



# Town of Brookline

## Health Department

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*Patrick Maloney, MPAH*

Assistant Director of Public Health  
Chief of Environmental Health

### BROOKLINE HEALTH DEPARTMENT M E M O R A N D U M

TO: Jesse Geller, Chairman  
Zoning Board of Appeals  
February 6, 2014

FROM: Patrick Maloney  
Chief Environmental Health Services

RE: Hancock Village Proposed Development  
Residences of South Brookline - Proposed  
192 Dwelling Units & 342 Parking Spaces

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Upon review of the submitted plans for the above noted project the Health Department offers the following comments.

- The proposed development calls for 192 Dwelling Units and 342 additional parking spaces; this is an addition to the current 789 dwelling units and 557 parking spaces that currently exist. The total dwelling units would increase to 981 and parking spaces would increase to 899. These increases could significantly impact the abutting wetland within the D. Blakely Hoar Sanctuary. This area is of critical concern to the Department as it has been found to provide habitat to both spring and summer floodwater disease producing mosquitoes.

In addition, the construction of new stormwater catchbasins which will be necessary for the development will also increase the potential of stormwater disease producing mosquitoes.

The Department has previously found Eastern Equine Encephalitis (EEE) mosquitoes in this area. Any additional environmental conditions that contribute to the mosquito population is a significant public health concern. Attached is a summary of these concerns from the Departments Mosquito Control Project Superintendent David Henley.

The Health Department is requesting documentation from the project developer addressing how the design of the storm water system will adequately address this concern.

- Hancock Village currently has a rubbish storage and recycling area that has generated complaints from abutters over the years. Currently the property management brings all of the solid waste (rubbish and recycling) to a central corralled location. This area has generated complaints from neighboring property owners. Complaints have been about overflowing dumpsters, wildlife feeding from overflowing dumpsters, illegal dumping and rodent activity. This Department has forwarded these complaints to the Towns solid waste enforcement division in the Department of Public Works. The proposed addition of 192 dwelling units to the current 530 dwelling units will significantly impact the rubbish storage and disposal demands for the complex.

The current plans make no mention of how the development will address these concerns. The Health Department is requesting that the developer submit specific plans outlining how the current and additional rubbish and recycling areas will be handled and monitored. In addition we would like to see plans detailing locations and methods of storage and removal of rubbish and recyclables for the complex.

Cc: Marc Levin, Director of Development Chestnut Hill Realty

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November 14, 2012

Patrick Maloney  
Brookline Health Dept.  
Stephen G. Train Public Health Center  
11 Pierce St.  
Brookline, MA 02445

Pat,

In response to your request, the development of 271 additional units at Hancock Village in Brookline could result in an increase in both floodwater mosquitoes emerging from the adjacent wetland and Culex mosquitoes emerging from newly constructed stormwater catchbasins. Although the proposed expansion to Hancock Village will not result in major increases in mosquito populations, there are measures that can be taken that will mitigate mosquito population increases.

The wetland within the D. Blakely Hoar Sanctuary provides habitat to both spring and summer floodwater mosquitoes including the following species: *Oc. abserratus*, *Oc. canadensis*, *Oc. excrucians* and *Aedes vexans*. Each of these species are considered aggressive mammal biting mosquitoes and *Oc. canadensis* and *Aedes vexans* are considered potential human bridge vectors for EEE. In September 2000, three batches of mosquitoes collected near the Hoar Sanctuary tested positive for EEE. Directing additional stormwater runoff into the wetland at the Hoar Sanctuary will cause a temporary increase in the water level of the wetland. If the increased water levels occur during a period when immature mosquitoes are nearing the completion of their aquatic development, then more mosquitoes will survive to their adult biting stage.

New stormwater catchbasins constructed to collect runoff typically include a subterranean sump that is meant to collect stormwater that contains sand, sediment and debris from parking lots and other impervious surfaces. During the summer and early fall, catchbasins serve as the primary habitats for Culex

mosquitoes because of the stagnant water that remains in the sumps of catchbasins for long periods after rain events. Culex mosquitoes are the primary vectors for West Nile Virus. There has been a risk of West Nile Virus in Brookline on an annual basis, since the disease was introduced to Massachusetts in 2000.

With new development, such as the proposed expansion of Hancock Village, the challenge is to reduce the impact caused by stormwater runoff from impervious surfaces, which alter an area's natural drainage. Mitigation measures that reduce the likelihood of increased mosquito production include the installation of dry wells and detention basins that are designed to infiltrate water within 48 hours of a rain event. Dry wells and retention basins should also be constructed at elevations that are more than 2 feet above the normal seasonal ground water mark. Detention basins should also be sloped and have low flow channels that prevent water from stagnating. Any outflow pipes that take water from dry wells, catchbasins or detention basins should be directed off site or to upland areas and not into the wetland areas of the Hoar Conservation Sanctuary. Installing catchbasins that will allow infiltration is preferable to sumps that hold water for long periods of time.

If you'd like to discuss the mosquito issues and proposed mitigation methods associated with this proposed expansion of Hancock Village, let me know.

Yours truly,

David Henley  
Superintendent.