

CONDITIONS OF APPROVAL

1. The applicant agrees that during the execution of the project, the primary construction access will be from the west side of the project site, off South Main Street (Route 10) utilizing the existing main entrance for the LiveWell campus. Depending upon phasing and area(s) of work, temporary construction access may also occur on the north side of LiveWell’s property directly off of Mulberry Street. To limit disruption to neighbors, the project will not utilize the access easement off of Mulberry Gardens Drive as a primary or daily means of construction access. It is expected that during the construction project, the access easement off Mulberry Gardens will be utilized as follows: 1. For purposes consistent with current use; 2. For emergency access; 3. For specific, pre-scheduled and coordinated activities and durations as necessary to facilitate and execute the construction work safely, to ensure public safety and to limit/avoid disruption of utility services to LiveWell as well as surrounding community. To the extent LiveWell requires the use of the Mulberry Gardens Drive for its construction activities, and to the extent it is possible/practicable, LiveWell shall contact Mulberry Gardens at least 24 hours in advance to discuss the proposed activities, and to allow Mulberry Gardens the opportunity to adjust its operations, as necessary. At least 30 days prior to the start of construction, LiveWell shall provide Mulberry Gardens with a point of contact for any construction-related concerns or inquiries. Mulberry Gardens shall similarly provide LiveWell with a point of contact. Finally, LiveWell shall conduct a pre and post condition survey of the Mulberry Gardens Drive area to ensure that its proposed use of that area is consistent with the foregoing.

2. Sheet SE-2 of the final plan shall be amended to include the following language:

DUST PROTECTION (DC)	- TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE, AND PLANT LIFE, OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE, IF HEAVILY TRAFFICKED AND SEDIMENT ACCUMULATES QUICKLY. MOISTEN UNPAVED TRAVELWAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST.	- AIRBORNE DUST
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The amended schedule shall be filed with the Town within 21 days of Commission’s approval.

3. Temporary chain link construction fencing (6’-0” high) will be utilized on all phases of exterior construction work to insure public safety. Any and all construction fencing along the eastern portion of the project site will include fabric screening to provide visual barrier.
4. The real property located at 66 Mulberry Street shall not be used as a construction staging area related to the Applicant’s project. Nor shall construction equipment be stored at the property.