

July 8, 2024

Newton Conservation Commission
Planning & Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Re:*Response to Staff Comments
NOI Filing (DEP File No. 239-0980)– Albemarle Park Improvement Project
250 Albemarle Road in Newton, Massachusetts*

Dear Members of the Commission:

Staff comments were received on June 28, 2024, for the Albemarle Park Improvement Project, located at 250 Albemarle Road in Newton, Massachusetts. Each comment is outlined below, with a response in **bold text**.

Flood Zone Compliance

Staff would like to see a plan sheet that illustrates existing and proposed grades, with shading where cuts and fills will occur, and the location of the proposed floodplain contour.

W&S Response: A plan sheet with shading where cuts and fills are taking place is located as Attachment 1 to this letter.

Will any of the accumulated soil atop the walls of Cheese Cake Brook be removed?

W&S Response: No, accumulated soil will not be removed from atop the walls of Cheesecake Brook.

Stormwater Compliance

The applicant should clearly illustrate how this project qualifies as a stormwater redevelopment project (as indicated on page 4 of the narrative) or clarify that it is meeting the stormwater standards fully.

W&S Response: This is not applicable as we are proposing stormwater BMPs that meet State and City standards. Though it was surmised in our narrative that the project could potentially qualify as a redevelopment project, we are in fact proposing to meet the standards of the MA Stormwater Handbook fully as would be required for a new development project. Consequently, the question of whether the project qualifies as a redevelopment is moot in this case.

The applicant must clarify compliance using the language of the regulations, which don't address "paved surfaces" (as noted on page 5 of the narrative) and provide plans and tables that clearly illustrate areas of "expanded alteration", changes in degraded areas, etc.

W&S Response: To clarify text provided in the narrative on page 5, the applicant is reducing degraded areas (i.e., paved surfaces) by approximately 3,000 square feet within the park. The project is proposing

an increase in degraded area by 17,305 square feet. To mitigate for this increase in degraded area within Riverfront Area, approximately 42,080 square feet of mitigation (greater than 2:1, as specified in the Wetlands Protection Act), will be provided along Cheesecake Brook. Please refer to Appendix K of the Notice of Intent application submitted on June 18, 2024 for the proposed Mitigation Plan.

It was not clear to staff how the stone basin under the artificial turf field was to function. What are the inputs? What is the actual storage capacity of the 100 cy structure?

W&S Response: The basin in the corner of the artificial turf field is designed to collect stormwater from the field through the underdrains. Once the stormwater is collected, the stone basin will infiltrate into the native soil. An outlet control structure is proposed for the overflow with an orifice set at top of the stone basin.

The storage capacity of the 60'x120' structure is 80 cy based on 30% stone voids.

Will the bio-retention structures have underdrains?

W&S Response: Bio-retention structures have been designed to infiltrate into the native soil below the manufactured soil. No underdrains are provided as they are not necessary.

Planting Plans

The distinction between the "Planting Schedule" and the "Mitigation Planting Schedule" is not clear.

W&S Response: The planting schedule will include all trees and plantings located within the park proper, while the mitigation planting schedule will reference all trees and plantings located within the mitigation area along Cheesecake Brook. Updates to the planting plan will clarify plant locations and quantities in each area. Updates will include the following,

- Sheet L600 will have the overall planting schedule for the park proper only. A total of 108 trees and 183 shrubs will be proposed within the limits of the park. The shrub count will be lessened by simplifying the planting strategy behind the baseball backstop.
- The mitigation planting schedule will be moved to sheet L605 and will contain the overall planting schedule for the mitigation area along Cheesecake Brook only. A total of 56 trees and 240 shrubs will be proposed. The shrub quantities will reflect the anticipated total quantity within the mitigation area along Cheesecake Brook. These quantities have been derived using the enlargement example on sheet L605. This example exemplifies planting intent for the 10 areas where shrubs are being proposed, yet each mitigation area planting will look a bit different and will be tailored to each space. The total shrub count will remain as indicated, but individual shrub quantities may vary slightly from inlet to inlet. Sheet L605 was updated to delineate the extents of each inlet planting area to clarify proposed limits.

Do the "Planting Schedule" and the "Mitigation Planting Schedule" refer only to plantings within Commission jurisdiction?

W&S Response: The planting schedule and the mitigation planting schedule will refer to all proposed plants within the limit of work, including areas outside of the Commission's jurisdiction. We will add a table that summarizes the quantity of trees and shrubs that fall within the Conservation Commission's jurisdiction.

In the "Mitigation Planting Schedule" numbers of shrubs was not provided.

W&S Response: Shrub quantities will be updated in the mitigation planting schedule to reflect the total anticipated quantity within the mitigation area along Cheesecake Brook. A total of 56 trees and 240 shrubs will be proposed.

Proposed new trees was stated to be 118, but 128 are indicated in the "Planting Schedule."

W&S Response: A total of 164 trees will be proposed within the project limits.

Staff feel that low bush blueberry bushes (and dwarf dogwood and fothergilla) are too small to be valuable in this type of setting.

W&S Response: Updated container sizes will be included in the plan updates in the next submission. All 1 gallon containers will be changed to #3 containers to promote overall long-term success and all proposed low bush blueberry bushes will be replaced with bush honeysuckle.

Staff feel that planting plans near the baseball field could/should be greatly simplified for long-term success.

W&S Response: Noted, and as a result, the planting strategy behind the backstop will be simplified. Given the use of this space, we will remove the proposed shrub plantings from this area to reduce maintenance needs. Multistem plantings will remain.

The proposed locations for the wildflower seed mix and slope/soil stabilization seed mix should be clarified.

W&S Response: This comment indicates that there is a legibility issue with the hatches chosen to reflect different proposed seed mixes. The wildflower seed mix hatch will be updated in the next plan set for a greater visual difference. To clarify, the wildflower seed mix is proposed between the pickleball courts and the softball field only and the slope stabilization seed mix is located along Cheesecake Brook only.

In the Example Enlargement, numbers of shrubs in the drawing and in the labels don't match.

W&S Response: The shrub count will be updated to reflect the number shown on the plan in the revised drawing. A total of 240 shrubs are anticipated within the mitigation areas along Cheesecake Brook.

The Example Enlargement has 6 trees and 28 shrubs. There are 10 mitigation locations. That would imply 60 trees and 280 shrubs.

W&S Response: In the revised plans, the total quantity indicated in the mitigation planting schedule will reflect the total anticipated number of shrubs and trees to be included in the mitigation area along Cheesecake Brook.

Miscellaneous

Appendix K was not included in the original filing and should be uploaded through the NewGov portal.

W&S Response: Appendix K is the Permit Plans, uploaded under “Plans” on the NewGov portal.

The scale bar has a typo (80' should be 60'). Scale bars throughout should be checked and corrected.

W&S Response: Scale bars throughout the plan set will be reviewed and revised in the updated plan set to be submitted for the following hearing.

If you have any questions regarding this submittal, please contact me at 978-548-6301 or via email at kearns.megan@wseinc.com.

Very truly yours,

WESTON & SAMPSON

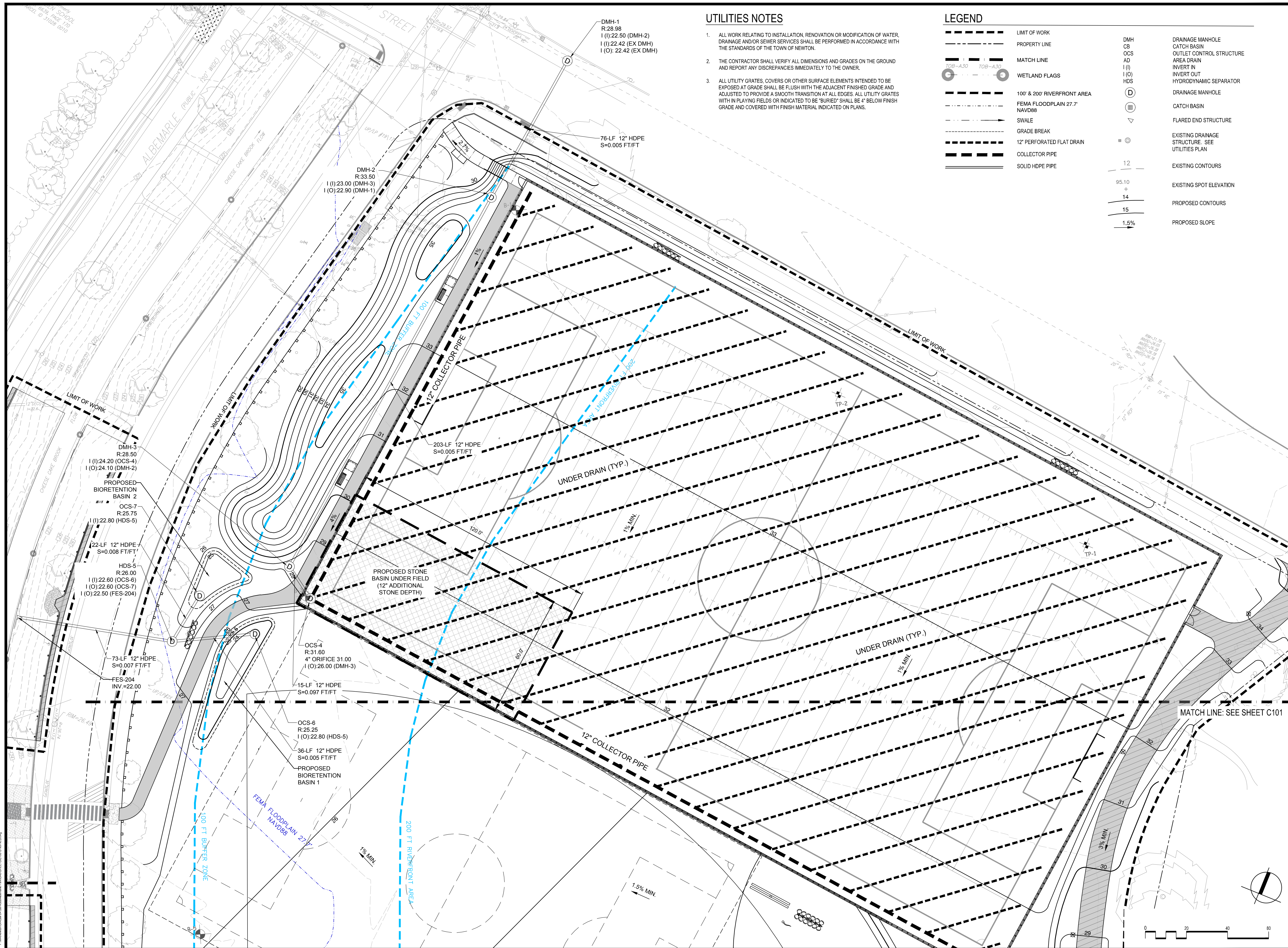
Megan Kearns, PWS
Senior Project Environmental Scientist

Attachment 1 – Cut and Fill Graphic (for reference only)

Attachment 2 – Updated Utility Plans (C100-C101)

ATTACHMENT 1

ATTACHMENT 2



UTILITIES NOTES

1. ALL WORK RELATING TO INSTALLATION, RENOVATION OR MODIFICATION OF WATER, DRAINAGE AND/OR SEWER SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF NEWTON.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
3. ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES. ALL UTILITY GRATES WITH IN PLAYING FIELDS OR INDICATED TO BE "BURIED" SHALL BE 4" BELOW FINISH GRADE AND COVERED WITH FINISH MATERIAL INDICATED ON PLANS.

LEGEND

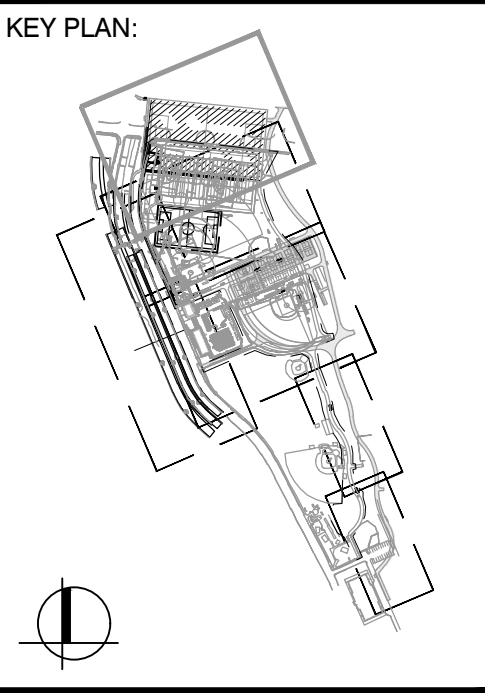
	LIMIT OF WORK	DMH	DRAINAGE MANHOLE
	PROPERTY LINE	CB	CATCH BASIN
	MATCH LINE	OCS	OUTLET CONTROL STRUCTURE
	WETLAND FLAGS	AD	AREA DRAIN
	100' & 200' RIVERFRONT AREA	I (I)	INVERT IN
	FEMA FLOODPLAIN 27.7' NAVD88	I (O)	INVERT OUT
	SWALE	HDS	HYDRODYNAMIC SEPARATOR
	GRADE BREAK	(D)	DRAINAGE MANHOLE
	12\"/>	(H)	CATCH BASIN
	COLLECTOR PIPE	(V)	FLARED END STRUCTURE
	SOLID HDPE PIPE	(S)	EXISTING DRAINAGE STRUCTURE. SEE UTILITIES PLAN
	EXISTING CONTOURS	12	EXISTING CONTOURS
	EXISTING SPOT ELEVATION	95.10	EXISTING SPOT ELEVATION
	PROPOSED CONTOURS	+	PROPOSED CONTOURS
	PROPOSED SLOPE	14	PROPOSED SLOPE
		15	PROPOSED SLOPE
		1.5%	PROPOSED SLOPE

IMPROVEMENTS TO ALBEMARLE PLAYGROUND NORTH AND MULTI-USE PATH, PHASE 1

250 ALBEMARLE RD
NEWTON, MA 02460

Weston & Sampson

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard, Suite 250
Foxborough, MA 02035
978.532.1900 800.SAMPSON
www.westonandsampson.com



Revisions:

No.	Date	Description

COA:

Seal:

Issued For:

PERMITTING SET - NOT FOR CONSTRUCTION -

Scale:

Date: UPDATED 7/3/2024

Drawn By: AG, JCF, TF

Reviewed By: JM, CB

Approved By: CB

W&S Project No.: ENG22-0315

W&S File No.:

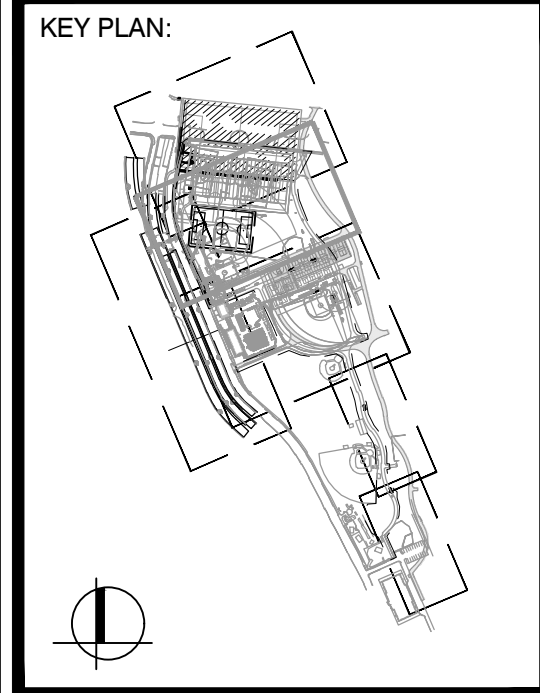
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UTILITIES PLAN

Sheet Number:

C100

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Revisions:

No.	Date	Description

COA:

Seal:

Issued For:
**PERMITTING SET
- NOT FOR CONSTRUCTION -**

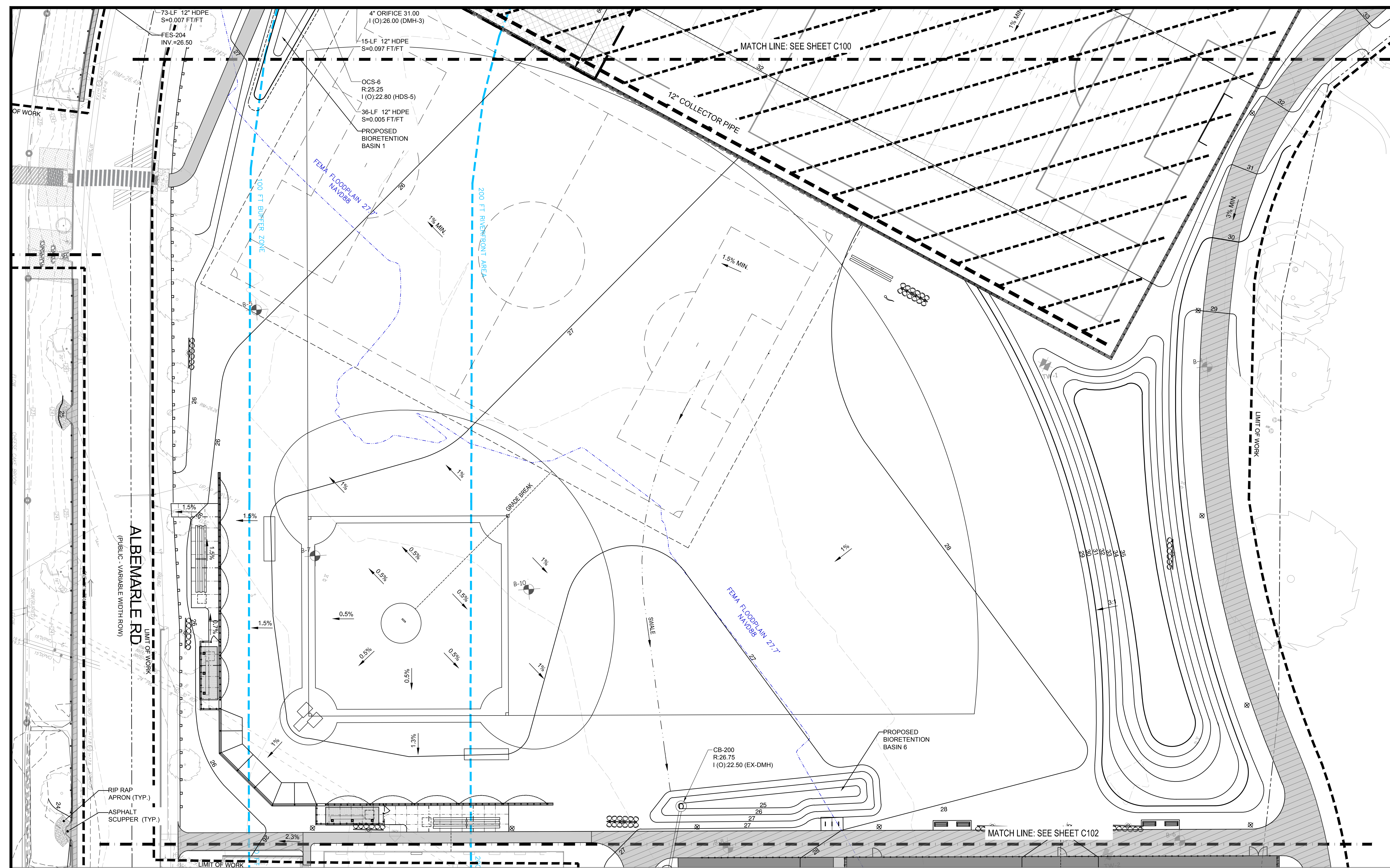
Scale:

Date: UPDATED 7/3/2024
 Drawn By: AG, JCF, TF
 Reviewed By: JM, CB
 Approved By: CB

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 W&S File No.:

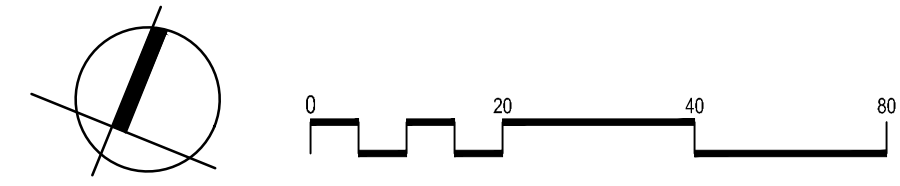
Drawing Title:
UTILITIES PLAN

Sheet Number:
C101



UTILITIES NOTES

- SEE SHEET C100 FOR UTILITIES NOTES AND LEGEND.



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