of the explorations to observe and document conditions encountered and modify the explorations based on the field conditions.

Designations and approximate locations of the test pits are shown on Figure 2. Test pit logs and photographs are included in Appendix C.

2019 Test Borings – 554 Lexington Street

Between 29 April and 13 May 2019, Northern Drill Service, Inc. of Northborough, Massachusetts drilled four (4) test borings designated HA-1 to HA-4 at the site with a track-mounted drill rig. Haley & Aldrich provided technical monitoring of the explorations to observe and document conditions encountered, log the bedrock core, and modify the explorations as appropriate based on the field conditions. The test borings were drilled to depths below ground surface ranging from 60 ft (HA-4) to 101.7 ft (HA-2) and were advanced using steel drill casing and a roller bit through the overburden soils into the underlying bedrock. Samples of the overburden soils were obtained using a conventional split spoon sampler in general accordance with the Standard Penetration Test (SPT).

NX-size rock cores were obtained to characterize and evaluate the bedrock at each test boring location. Following completion of the borehole drilling, the upper portion of the boreholes were sleeved with a temporary 4-in. diameter PVC riser and protected with a locking guard pipe, allowing access into the open rock portion of the borehole for downhole geophysics measurements. The open bedrock borehole also allows access for taking water level readings over time.

Designations and approximate locations of the test borings are shown on Figure 2. Test boring logs and photographs of the rock core are included in Appendix D.

2020 Test Borings – Jericho Hill

Between 31 March and 1 April 2020, Northern Drill Service, Inc. drilled two (2) test borings designated HA 20-1 and HA 20-2 at the site with a track-mounted drill rig. Haley & Aldrich provided technical monitoring of the explorations to observe and document conditions encountered, observe the thickness of the thick fill layer in the southwest portion of the site, and observe depth to bedrock in the two test

borings. The test borings were drilled to depths below ground surface ranging from 8.5 ft (HA 20-2) to 28.5 ft (HA 20-1) and were advanced using steel drill casing and a roller bit through the overburden soils into the underlying bedrock. Samples of the overburden soils were obtained using a conventional split spoon sampler in general accordance with the Standard Penetration Test (SPT). NX-size rock cores were obtained to confirm, characterize, and evaluate the bedrock at each test boring location.

Designations and approximate locations of the test borings are shown on Figure 2. Test boring logs are included in Appendix E.

2020 Test Borings – 554 Lexington Street

Between 7 July and 7 August 2020, Northern Drill Service, Inc. drilled ten (10) test borings designated B1 to B7, and MW-1 to MW-3 at the site with a track-mounted drill rig. Haley & Aldrich provided technical monitoring of the explorations to observe and document conditions encountered and observe depth to bedrock in the ten test borings. The test borings were drilled to depths below ground surface ranging from 26 ft (MW-3) to 133.5 ft (B5) and were advanced using steel drill casing and a roller bit through the overburden soils into the underlying bedrock. Samples of the overburden soils were obtained using a conventional split spoon sampler in general accordance with the Standard Penetration Test (SPT).

NX-size rock cores were obtained to characterize and evaluate the bedrock at each test boring location. Following completion of the borehole drilling, the upper portion of the boreholes were sleeved with a temporary 3-in. diameter PVC riser, allowing access into the open rock portion of the borehole for downhole geophysics measurements. The open bedrock borehole also allows access for taking water level readings over time.

Three test borings (MW-4, PT-1 and PT-2) remain to be drilled as a part of the hydrogeologic testing program and are expected to be completed in September 2020.

Designations and approximate locations of the test borings are shown on Figure 2. Test boring logs and photographs of the rock core are included in Appendix F. Note: Test boring logs are marked “draft” as of this report and will be finalized once as-drilled locations are surveyed optically in the field by others.

Geophysical Survey Methods

Hager GeoScience, Inc. of Woburn, Massachusetts (HGI) performed a geophysical survey program at the site that consisted of two general types of evaluations: surface-deployed seismic refraction and ground penetrating radar (GPR) surveys on both the 554 Lexington Street and Jericho Hill parcels, and acoustic and/or optical televiewer (A/O TV) downhole geophysical logging performed in the completed boreholes on both parcels.

The surface-deployed GPR geophysical surveys and seismic refraction surveys were originally completed between 22 and 24 April 2019 and updated between 1 April and 3 April 2020. The May 2020 updated GPR information included the Jericho Hill parcel and the 554 Lexington Street parcel combined. The primary objective of the surface-deployed methods was to generate data for interpretation of the

approximate depth to bedrock and general stratigraphy at the site. The results of the 2020 updated HGI GPR survey data and their interpretive maps (Plates 1 – 4, dated May 2020) are included in Appendix G.

HGI surveyed GPR and Seismic Refraction transects and combined the geophysics data with the results from the Haley & Aldrich test pit and test boring programs completed in 2019 and 2020. HGI processed the combined data and interpreted the depth to bedrock at five (5) and ten (10) ft intervals along each transect, which are shown on May 2020 Plate 1 (in Appendix G). From these data points, HGI additionally processed and plotted the approximate bedrock depth contour plot (shown as May 2020 Plate 2 in Appendix G) and developed the bedrock elevation surface plot (May 2020 Plate 3 in Appendix G). A model for the top of bedrock was generated and is shown on Plate 4 dated May 2020.

As shown on HGI May 2020 Plate 2, the results of the GPR survey indicate that the majority of the proposed Waltham High School and Parking Garage site is underlain by shallow bedrock at depths of approximately 10 ft or less below ground surface, and in some localized areas, at depths of 5 ft or less below ground surface. There also appears to be an area in the southwest portion of the site that exhibits thicker overburden soils (i.e., deeper bedrock) that generally coincides with the Haley & Aldrich field documentation where thick fill soils were observed and encountered in this area. As noted on Plate 2 and Plate 3, five bedrock fracture zones were identified in the southwest portion of the site.

The HGI bedrock elevation plan (Plate 3, May 2020) supports the Haley & Aldrich field observations that the overall rock surface tends to slope downward from the higher elevations identified in the northwest and northern portions of the site, to lower elevations in the southeast corner of the site, near Lexington Street. The orientation of the intermittent stream appears to closely follow the rock surface elevations, roughly bisecting the site in a northeast-to-southeast orientation.

The 2019 and 2020 results of the A/O TV downhole geophysical logging survey conducted within eleven Haley & Aldrich rock core borings (HA-1 to HA-4 and B1 to B7, respectively) are included in Appendix G.

Site and Subsurface Conditions

EXISTING SITE CONDITIONS

The 554 Lexington Street site is approximately 46 acres in size and is comprised of both generally-level developed areas and undeveloped wooded, sloping, rock-controlled uplands. The Jericho Hill site is approximately 6 acres in size and is comprised of undeveloped wooded, sloping, rock-controlled uplands. The combined two sites are roughly square shaped in plan view and are surrounded by private homes to the north, east and south, with the primary access road entering from Lexington Street to the east.

A mapped intermittent stream with bordering vegetation crosses the 554 Lexington Street property in a diagonal orientation, descending from the uplands in the northeast portion of the site, and flowing downhill to the southwest, then to the southeast where it enters a small culvert with headwall near the center of the property adjacent the main access road.

Ground surface elevations across the 554 Lexington Street and Jericho Hill sites range from approximately El. 104 near the southeast corner of the site adjacent to Lexington Street to greater than El. 316 in the northwest corner of the site. Although the majority of the two sites are undeveloped land, the surrounding area would be considered densely developed and residential in character.

Numerous surface boulders, some of substantial dimension, along with numerous stone walls and rock piles, were observed across the sites. Bedrock outcrops were documented sporadically across the site, with the largest exposures along the western, north and northeastern property boundaries. Due to the size of the site boulders, discerning bedrock outcrops from partially buried boulders was difficult in some areas.

A portion of the property for the proposed High School location was occupied by the former Stigmatine Fathers Espousal Center and has been partially developed (554 Lexington Street parcel). The Stigmatine Fathers Espousal Center was comprised of several buildings of varying age, and several buildings are located within the footprint of the proposed High School buildings. A cluster of buildings are also located slightly to the south and east directions from the proposed High School buildings. An overview of the existing site building structures is described in the table below.

Location/Existing Structure	**Description**
Retreat Building	• Built approximately 1960 • Residential Building - 3 stories and 1 basement level
St. Joseph's Hall	• Built approximately 1980 • Residential Building - 2 stories and 1 basement level
Chapel	• Built approximately 1920 • Gathering Hall - 1 story structure
Bertoni Hall a.k.a. William Clark House	• Built approximately 1920 • Former gift shop and residence - 4 stories and 1 basement level
St. Ann Building	• Built prior to 1943 • Former Office and Infirmary Building - 1 story with 1 basement level
Provincial House	• Built prior to 1943 • Office and Gift Shop Building - 2 stories and 1 basement level

There are existing paved asphalt roadways connecting the aforementioned buildings, and several small paved parking areas are situated adjacent to the site buildings. There is a larger, square, paved parking lot immediately southwest of the Retreat Building, with an adjacent unpaved parking area to the southwest. Our observations suggest that these parking areas were constructed, at least in part, on Fill soils placed downslope to the south.

A maintenance vehicle building and storage area, basketball court, baseball field and garden area are located north of the access road on the 554 Lexington Street site. Several religious statuary and iconography were previously situated at several locations around the developed portion of the site but

were removed from the site in 2020. Multiple cleared foot trails cross the undeveloped portions of the property. The Jericho Hill Parcel is not currently developed.

AREA GEOLOGY

Bedrock

The proposed Waltham High School site is located within the western portion of the Avalon platform, a bedrock terrane in eastern Massachusetts that, in the Waltham area, consists of primarily volcanic and intrusive crystalline rocks. Informally named as part of the "Lexington Suite," these rocks can be of varying ages and have been multiply-deformed by movement along the major terrane boundary (named the Bloody Bluff Fault Zone), which is located approximately 2 miles west of the site. Due to the influence of these localized fault movements, different rock types can frequently be found in close proximity to one another.

While the overall strength and character of the crystalline rocks in Waltham can be typically quite hard and durable, the complex structural relationships between regional rock blocks may be expressed on the site as variations in rock elevation, as fault zones, or as shear zones, which may manifest as zones of weaker, broken rock, affecting the overall competency of the bedrock in an excavation. Further descriptions of the rock types encountered on the site are provided below.

Soil

Overburden soils at the proposed Waltham High School site were primarily a result of the most recent Pleistocene ice advance and retreat, depositing an irregular and heterogeneous blanket of Glacial Till, that consists of varying proportions of silt-to-gravel size fractions. Overlying the Glacial Till in some areas were a Loess Deposit (a post-glacial windblown subsoil) and topsoil. Notably, many numerous large boulders were documented across the overall property both at ground surface and within the Glacial Till deposit.

SOIL AND BEDROCK CONDITIONS

The following describes each geologic unit encountered in the recent test pits and test borings in the vicinity of the proposed High School, in order of occurrence with increasing depth below existing site grades. Note that the ground surface varies significantly across the site. Refer to Table I for a summary of subsurface information.

Forest Mat – A thin surficial layer of forest mat was encountered in the explorations performed in upland wooded areas.

Topsoil – A layer of topsoil was commonly encountered at ground surface within existing landscaped areas or at select locations below bituminous concrete pavement. Where encountered, the thickness of topsoil ranged from 0.4 ft to 2 ft.

Topsoil was typically described as a dark brown ORGANIC SOIL with roots. A buried layer of topsoil (encountered below Fill material) was observed at test pit locations TP-6A, TP-7, and TP-23 at depths of 6 ft, 5 ft, and 14 ft below ground surface, respectively. Topsoil was not encountered at test pit locations TP-11, TP-22, INFIL-3, and INFIL-8.

Miscellaneous Fill – A layer of heterogeneous Fill was encountered at the ground surface or below the Topsoil in 16 test pits. Where encountered, the Fill thickness ranged from 0.9 ft (in TP-24) to 14 ft (in TP-23) but in general was on the order of 0.9 ft to 9 ft. The Fill was typically described as light to dark gray brown silty SAND with gravel; brown SILT with sand; brown poorly graded GRAVEL with sand; and dark brown to black ORGANIC SOIL with sand.

The Fill was intermixed with varying amounts of debris including asphalt, concrete, brick, concrete pipe fragments, plastic, or wood. A buried layer of Rubble Fill was encountered in test pit TP-22 (at a depth of 5 ft) and TP 20-11. The buried Rubble Fill consisted of concrete slab blocks, bricks, wood, and pipe scraps. Evidence of deeper Fills was noted in the test pits performed along the south and southwest side of the site. For example, deep Fill was identified in TP-19 (Fill at 11.6 ft thick), TP-22 (13.0 ft thick) and TP-24 (14 ft thick), respectively.

Loess/Subsoil – A layer of wind-deposited Loess (also termed Subsoil) was encountered below the Topsoil at several test pit locations. Where encountered, the thickness of the Loess deposit ranged from 0.4 ft to 2.9 ft thick. Loess was typically described as very loose yellow brown to dark orange brown silty SAND with cobbles.

Glacial Deposits – Glacial Deposits, predominantly consisting of Glacial Till, were encountered below the Topsoil, Fill, or Loess deposits, and were deposited on the top of bedrock. Where encountered, the Glacial Till thickness ranged from 0.3 ft to 10 ft. Glacial Deposits were typically described as medium dense to very dense, gray well-graded GRAVEL with silt and sand and poorly to well graded SAND with silt, gravel, cobbles, and boulders. The sand and gravel clasts in the Glacial Deposits frequently appeared sub-rounded to well-rounded. Glacial Deposits were not encountered in test pits TP-19, TP-22, TP-23, TP-24, INFIL-2, INFIL-3, INFIL-4, INFIL-8, and TP 20-12.

As previously mentioned, numerous large boulders were encountered in the Glacial Till and observed at the ground surface across the site.

Bedrock – Bedrock was encountered in most test pit and test boring locations, with the exception of test pits TP-19, TP-22, TP-23, INFIL-1, INFIL-7, INFIL-8, and TP 20-11. The top of bedrock ranged from 0.4 ft to 26.5 ft below ground surface and was also exposed in numerous outcrops at ground surface.

Reflecting the variability of the crystalline rock types commonly identified in Waltham, the typical bedrock encountered was classified as gabbro or diorite with quartzite intrusions or bands of mylonite. Less common rock types observed at several locations across the property included granite, syenite, pegmatite, diabase, or diorite gneiss.

SOIL LABORATORY TESTING

Grain size distribution testing was performed on six samples collected during the 2019 subsurface exploration program. Samples tested at the Haley & Aldrich soils laboratory were from the following test pits: TP-2, TP-5, TP-11, TP-13, INFIL-6A, and INFIL-8. A summary of the grain size distribution results is provided in Appendix H.

BEDROCK LABORATORY TESTING

Rock core samples were tested for strength, abrasion, and durability properties. Testing included Unconfined Compressive Strength, Direct Shear, CERCHAR Abrasivity, and Slake Durability tests. Strength testing results are described below. Refer to Appendix H for test results.

Unconfined Compressive Strength of Bedrock

Bulk Density and Unconfined Compressive Strength (UCS) testing was performed on fourteen samples of bedrock taken from test borings designated HA-1 through HA-4 and B1 through B7 in accordance with ASTM D70122 Method C. The rock strength testing was performed by GeoTesting Express, of Acton, Massachusetts. A summary of the UCS test results is provided in Appendix H.

The results of the tests indicate UCS values for test samples ranged from 2,456 psi (sample C10, from test boring B4, from approximate depth of 52.4 ft) to 20,899 psi (sample C5, from test boring B7, from approximate depth of 34.9 ft).

The bulk density of the rock samples ranged from 173 pounds per cubic foot (pcf) (in sample C4, test boring B4) to 190 pcf (sample C5 in test boring B7).

Direct Shear Test of Bedrock

Direct Shear (DS) testing was performed on six samples of bedrock taken from test borings designated B1, B2, B3, B5, and B7, in accordance with ASTM D5607. Testing was performed by GeoTesting Express. The DS stress test results are provided in Appendix H.

The DS test results indicate peak shear stress values for test samples ranged from 443 psi (sample C14, from test boring B3, from approximate depth of 74.9 ft) to 690 psi (sample C2, from test boring B1, from approximate depth of 15.8 ft).

The bulk density of the rock samples ranged from 186 pounds per cubic foot (pcf) (in sample C7, test boring B5) to 191 pcf (sample C5 in test boring B7).

GROUNDWATER LEVELS

Groundwater levels were observed in both the test pits and test borings during the explorations. Depths to groundwater were measured between 1 ft and 12.5 ft below ground surface in the test pits (where

encountered), and between 8.2 ft and 66.6 ft below ground surface in the test borings. Depth to groundwater encountered in the subsurface explorations is summarized on Table 1. Subsequent groundwater level readings were measured in completed borings and summarized in Table 2. Based on these groundwater measurements, anticipated rock cuts that are proposed to develop the Waltham High School site to the proposed excavated elevations will be below groundwater levels in several areas. As such, groundwater flow from the rock face(s) along the perimeter rock walls will require a groundwater management system.

HYDRAULIC CONDUCTIVITY TESTING

A Guelph permeameter test was completed at test pit INFIL-8; note that Guelph Permeameter testing was not able to be conducted within completed infiltration test pit locations due to close proximity to bedrock or groundwater as determined from existing ground surface at the time the explorations were conducted. The Guelph permeameter is an instrument used to conduct an in-situ constant head hydraulic conductivity test. The test simulates a wetting front moving through the soil and is therefore a field measurement of the field saturated hydraulic conductivity of the soil at the test interval.

The test pit INFIL-8 testing was performed in Fill soils, and although the Guelph Permeameter is less effective in heterogeneous Fill soils, the results can provide an order-of-magnitude estimate of the hydraulic conductivity of soils at the test interval.

The results of the permeameter testing are as follows:

Location	Ground Surface Elevation (ft)	Test Depth (ft)	Soil Stratum	Field Estimated Saturated Hydraulic Conductivity (cm/sec)	Field Estimated Saturated Hydraulic Conductivity (in/hr)
INFIL-8	154	2	Fill – silty SAND (SM)	1×10^{-4}	0.1

HYDROGEOLOGIC TESTING

A hydrogeologic testing program consisting of a down-the-hole packer testing program to evaluate the response of existing bedrock fractures to injection of water under pressure and the ability to inject fluids into rock fractures is in progress. An aquifer pump testing program is also currently underway and partially completed as of this report. Results from the down-the-hole packer testing and aquifer pump testing will be provided under separate cover.

RADON TESTING

Radon sampling and testing was performed inside two existing site buildings in general proximity to the proposed Waltham High School building location. On 29 April 2019, Haley & Aldrich placed duplicate test sets consisting of two charcoal radon canisters on the lowest occupied building levels at a total of

three building testing locations. A fourth sample was placed within the test boring HA-2 open borehole at approximately 40 ft below ground surface.

The building indoor test locations consisted of a bedroom on the ground floor of the western wing of the Retreat Building (a section of the building with no basement), a dining room located in the basement of the eastern wing of the Retreat Building, and a basement storage/exercise room in the northwest corner of Saint Joseph's Hall.

The building indoor canisters were placed four (4) inches apart and at least 20 inches above the floor. Haley & Aldrich placed cautionary signage and notified facility staff so that the sampling canisters would not be disturbed during the sampling period. The samples were then collected and submitted to Accustar Laboratories in Medway, Massachusetts, a certified radon laboratory, for analysis.

Results of the radon analysis indicated average indoor radon concentrations of 1.3 picoCuries per liter (pCi/L) were detected within the Retreat Building, located on the western side of the property. Radon concentrations in Saint Joseph's Hall, located on the southern side of the property, averaged 6.5 pCi/L, which exceeds the United States Environmental Protection Agency (EPA) Recommended Residential Action Level of 4.0 pCi/L for radon. Radon concentrations measured within the test boring HA-2 also exceeded the EPA Recommended Residential Action Level.

The lab test results are included in Appendix J, and are summarized below:

Location	Log Number	Test Sample ID	Average Result (pCi/L)
Retreat Building - Basement Dining Room	2480192 2480193	1	1.0
Retreat Building - First Floor Room W 274	2480196 2480197	2	1.5
St. Joseph's Hall - Basement	650079 650080	3	6.5

Limitations

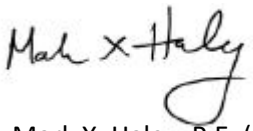
This report was prepared in accordance with our Consultant Services Agreement with SMMA dated 21 December 2018 (Revised 5 March 2019), AIA Document C401 (dated 18 February 2020), our proposal dated 12 March 2020, and your subsequent authorizations. This report has been prepared for the specific application to the proposed Waltham High School on the 554 Lexington Street and Jericho Hill parcels.

The nature and extent in variations in the subsurface conditions between explorations may not become evident until construction. If the project design and configuration changes prior to the construction and/or significant variations in the subsurface conditions appear during construction, it will be necessary to re-evaluate the information included in this report.

We appreciate the opportunity to provide engineering services on this project. Please do not hesitate to call if you have any questions or comments.

Sincerely yours,
HALEY & ALDRICH, INC.

R. Scott Goldkamp, P.E. (NH)
Program Manager



Mark X. Haley, P.E. (MA)
Principal Consultant

Enclosures:

Table I	Summary of Subsurface Information
Table II	Summary of Groundwater Measurement Data
Figure 1	Site Locus
Figure 2	Site and Subsurface Exploration Location Plan
Appendix A	Previous Test Borings
Appendix B	2019 Test Pit Logs and Photographs – 554 Lexington Street
Appendix C	2020 Test Pit Logs and Photographs – Jericho Hill
Appendix D	2019 Test Boring Logs and Photographs – 554 Lexington Street
Appendix E	2020 Test Boring Logs – Jericho Hill
Appendix F	2020 Test Boring Logs and Photographs – 554 Lexington Street
Appendix G	Hager Geoscience Reports
Appendix H	Geotechnical Laboratory Testing Results
Appendix I	Radon Testing Results

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TABLE I
SUMMARY OF SUBSURFACE INFORMATION
PROPOSED WALTHAM HIGH SCHOOL
WALTHAM, MASSACHUSETTS

FILE NO. 133239-002

							FOREST MAT			TOPSOIL			ORGANICS			FILL			LOESS			GLACIAL DEPOSITS			BEDROCK	
EXPLORATION DESIGNATION	DATE EXPLORATION PROGRAM CONDUCTED	EXPLORATION METHOD	GROUND SURFACE ELEVATION (FT, NAVD88)	DEPTH OF EXPLORATION (FT)	DEPTH TO GROUNDWATER (FT)	ELEV. OF GROUNDWATER (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)
HA-1	2019	TEST BORING	225	79	25.3	199.7	NE	NE	NE	0	225	0.4	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.4	224.6
HA-2	2019	TEST BORING	235	101.7	46.8	188.2	NE	NE	NE	0.2	234.8	0.6	NE	NE	NE	NE	NE	NE	0.8	234.2	2.2	3	232	1	4	231
HA-3	2019	TEST BORING	197	78.4	12.4	184.6	NE	NE	NE	0	197	1	NE	NE	NE	NE	NE	NE	NE	NE	NE	1	196	9	10	187
HA-4	2019	TEST BORING	178	60	8.2	169.8	NE	NE	NE	0	178	1	NE	NE	NE	NE	NE	NE	1	177	0.5	1.5	176.5	10.1	11.6	166.4
HA20-1	2020	TEST BORING	179	28.5	14.7	164.3	NE	NE	NE	NE	NE	NE	NE	NE	NE	0	179	18	NE	NE	NE	18	161	8.4	26.4	152.6
HA20-2	2020	TEST BORING	181	8.5	6.3	174.7	NE	NE	NE	NE	NE	NE	NE	NE	NE	0	181	8.5	NE	NE	NE	NE	NE	NE	8.5	172.5
B-1	2020	TEST BORING	183	33	31.6	151.4	NE	NE	NE	0	183	1	NE	NE	NE	NE	NE	NE	NE	NE	NE	1	182	5.8	6.8	176.2
B-2	2020	TEST BORING	207	57	31.8	175.2	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0	207	1	NE	NE	NE	1	206
B-3	2020	TEST BORING	223	76	19	204	0	223	0.3	0.3	222.7	0.2	NE	NE	NE	NE	NE	NE	0.5	222.5	1.5	2	221	5.4	7.4	215.6
B-4	2020	TEST BORING	274	120.7	19.1	254.9	0	274	0.3	0.3	273.7	0.5	NE	NE	NE	NE	NE	NE	0.8	273.2	1.2	2	272	2	4	270
B-5	2020	TEST BORING	300	133.5	68.3	231.7	NE	NE	NE	0	300	1.2	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	1.2	298.8
B-6	2020	TEST BORING	230	81.8	28.9	201.1	0	230	0.5	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.5	229.5	2	2.5	227.5	7.5	10	220
B-7	2020	TEST BORING	183	46	21	162	0	183	0.5	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.5	182.5	1	1.5	181.5	10.5	12	171
MW-1	2020	TEST BORING	183	29.9	18.2	164.8	NE	NE	NE	0	183	0.5	NE	NE	NE	0.5	182.5	8.5	NE	NE	NE	NE	NE	NE	9	174
MW-2	2020	TEST BORING	184	26.5	22.9	161.1	NE	NE	NE	0	184	0.5	NE	NE	NE	0.5	183.5	5.5	NE	NE	NE	NE	NE	NE	6	178
MW-3	2020	TEST BORING	182	26	12.4	169.6	NE	NE	NE	0	182	3.5	NE	NE	NE	3.5	178.5	7	NE	NE	NE	10.5	171.5	4	14.5	167.5
TP-1	2019	TEST PIT	137	7	NE	NE	NE	NE	NE	0.2	136.8	0.4	NE	NE	NE	NE	NE	NE	0.6	136.4	0.9	1.5	135.5	4.5	6	131
TP-2	2019	TEST PIT	142	6	5	137	NE	NE	NE	1.7	140.3	0.5	NE	NE	NE	0.4	141.6	1.3	2.2	139.8	0.6	2.8	139.2	3.2	6	136
TP-3	2019	TEST PIT	163	6	NE	NE	NE	NE	NE	0.2	162.8	0.4	NE	NE	NE	NE	NE	NE	0.6	162.4	1.2	1.8	161.2	4.2	6	157
TP-4	2019	TEST PIT	179	4.5	NE	NE	NE	NE	NE	0.2	178.8	0.6	NE	NE	NE	NE	NE	NE	0.8	178.2	0.7	1.5	177.5	1	2.5	176.5
TP-5	2019	TEST PIT	198	9.5	NE	NE	NE	NE	NE	NE	NE	NE	0.2	197.8	0.5	NE	NE	NE	0.7	197.3	1.3	2	196	3.5	5.5	192.5
TP-6	2019	TEST PIT	209	5.5	NE	NE	NE	NE	NE	0.2	208.8	0.4	NE	NE	NE	NE	NE	NE	0.6	208.4	0.4	1	208	2.5	3.5	205.5
TP-7	2019	TEST PIT	171	6	5	166	NE	NE	NE	0.2	170.8	0.6	NE	NE	NE	NE	NE	NE	0.8	170.2	2.9	3.7	167.3	1.3	5	166
TP-8	2019	TEST PIT	161	9	8	153	NE	NE	NE	5	156	0.5	NE	NE	NE	0	161	5	5.5	155.5	1.5	7	154	NE	9	152
TP-9	2019	TEST PIT	156	6	5	151	NE	NE	NE	0.2	155.8	1.3	NE	NE	NE	NE	NE	NE	1.5	154.5	1.5	3	153	NE	5.5	150.5
TP-10	2019	TEST PIT	150	12	NE	NE	NE	NE	NE	0.2	149.8	0.8	NE	NE	NE	1	149	8	NE	NE	NE	8	142	3.5	11.5	138.5
TP-11	2019	TEST PIT	139	7.5	NE	NE	NE	NE	NE	2	137	0.5	NE	NE	NE	0.2	138.8	1.8	2.5	136.5	1	3.5	135.5	4	7.5	131.5
TP-12	2019	TEST PIT	169	7	NE	NE	NE	NE	NE	0.2	168.8	0.6	NE	NE	NE	0.8	168.2	1.7	2.5	166.5	0.5	3	166	1.5	4.5	164.5
TP-13	2019	TEST PIT	183	9.5	NE	NE	NE	NE	NE	0.2	182.8	0.6	NE	NE	NE	NE	NE	NE	0.8	182.2	0.4	1.2	181.8	8.3	9.5	173.5
TP-14	2019	TEST PIT	228	7	NE	NE	NE	NE	NE	0.2	227.8	0.5	NE	NE	NE	NE	NE	NE	0.7	227.3	1.3	2	226	3	5	223
TP-15	2019	TEST PIT	202	4.5	NE	NE	NE	NE	NE	0	202	0.5	NE	NE	NE	NE	NE	NE	0.5	201.5	1.8	2.3	199.7	2.2	4.5	197.5
TP-16	2019	TEST PIT	187	2.5	NE	NE	NE	NE	NE	0	187	0.5	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.5	186.5	1	1.5	185.5
TP-17	2019	TEST PIT	211	3	NE	NE	NE	NE	NE	0	211	0.5	NE	NE	NE	NE	NE	NE	0.5	210.5	0.5	1	210	0.5	1.5	209.5
TP-18	2019	TEST PIT	188	2	1	187	NE	NE	NE	0	188	0.5	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.5	187.5	4	1.5	186.5
TP-19	2019	TEST PIT	180	13	NE	NE	NE	NE	NE	0	180	1.4	NE	NE	NE	1.4	178.6	11.6	NE	NE	NE	NE	NE	NE	NE	NE
TP-20	2019	TEST PIT	184	10.5	9	175	NE	NE	NE	0.2	183.8	0.5	NE	NE	NE	0.7	183.3	4.3	NE	NE	NE	5	179	4	9	175
TP-21	2019	TEST PIT	181	14	12.5	168.5	NE	NE	NE	8	173	1	NE	NE	NE	0.3	180.7	7.7	9	172	1.5	10.5	170.5	3.5	14	167
TP-22	2019	TEST PIT	178	13	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0	178	13	NE	NE	NE	NE	NE	NE	NE	NE
TP-23	2019	TEST PIT	162	15	NE	NE	NE	NE	NE	14	148	1	NE	NE	NE	0	162	14	14	148	1	NE	NE	NE	NE	NE
TP-24	2019	TEST PIT	172	2.5	NE	NE	NE	NE	NE	2	170	0.5	NE	NE	NE	0.7	171.3	0.9	1.6	170.4	0.9	NE	NE	NE	2.5	169.5
TP-25	2019	TEST PIT	164	5.5	NE	NE	NE	NE	NE	0.2	163.8	0.5	NE	NE	NE	NE	NE	NE	0.7	163.3	1.5	2.2	161.8	0.3	2.5	161.5
INFL-1	2019	TEST PIT	105	9	9	96	NE	NE	NE	0	105	0.8	NE	NE	NE	NE	NE	NE	0.8	104.2	0.4	1.2	103.8	NE	NE	NE
INFL-2	2019	TEST PIT	111	3	3	108	NE	NE	NE	0	111	1	NE	NE	NE	NE	NE	NE	1	110	1	NE	NE	NE	2	109
INFL-3	2019	TEST PIT	124	6.7	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0	124	5	NE	NE	NE	NE	NE	NE	5	119
INFL-4	2019	TEST PIT	123	3	NE	NE	NE	NE	NE	0	123	2	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	2	121
INFL-5	2019	TEST PIT	137	5	NE	NE	NE	NE	NE	0	137	0.7	NE	NE	NE	NE	NE	NE	0.7	136.3	1.3	2	135	2	4	133
INFL-6	2019	TEST PIT	137	5	4.8	132.2	NE	NE	NE	NE	NE	1.5	NE	NE	NE	1.5	135.5	2	3.5	133.5	1	4.5	132.5	0.5	5	132
INFIL-6A	2019	TEST PIT	143	8	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0	143	8	NE	NE	NE	NE	NE	NE	NE	NE
INFL-7	2019	TEST PIT	133	8	NE	NE	NE	NE	NE	NE	NE	0.7	NE	NE	NE	0	133	7	NE	NE	NE	7	126	NE	NE	NE
INFL-8	2019	TEST PIT	156	9	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0	156	9	NE	NE	NE	NE	NE	NE	NE	NE
TP 20-1	2020	TEST PIT	208	8	NE	NE	NE	NE	NE	0	208	0.9	NE	NE	NE	NE	NE	NE	0.9	207.1	2.3	3.2	204.8	3.8	7.5	200.5
TP 20-2	2020	TEST PIT	247	6.8	6.7	240.3	NE	NE	NE	0	247	0.5	NE	NE	NE	NE	NE	NE	0.5	246.5	1.7	2.2	244.8	4.6	6.8	240.2
TP 20-3	2020	TEST PIT	297	5	NE	NE	NE	NE	NE	0	297	0.7	NE	NE	NE	NE	NE	NE	0.7	296.3	1.6	2.3	294.7	2.7	5	292
TP 20-4	2020	TEST PIT	294	6.2	5.8	288.2	NE	NE	NE	0	294	0.7	NE	NE	NE	NE	NE	NE	0.7	293.3	2.8	3.5	290.5	2.7	6.2	287.8

Date: 8/29/2020

TABLE I
SUMMARY OF SUBSURFACE INFORMATION
PROPOSED WALTHAM HIGH SCHOOL
WALTHAM, MASSACHUSETTS

FILE NO. 133239-002

							FOREST MAT			TOPSOIL			ORGANICS			FILL			LOESS			GLACIAL DEPOSITS			BEDROCK	
EXPLORATION DESIGNATION	DATE EXPLORATION PROGRAM CONDUCTED	EXPLORATION METHOD	GROUND SURFACE ELEVATION (FT, NAVD88)	DEPTH OF EXPLORATION (FT)	DEPTH TO GROUNDWATER (FT)	ELEV. OF GROUNDWATER (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)	THICKNESS (FT)	DEPTH TO TOP (FT)	TOP ELEV. (FT)
TP 20-5	2020	TEST PIT	294	8.2	NE	NE	NE	NE	NE	0	294	0.5	NE	NE	NE	NE	NE	NE	0.5	293.5	1.7	2.2	291.8	6.5	8.7	285.3
TP 20-6	2020	TEST PIT	277	8	7.6	269.4	NE	NE	NE	0	277	0.7	NE	NE	NE	NE	NE	NE	0.7	276.3	1.6	2.3	274.7	5.7	8	269
TP 20-7	2020	TEST PIT	236	5.8	NE	NE	NE	NE	NE	0	236	0.5	NE	NE	NE	NE	NE	NE	0.5	235.5	1.3	1.8	234.2	4	5.8	230.2
TP 20-8	2020	TEST PIT	237	7.3	7	230	NE	NE	NE	0	237	0.8	NE	NE	NE	NE	NE	NE	0.8	236.2	2.4	3.2	233.8	4.1	7.3	229.7
TP 20-9	2020	TEST PIT	204	4.3	4	200	NE	NE	NE	0	204	0.5	NE	NE	NE	NE	NE	NE	0.5	203.5	2.1	2.6	201.4	1.7	4.3	199.7
TP 20-10	2020	TEST PIT	220	4	NE	NE	NE	NE	NE	0	220	0.5	NE	NE	NE	NE	NE	NE	0.5	219.5	2	2.5	217.5	1.5	4	216
TP 20-11	2020	TEST PIT	182	12	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0	182	9	NE	NE	NE	9	173	NE	NE	NE
TP 20-12	2020	TEST PIT	193	4	3	190	NE	NE	NE	0	193	0.5	NE	NE	NE	NE	NE	NE	0.5	192.5	1.5	2	191	2	4	189
#1	2018	TEST BORING	180	27	24	156	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.2	179.8	18.8	NE	NE	NE	19	161	8	NE	NE
#2	2018	TEST BORING	205	8	NE	NE	NE	NE	NE	0	205	0.7	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.7	204.3	1.1	2.8	202.2
#3	2018	TEST BORING	172	12.5	NE	NE	NE	NE	NE	0.5	171.5	1.5	NE	NE	NE	2	170	3	NE	NE	NE	5	167	2.5	7.5	164.5
#4	2018	TEST BORING	178	15	13	165	NE	NE	NE	0	178	0.8	NE	NE	NE	0.8	177.2	4.2	NE	NE	NE	5	173	10	15	163
#5	2018	TEST BORING	183	17	NE	NE	NE	NE	NE	0	183	0.5	NE	NE	NE	0.5	182.5	4.5	NE	NE	NE	5	178	7	12	171
#6	2018	TEST BORING	161	15.5	NE	NE	NE	NE	NE	0	161	0.5	NE	NE	NE	0.5	160.5	6.5	NE	NE	NE	7	154	8.5	15.5	145.5
#7	2018	TEST BORING	129	8	NE	NE	NE	NE	NE	0	129	0.3	NE	NE	NE	0.3	128.7	7.7	NE	NE	NE	NE	NE	NE	NE	NE
#8	2018	TEST BORING	135	8	5	130	NE	NE	NE	0	135	0.6	NE	NE	NE	0.6	134.4	4.7	NE	NE	NE	5.3	129.7	2.7	8	127
#9	2018	TEST BORING	140	4	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.5	139.5	0.8	NE	NE	NE	1.3	138.7	2.7	4	136
#10	2018	TEST BORING	140	13.5	6.5	133.5	NE	NE	NE	0	140	0.3	NE	NE	NE	0.3	139.7	4.7	NE	NE	NE	5	135	3.5	8.5	131.5

NOTES
1. ELEVATIONS ARE IN FEET AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. ELEVATIONS ARE BASED ON SURVEY PERFORMED BY NITSCH ENGINEERING AND PROVIDED TO HALEY & ALDRICH, INC. BY SMMA ON 4 MAY 2020.
3. ELEVATIONS PROVIDED FOR BORINGS B1 T0 B7 AND MW-1 TO MW-3 ARE BASED ON GPS FIELD MEASUREMENTS. FINAL AS-BUILT LOCATIONS AND ELEVATIONS TO BE SURVEYED AND PROVIDED BY OTHERS.

ABBREVIATIONS:
"NE": INDICATES NOT ENCOUNTERED

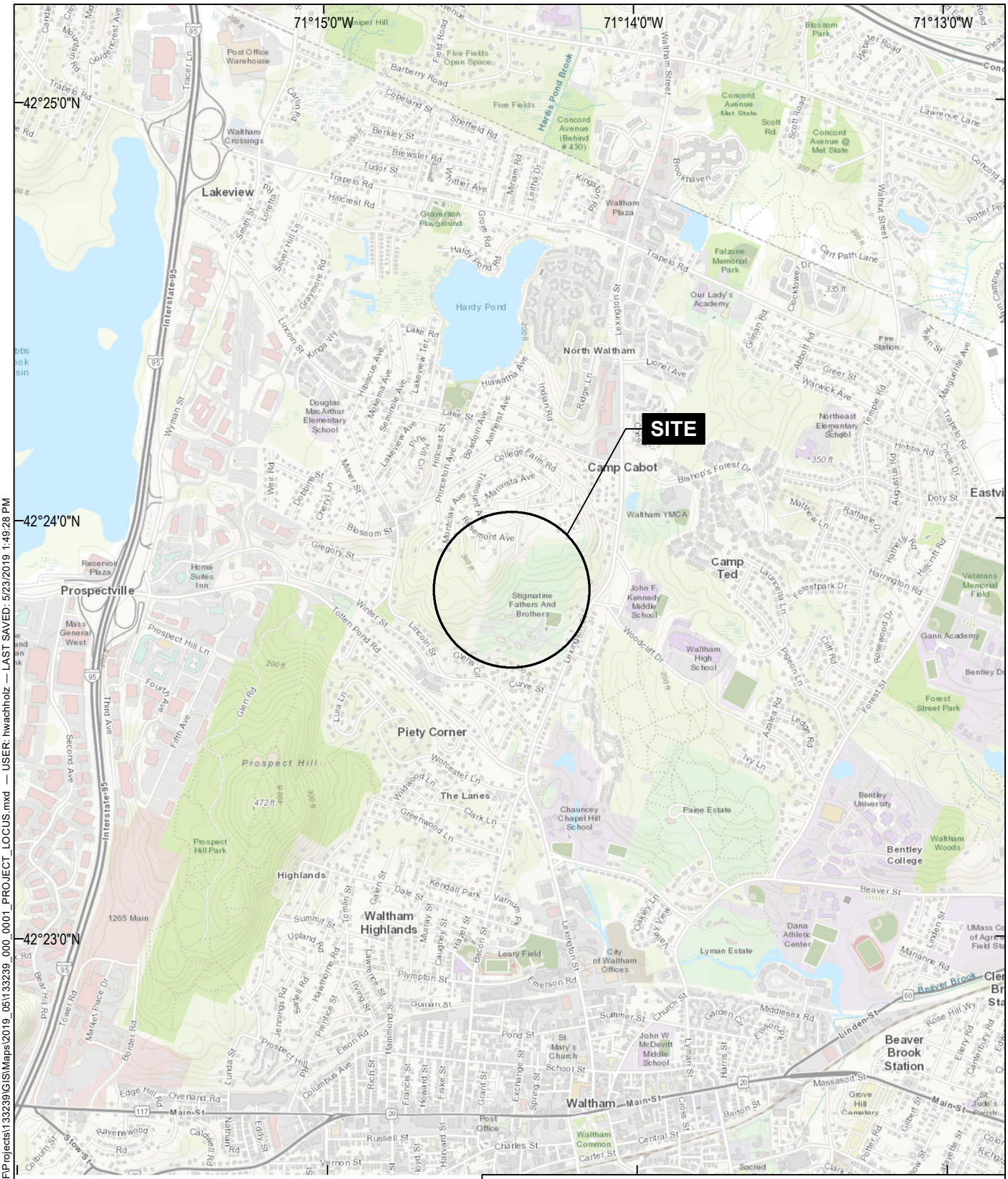
TABLE II
SUMMARY OF GROUNDWATER MEASUREMENT DATA
PROPOSED WALTHAM HIGH SCHOOL
WALTHAM, MASSACHUSETTS

FILE NO. 133239-002

OBSERVATION WELL ID	GROUND SURFACE ELEV. (FT, BCB)	DATE	DEPTH TO GROUNDWATER (FT)	ELEVATION OF GROUNDWATER (FT)
HA-1	225	5/6/2019*	25.3	199.7
		7/10/2020	40.6	184.4
HA-2	235	5/1/2019*	46.8	188.2
		7/10/2020	52.6	182.5
B-1	183	8/27/2020	31.6	151.5
B-2	207	8/14/2020	30.9	176.1
		8/18/2020	29.8	177.2
		8/25/2020	31.3	175.8
		8/27/2020	31.8	175.2
B-3	223	8/14/2020	20.8	202.3
		8/18/2020	18.7	204.4
		8/25/2020	19.0	204.1
		8/27/2020	19.0	204.0
B-4	274	8/18/2020	39.1	234.9
		8/25/2020	39.8	234.3
		8/27/2020	39.6	234.4
B-5	300	8/14/2020	61.8	237.8
		8/18/2020	64.4	235.2
		8/25/2020	59.5	240.1
		8/27/2020	68.3	231.3
B-6	230	8/18/2020	30.0	200.0
		8/25/2020	29.1	200.9
		8/27/2020	28.9	201.1
B-7	183	8/18/2020	20.7	162.3
		8/25/2020	21.0	162.0
		8/27/2020	21.0	162.1
MW-1	183	8/27/2020	18.2	164.8
MW-2	184	8/27/2020	22.9	161.1
MW-3	182	8/25/2020	12.4	169.6
		8/27/2020	12.4	169.6

NOTES
1. ELEVATIONS ARE IN FEET AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. ELEVATIONS ARE BASED ON SURVEY PERFORMED BY NITSCH ENGINEERING AND PROVIDED TO HALEY & ALDRICH, INC. BY SMMA ON 4 MAY 2020.
3. ELEVATIONS PROVIDED FOR BORINGS B1 T0 B7 AND MW-1 TO MW-3 ARE BASED ON GPS FIELD MEASUREMENTS. FINAL AS-BUILT LOCATIONS AND ELEVATIONS TO BE SURVEYED AND PROVIDED BY OTHERS.
4. * INDICATES MEASUREMENT TAKEN DURING DRILLING.

Printed: 8/29/2020



HALEY ALDRICH

WALTHAM HIGH SCHOOL PROJECT
554 LEXINGTON STREET
WALTHAM, MASSACHUSETTS

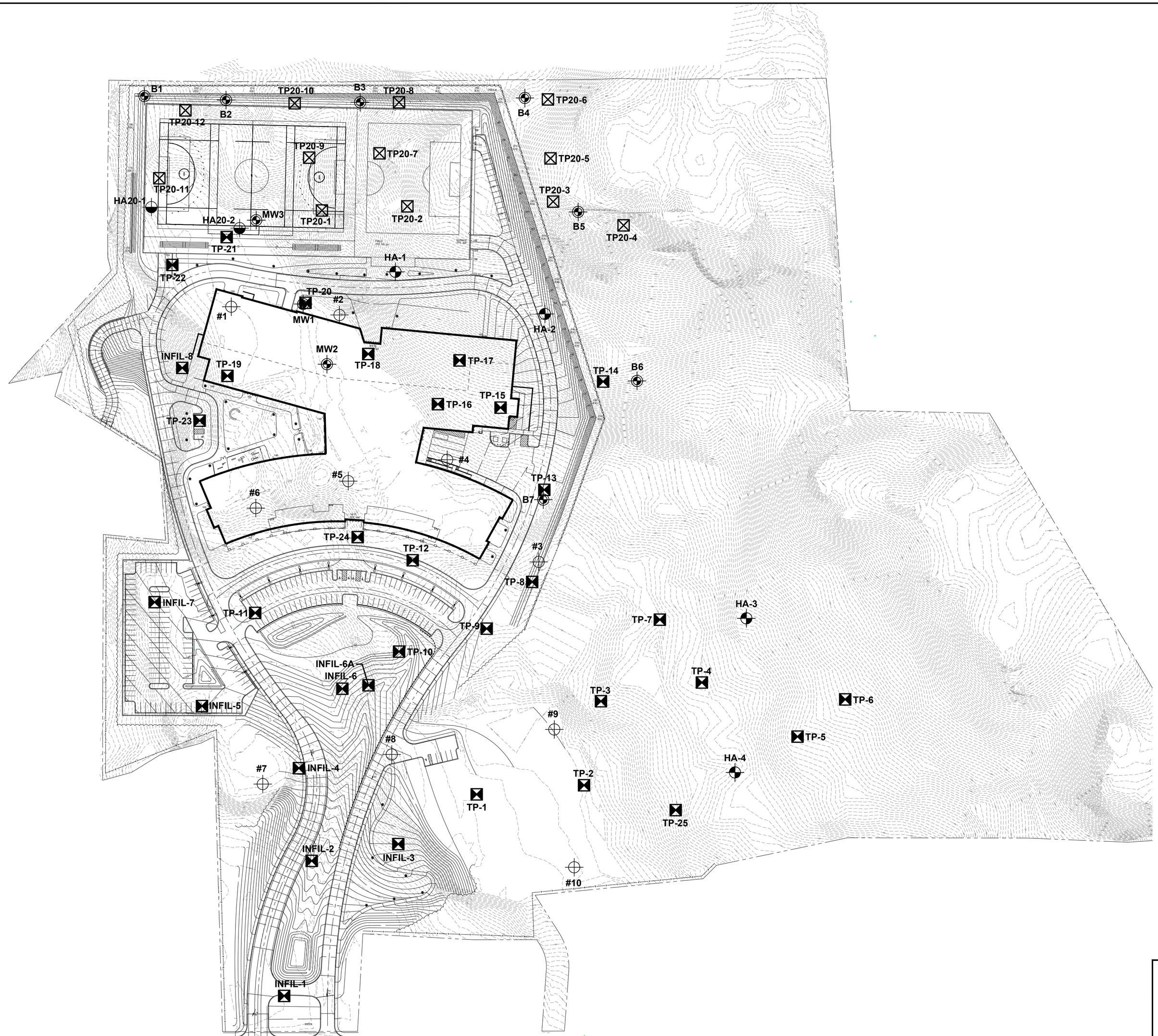
PROJECT LOCUS

MAP SOURCE: ESRI
SITE COORDINATES: 42°23'50"N, 71°14'23"W

APPROXIMATE SCALE: 1 IN = 2000 FT
August 2020

FIGURE 1

GIS FILE PATH: \\haleyaldrich.com\share\CFP\projects\133239\GIS\Maps\2019_0511333239_000_0001_PROJECT_LOCUS.mxd — USER: hwachholz — LAST SAVED: 5/23/2019 1:49:28 PM



LEGEND

B-5	DESIGNATION AND APPROXIMATE LOCATION OF BORING DRILLED DURING THE PERIOD 7 JULY AND 7 AUGUST 2020 BY NORTHERN DRILL SERVICE, INC. AND MONITORED BY HALEY & ALDRICH, INC. LOCATIONS SHOWN ARE BASED ON GPS FIELD MEASUREMENTS. FINAL AS-BUILT LOCATIONS TO BE SURVEYED AND PROVIDED BY OTHERS.
TP20-1	DESIGNATION AND APPROXIMATE LOCATION OF TEST PIT EXPLORATION PERFORMED DURING THE PERIOD 26 MARCH AND 8 APRIL 2020 BY EARTHWORK INDUCTRIES, INC. AND MONITORED BY HALEY & ALDRICH, INC.
HA20-1	DESIGNATION AND APPROXIMATE LOCATION OF BORING DRILLED DURING THE PERIOD 31 MARCH AND 1 APRIL 2020 BY NORTHERN DRILL SERVICE, INC. AND MONITORED BY HALEY & ALDRICH, INC.
HA-1	DESIGNATION AND APPROXIMATE LOCATION OF BORING DRILLED DURING THE PERIOD OF 29 APRIL AND 13 MAY 2019 BY NORTHERN DRILL SERVICE, INC. AND MONITORED BY HALEY & ALDRICH, INC.
TP-1	DESIGNATION AND APPROXIMATE LOCATION OF TEST PIT EXCAVATION PERFORMED DURING THE PERIOD BETWEEN 22 APRIL AND 1 MAY 2019 BY EARTHWORKS INDUSTRIES, INC. AND MONITORED BY HALEY & ALDRICH, INC.
#1	DESIGNATION AND APPROXIMATE LOCATION OF TEST BORING PERFORMED BY OTHERS.

NOTES

1. BASE PLAN CREATED FROM ELECTRONIC PLAN TITLED “grading 20200616.dwg” PROVIDED BY SMMA ON 17 JUNE 2020.
2. ELEVATIONS ARE IN FEET AND REFERNCE THE NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88).

0 100 200 300 400

SCALE IN FEET

HALEY ALDRICH

WALTHAM HIGH SCHOOL
WALTHAM, MASSACHUSETTS

SITE AND SUBSURFACE EXPLORATION LOCATION PLAN

SCALE: AS SHOWN
AUGUST 2020

FIGURE 2

ERVIN, DAYNA Printed: 8/28/2020 4:49 PM Layout: D012
J:\GRAPHICS\133239\133239-004-D012.DWG

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:
316-0752
MassDEP File Number

eDEP Transaction Number

Waltham
City/Town

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Waltham
1. Conservation Commission

2. This Issuance is for (check one):

a. ☒ Order of Resource Area Delineation

b. ☐ Amended Order of Resource Area Delineation

3. Applicant:

Jeannette
a. First Name

McCarthy
b. Last Name

Mayor, City of Waltham
c. Organization

Waltham City Hall, 610 Main Street
d. Mailing Address

Waltham
e. City/Town

MA
f. State

02452
g. Zip Code

4. Property Owner (if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

554 Lexington Street
a. Street Address

Waltham
b. City/Town

02452
c. Zip Code

R033
d. Assessors Map/Plat Number

002/0019, 0019A, 0019B
e. Parcel/Lot Number

Latitude and Longitude (in degrees, minutes, seconds):

42d40m s
f. Latitude

-71d24m s
g. Longitude

6. Dates:

5-9-2019
a. Date ANRAD filed

7-11-2019
b. Date Public Hearing Closed

8-13-2019
c. Date of Issuance

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
316-0752
MassDEP File Number

eDEP Transaction Number

Waltham
City/Town

A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Index Plan	07-24-2019
a. Title	b. Date
c. Title	d. Date

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. ☐ **Accurate**: The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically:

a.

b. ☒ **Modified**: The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☒ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically:

a. See attached Special Order of Conditions dated 8-13-2019.

c. ☐ **Inaccurate**: The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically:

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
316-0752
MassDEP File Number

eDEP Transaction Number

Waltham
City/Town

B. Order of Delineation (cont.)

3. ☐ The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
316-0752
MassDEP File Number

eDEP Transaction Number

Waltham
City/Town

E. Signatures

Date of Issuance

Please indicate the number of members who will sign this form. 6
1. Number of Signers

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☒ By hand delivery on
August 13, 2019
a. Date

3. ☐ By certified mail, return receipt requested on
a. Date

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

eDEP Transaction Number

City/Town

Recording Information

Prior to commencement of work, this Order of Resource Area Delineation must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Resource Area Delineation. The recording information on this page shall be submitted to the Conservation Commission listed below.

Waltham
Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Waltham
Conservation Commission

Please be advised that the Order of Resource Area Delineation for the Project at:

554 Lexington Street
Project Location

316-0752
MassDEP File Number

Has been recorded at the Registry of Deeds of:

County | Book | Page

For: Property Owner

and has been noted in the chain of title of the affected property in:

Book | Page

In accordance with the Order of Resource Area Delineation issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

Waltham Conservation Commission
119 School Street
Waltham, MA 02451-4596

SPECIAL ORDER OF CONDITIONS (v1.2)
AS ISSUED BY THE WALTHAM CONSERVATION COMMISSION

DEP File Number: 316-0752
Applicant: Jeannette McCarthy, Mayor, City of Waltham
Location: 554 Lexington Street
Date of Issuance: August 13, 2019

Violation of any condition stated herein may result in Enforcement Action.

1. The Applicant shall revise the plan to include the location of the two wetland flags in the vicinity of wetland flag B-28, installed by Mr. Allen of EcoTech and confirmed by Mr. David Burke. The plan shall reflect the change to the wetland line as well as the change to the 100-foot buffer zone.

2. In the general area of wetlands flags A30, B22 and BB8 and BB16, shown on the plans as "large brush/fill pile over channel approximate," Waltham Conservation Commission presumes that altered wetland resource areas exist.
The applicant shall revise the plan to label this area "presumed altered resource area". Prior to and in conjunction with filing of a Notice of Intent for future work to be performed on the property, the Applicant shall study the area by removing the obvious fill material and determining the extent of wetland resource areas below. The final notice of intent for any work proposed on the property shall address mitigation measures that may be required for this area.

3. Final plans shall be submitted to the Commission incorporating the two revisions noted in Conditions 1 and 2.

Total Average Elevation	188.4

Point #	Elevation (ft)	Distance to Next Point (ft)	Segment Average Elevation (ft)
1	172.2	30.0	174.9
2	177.5	30.0	180.5
3	183.5	30.0	185.8
4	188.0	30.0	190.5
5	193.0	30.0	195.3
6	197.5	30.0	199.5
7	201.5	30.0	203.5
8	205.5	30.0	206.3
9	207.0	30.0	209.3
10	211.5	30.0	213.5
11	215.5	30.0	216.5
12	217.5	30.0	219.0
13	220.5	30.0	222.0
14	223.5	30.0	225.0
15	226.5	30.0	227.8
16	229.0	30.0	231.3
17	233.5	30.0	236.8
18	240.0	30.0	244.8
19	249.5	30.0	250.5
20	251.5	30.0	252.3
21	253.0	30.0	255.0
22	257.0	30.0	258.8
23	260.5	30.0	262.8
24	265.0	30.0	266.0
25	267.0	30.0	268.3
26	269.5	30.0	270.8
27	272.0	30.0	275.0
28	278.0	30.0	282.5
29	287.0	30.0	291.5
30	296.0	30.0	299.0
31	302.0	30.0	303.3
32	304.5	30.0	306.0
33	307.5	30.0	309.8
34	312.0	30.0	314.8
35	317.5	30.0	319.8
36	322.0	30.0	322.9
37	323.7	30.0	324.5
38	325.2	30.0	325.4
39	325.5	30.0	325.8
40	326.0	30.0	325.8
41	325.5	30.0	325.8
42	326.0	30.0	325.3

Point #1 located at southeast corner of site. Points recorded in clockwise manner around property line

Point #	Elevation (ft)	Distance to Next Point (ft)	Segment Average Elevation (ft)
43	324.5	30.0	324.3
44	324.0	30.0	324.5
45	325.0	30.0	325.0
46	325.0	30.0	324.3
47	323.5	30.0	323.0
48	322.5	30.0	318.9
49	315.3	30.0	312.7
50	310.0	30.0	308.5
51	307.0	30.0	304.3
52	301.5	30.0	297.5
53	293.5	30.0	289.0
54	284.5	30.0	282.5
55	280.5	30.0	276.8
56	273.0	30.0	269.0
57	265.0	30.0	261.0
58	257.0	30.0	253.0
59	249.0	30.0	243.8
60	238.5	30.0	235.0
61	231.5	30.0	231.5
62	231.5	30.0	233.0
63	234.5	30.0	235.7
64	236.8	30.0	237.9
65	239.0	30.0	240.0
66	241.0	30.0	242.8
67	244.5	30.0	246.3
68	248.0	30.0	249.8
69	251.5	30.0	252.9
70	254.3	30.0	256.7
71	259.0	30.0	261.0
72	263.0	30.0	265.5
73	268.0	30.0	269.7
74	271.3	30.0	273.1
75	274.8	30.0	276.4
76	278.0	30.0	279.3
77	280.5	30.0	280.5
78	280.5	30.0	280.0
79	279.5	30.0	278.7
80	277.8	30.0	276.5
81	275.2	30.0	273.4
82	271.5	30.0	270.0
83	268.5	30.0	267.5
84	266.5	30.0	265.8
85	265.0	30.0	265.3
86	265.5	30.0	265.9
87	266.3	30.0	268.2

Point #	Elevation (ft)	Distance to Next Point (ft)	Segment Average Elevation (ft)
88	270.0	30.0	272.3
89	274.5	30.0	276.5
90	278.5	30.0	280.5
91	282.5	30.0	282.8
92	283.0	30.0	283.4
93	283.8	30.0	283.7
94	283.5	30.0	280.8
95	278.0	30.0	274.8
96	271.5	30.0	269.0
97	266.5	30.0	264.8
98	263.0	30.0	259.5
99	256.0	30.0	252.3
100	248.5	30.0	247.7
101	246.8	30.0	247.2
102	247.5	30.0	248.3
103	249.0	30.0	249.0
104	249.0	30.0	249.5
105	250.0	30.0	250.5
106	251.0	30.0	247.4
107	243.8	30.0	239.9
108	236.0	30.0	235.8
109	235.5	30.0	234.8
110	234.0	30.0	232.5
111	231.0	30.0	229.5
112	228.0	30.0	226.2
113	224.3	30.0	222.3
114	220.3	30.0	217.3
115	214.3	30.0	211.3
116	208.3	30.0	204.6
117	200.8	30.0	197.1
118	193.3	30.0	190.9
119	188.5	30.0	187.0
120	185.5	30.0	184.8
121	184.0	30.0	184.0
122	184.0	30.0	183.3
123	182.5	30.0	181.8
124	181.0	30.0	180.5
125	180.0	30.0	179.4
126	178.8	30.0	177.7
127	176.5	30.0	175.7
128	174.8	30.0	174.3
129	173.8	30.0	173.4
130	173.0	30.0	171.3
131	169.5	30.0	167.4
132	165.3	30.0	162.9

Point #	Elevation (ft)	Distance to Next Point (ft)	Segment Average Elevation (ft)
133	160.5	30.0	158.3
134	156.0	30.0	153.3
135	150.5	30.0	148.3
136	146.0	30.0	144.3
137	142.5	30.0	141.0
138	139.5	30.0	138.3
139	137.0	30.0	137.2
140	137.3	30.0	137.4
141	137.5	30.0	138.3
142	139.0	30.0	138.4
143	137.8	30.0	136.8
144	135.8	30.0	133.9
145	132.0	30.0	130.3
146	128.5	30.0	126.8
147	125.0	30.0	123.3
148	121.5	30.0	120.2
149	118.8	30.0	117.7
150	116.5	30.0	115.3
151	114.0	30.0	112.8
152	111.5	30.0	110.9
153	110.3	30.0	110.3
154	110.3	30.0	111.1
155	111.8	30.0	112.8
156	113.8	30.0	115.7
157	117.5	30.0	114.9
158	112.3	30.0	118.9
159	125.5	30.0	124.3
160	123.0	30.0	120.9
161	118.8	30.0	117.8
162	116.8	30.0	116.6
163	116.3	30.0	115.7
164	115.0	30.0	114.3
165	113.5	30.0	112.0
166	110.5	30.0	109.9
167	109.3	30.0	108.7
168	108.0	30.0	108.0
169	108.0	30.0	108.0
170	108.0	30.0	107.9
171	107.8	30.0	107.7
172	107.5	30.0	107.4
173	107.3	30.0	107.3
174	107.3	30.0	107.3
175	107.3	30.0	106.9
176	106.5	30.0	106.5
177	106.5	30.0	106.5

Point #	Elevation (ft)	Distance to Next Point (ft)	Segment Average Elevation (ft)
178	106.5	30.0	106.8
179	107.0	30.0	107.0
180	107.0	30.0	106.8
181	106.5	30.0	106.3
182	106.0	30.0	105.5
183	105.0	30.0	104.8
184	104.5	30.0	104.5
185	104.5	30.0	104.5
186	104.5	30.0	104.3
187	104.0	30.0	103.9
188	103.8	30.0	103.9
189	104.0	30.0	104.2
190	104.3	30.0	104.2
191	104.0	30.0	104.0
192	104.0	30.0	104.3
193	104.5	30.0	105.0
194	105.5	30.0	106.4
195	107.3	30.0	108.9
196	110.5	30.0	112.8
197	115.0	30.0	119.0
198	123.0	30.0	124.8
199	126.5	30.0	127.7
200	128.8	30.0	129.3
201	129.8	30.0	129.8
202	129.8	30.0	130.7
203	131.5	30.0	127.5
204	123.5	30.0	123.4
205	123.3	30.0	123.1
206	122.8	30.0	120.3
207	117.8	30.0	115.7
208	113.5	30.0	113.5
209	113.5	30.0	113.0
210	112.5	30.0	112.3
211	112.0	30.0	111.7
212	111.3	30.0	111.3
213	111.3	30.0	110.7
214	110.0	30.0	110.8
215	111.5	30.0	111.9
216	112.3	30.0	112.1
217	111.8	30.0	110.9
218	110.0	30.0	111.4
219	112.8	30.0	113.8
220	114.8	30.0	113.9
221	113.0	30.0	111.5
222	110.0	30.0	111.7

Point #	Elevation (ft)	Distance to Next Point (ft)	Segment Average Elevation (ft)
223	113.3	30.0	116.7
224	120.0	30.0	123.0
225	126.0	30.0	129.3
226	132.5	30.0	132.8
227	133.0	30.0	133.0
228	133.0	30.0	133.5
229	134.0	30.0	134.5
230	135.0	30.0	134.8
231	134.5	30.0	133.5
232	132.5	30.0	131.4
233	130.3	30.0	128.7
234	127.0	30.0	126.3
235	125.5	30.0	127.0
236	128.5	30.0	128.0
237	127.5	30.0	128.3
238	129.0	30.0	126.5
239	124.0	30.0	120.5
240	117.0	30.0	113.7
241	110.3	30.0	107.2
242	104.0	30.0	105.9
243	107.8	30.0	111.2
244	114.5	30.0	117.3
245	120.0	30.0	122.0
246	124.0	30.0	127.8
247	131.5	30.0	134.7
248	137.8	30.0	141.3
249	144.8	30.0	148.4
250	152.0	30.0	154.2
251	156.3	30.0	156.2
252	156.0	30.0	158.8
253	161.5	30.0	162.8
254	164.0	30.0	164.5
255	165.0	30.0	164.8
256	164.5	30.0	164.7
257	164.8	30.0	165.4
258	166.0	30.0	167.8
259	169.5	30.0	170.5
260	171.5	30.0	171.8
261	172.0	30.0	172.0
262	172.0	30.0	172.1
263	172.2	4.4	172.2

5 Site Plans

COVER SHEET
C-101 EXISTING CONDITIONS PLAN I
C-102 EXISTING CONDITIONS PLAN II
C-111 SITE PREPARATION PLAN I
C-112 SITE PREPARATION PLAN II
C-120 PARKING PLAN
C-121 SITE LAYOUT PLAN I
C-122 SITE LAYOUT PLAN II
C-151 PLANTING PLAN I
C-152 PLANTING PLAN II
C-509 DETAILS IX
C-510 DETAILS X
A-101 FLOOR PLAN – LEVEL 1
A-102 FLOOR PLAN – LEVEL 2
A-103 FLOOR PLAN – LEVEL 3
A-104 FLOOR PLAN – LEVEL 4
A-201 EXTERIOR ELEVATIONS – OVERALL
GF-A-101 PARKING GARAGE – LEVEL 1
GF-A-102 PARKING GARAGE – LEVEL 2
GF-A-201 EXTERIO ELEVATIONS – OVERALL