

MEMORANDUM

Date: April 24, 2013

To: Merrick Turner, BETA Group, Inc.

From: Robert O'Neal, CCM, INCE, Epsilon Associates, Inc.

Subject: Noise Impact Assessment Review – University Station, Westwood

Epsilon Associates, Inc. has completed their review of the noise impact assessment done by University Station's consultant, Tech Environmental, Inc. (TEI). Through a combination of TEI response memos and the April 9, 2013 Planning Board public hearing, we have had all our technical questions satisfactorily answered. Our conclusions and possible noise-related conditions that the Town may consider implementing as part of an approval are listed below.

Summary

In general, the sound level impact analysis for University Station conforms to best practices for community noise studies. The following points summarize our observations on the analyses:

- The noise impacts at the nearby residents will be well within the Town noise standard which limits increases from the Project to 10 decibels or less over existing sound levels.
- Low-noise HVAC equipment were assumed on the rooftop of two office buildings (Office A and B), and on three residential buildings (Residential A1, A2, B). Use of this noise-control technology should be made part of the project approval conditions. A revised sound level modeling study should be required during final design once all equipment has been selected.
- The report discusses a proposed 12-foot high sound level barrier along Blue Hill Drive west of Whitewood Road. Project approval should include this barrier as a condition.
- Truck back-up alarm noise should be managed through the use of Best Management Practices (BMPs) – mainly limiting hours to avoiding the quietest nighttime period.
- Construction noise should be limited by BMPs such as restricting noisy activities to daytime hours only.