



STRATEGIC LAND VENTURES

May 18, 2022

Sarah Mellish
Chair, Manchester By-The-Sea Zoning Board of Appeals
10 Central Street,
Manchester By-The-Sea, MA 01944

Re: Sanctuary at Manchester-by-the-Sea – Cut and Fill Analysis

Dear Madam Chairman:

Several of the Town's Peer Review Consultants, including Beals and Thomas and Davis Square Architects, inquired about the anticipated "cut and fill" at this project site. It is important to understand that while we have provided significant detail on the most recent plan set, these plans are still preliminary and important elements of the buildings and infrastructure have not been fully designed which would impact the possible cut and fill analysis. But in an effort to be responsive, we have prepared a preliminary analysis attached as an exhibit to this letter to provide an order of magnitude.

The attached analysis calculates in place materials to the finished grade. As shown, we anticipate there will be approximately 100,000 cubic yards of excavated material needing to leave the site as part of the construction. Our technical team anticipated that as we have move further into the construction details and final design, we can likely reduce that export by about 10% to 20%. But conservatively, we have estimated 100,000 cubic yards of export.

For a job of this scale, using 26 cubic yard trucks, we would anticipate approximately 3,850 truck trips. Or estimated differently, about 60 trucks per day for a three month period during initial site work. We anticipate all of these trucks will be entering and exiting from Route 128, so there is effectively no impact on the commercial or residential sections of the Town.

We hope this information is helpful to the Zoning Board of Appeals. We look forward to continuing our discussion with the Board on all technical details as we move forward with the public hearing process.

Sincerely,

Geoffrey Engler
Principal of SLV School Street, LLC

257 Hillside Avenue

Needham, MA 02494