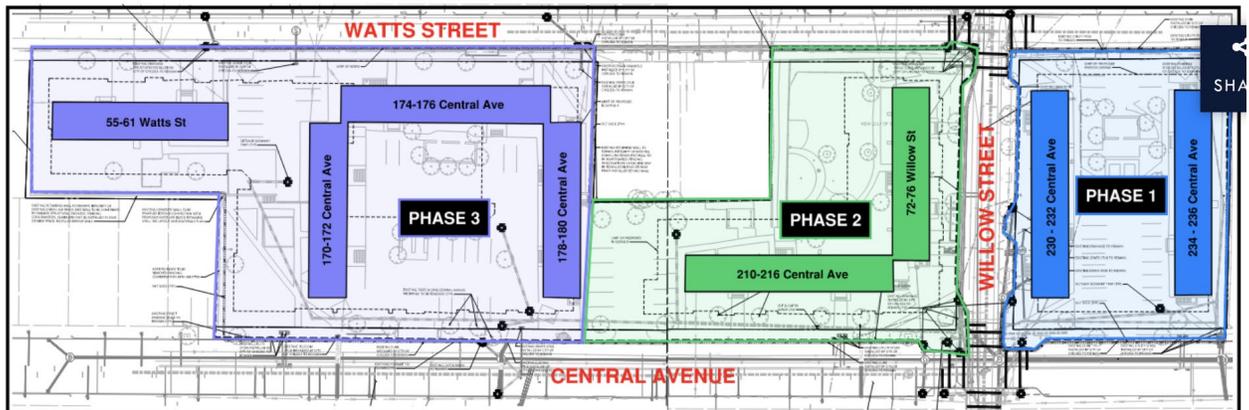


Dear Neighbors,

As part of the redevelopment of the Innes Apartments the development team, consisting of the Joseph J. Corcoran Company and John M. Corcoran & Company, along with their general contractor, Plumb House Inc., engaged in a series of public meetings and collaborative sessions with the City of Chelsea to establish a comprehensive Construction Management Plan (CMP). This detailed plan outlines the policies, procedures, and protocols along with strict compliance measures to ensure full accountability of the project team and its sub-contractors. The CMP's purpose is to ensure a safe and healthy environment for all- residents, neighbors, both direct and in the greater community and of course those working on-site.

The project is currently undertaking abatement and demolition across all three phases of the project as outlined below.

- **Phase 1 through 3**



- Typical interior asbestos abatement activities complete throughout all phases.
- Demolition of surface layers (e.g., parking lot, sidewalk materials) is complete.
- Utilities are cut and capped in all phases.
- Demolition activities will only occur during the hours of 7 AM to 3 PM.
- Demolition on vacated buildings will continue through early March 2023.
- New Utilities to be installed. Any associated utility work within the road will be thoroughly coordinated with the Chelsea Police Department and Chelsea DPW. Note that the Central Avenue reconstruction project is related to the Innes redevelopment, but is being performed by the City under the supervision of a separate contractor.
- Subsurface improvements and foundations to commence in January 2023 starting in Phase 1.

While residents may experience some inconvenience as this large-scale redevelopment is under construction and the City continues the infrastructure improvements along Central Avenue, the project team is doing everything possible to mitigate any and all disruptions to the greatest extent possible.

**We appreciate any and all feedback from our neighbors. Recently there was concern regarding trucks moving material that appeared to some residents to be carrying hazardous materials. Please know, the project team takes these concerns very seriously and has reviewed the work conducted over those days and continues to ensure compliance with our federal, state and local safety standards.**

One example of how compliance standards are constantly reviewed occurred on December 15<sup>th</sup>, 2022. A sitework crew was clearing and transporting soil from one portion of the site on Watts Street to another in order to backfill basements and other areas where the new parking garage will be located, along Central Avenue. The crews typically try to avoid using Watts Street for their transports but in this case determined it was the safest and most efficient path given Central Ave. was closed for paving.

**Residents should note- this activity had no hazardous materials. Any materials being transported along Watts Street are of a non-hazardous nature.** As outlined in the CMP and in order to meet Department of Environmental Protection (DEP) standards, we have very strict procedures for any removal or transport of hazardous materials. These activities are overseen daily by Plumb House, the demolition contractor, and owner's third-party environmental consultant. As a practical matter, the type of trucks that carry asbestos containing materials, which are rinsed then wrapped with an inner liner and fully sealed, are too large to fit down Watts Street.

In an effort to keep our neighbors informed, the construction management team along with our city partners will be hosting regularly scheduled community meetings as we enter into new phases of development. This we hope will provide residents with better information and set the expectations of impacts by certain phases of the construction.

**Our first meeting will be held on March 8, 2023 at 6:30 pm. We will hold it in person at Jordan Boys & Girls Club 30 Willow Street, Chelsea, MA 02150.**

**Zoom Link:**

Join Zoom Meeting

<https://us02web.zoom.us/j/83113221825?pwd=Zlk4bGN0NjIGcVBxUnVJWDVYT2VNdz09>

Meeting ID: 831 1322 1825

Passcode: 034468

One tap mobile

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