

CONSERVATION COMMISSION AGENDA

Date: November 1, 2018

Time: 7:00 pm

Place: City Hall, Room 204

NOTE: Items may be called in any order at the Chair's discretion.

NOTE: The Conservation Commission reserves the right to discuss open wetland cases during the public meeting at which they are due to be heard.

DECISIONS

I. WETLANDS DECISIONS

1. **RDA – Commonwealth Ave (in front of 2345 Comm Ave) – new bus stop**
 - Request: Improvements to a bus stop at the sidewalk and grassed median on Comm Ave.
 - Owner/Applicant: Holly Palmgren (MBTA) Representative: Mark King (Weston & Sampson)
2. **NOI (cont'd) – 33 Wayne Rd – DEP file #239-811 – Enforcement action and tear-down/re-build**
 - Request: Demolition and reconstruction of a single-family home with associated restoration planting plan developed in response to the unpermitted tree cutting in RFA.
 - Owner/Applicant: Carmine Petruziello Representative: John Rockwood (Ecotec, Inc)
3. **NOI – 326 Fuller Street – new electrical connection – DEP file #239-XXX**
 - Request: Lay a new electrical connection from an existing maintenance building to the new pump house and wet well, approved under permit #239-812.
 - Owner: Brae Burn Country Club Applicant: Sean McLaughlin Representative: Sarah Stearns (Beals & Thomas)
4. **NOI – 116 Upland Ave – teardown/rebuild single family home – DEP File #239-XXX**
 - Request: Demolish the existing single-family home and associated site features and rebuild a new single-family home with deck and driveway.
 - Owner/Applicant: Ilya Zvenigorodskiy Representative: self
5. **NOI – 177 Waban Ave – removal of 6 trees – DEP File #239-XXX**
 - Request: Applicant is seeking to remove six trees on their property within the inner 50' of buffer zone and trim one other tree.
 - Owners: John and Elizabeth Bride Applicant/Representatives: James DeVellis (DeVellis Zrein, Inc)
6. **OOC Extension – 1 Nonantum Rd – boathouse renovations & plantings and public access trail – DEP File #239-745**
 - Request: Applicant is requesting an extension on OOC #239-745 which approved the ex post facto reconstruction of the boathouse and new dock installation at 1 Nonantum Road. This OOC also required the creation of a public access trail and mitigation plantings.
 - Owner: Martha McMahon (DCAMM) Applicant: Teresa Foster (Boston Acad. of the Sacred Heart) Representative: Daniel Padien (VHB)
7. **COC – 46 Farwell St – hardscaping removal and plantings w/ site re-grading – DEP file #239-774**
 - Request: Applicant is requesting a Certificate of Compliance for complete restoration of the river bank and parking lot.
 - Owner: Continuous Improvement Realty Trust Applicant: Brian McDonald
Representative: none
8. **COC – 125 Wells Ave – rehab and new construction of turf fields w/ associated activities – DEP file #239-661**
 - Request: Applicant is requesting a Certificate of Compliance for the turf field construction,



Mayor
Ruthanne Fuller

**Director
Planning &
Development**
Barney Heath

**Senior
Environmental
Planner**
Jennifer Steel

**Assistant
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Claire Rundelli

**Conservation
Commission
Members**
Dan Green
Judy Hepburn
Susan Lunin
Norm Richardson
Ira Wallach
Jeff Zabel
Ellen Katz

**Conservation
Commission
Alternates**
Kathy Cade

1000 Comm. Ave.
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T 617/796-1120
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www.newtonma.gov

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flood storage, & plantings.

- Owner: Solomon Schechter Day School Applicant/Rep: Calvin M Olson (Drummey Rosane Anderson, Inc.)

9. Minor Plan Change or Amended OOC? – 131-181 Needham St. – DEP file #239-720

- Discussion: Decided whether to require an amended OOC for the new proposed work at Newton Nexus.
- Owner: Crosspoint Applicant: Newton Nexus Representative: none

II. CONSERVATION AREA DECISIONS

10. CPC Funds for Conservation Restriction Monitoring

III. ADMINISTRATIVE DECISIONS

11. Minutes of 10/11/18 to be approved.

IV. ISSUES AROUND TOWN DECISIONS – none at this time

UPDATES

V. WETLANDS UPDATES

VI. CONSERVATION AREA UPDATES

VII. ISSUES AROUND TOWN UPDATES

VIII. ADMINISTRATIVE MATTER UPDATES

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING

ADJOURN

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DECISIONS

I. WETLANDS DECISIONS

1. RDA – Commonwealth Ave (in front of 2345 Comm Ave) – new bus stop

- Request: Improvements to a bus stop at the sidewalk and grassed median in front of the Marriott Hotel on Commonwealth Ave.
- Owner/Applicant: Holly Palmgren (MBTA) Representative: Mark King (Weston & Sampson)
- Documents Presented: colored site plan photos, draft DOA
- Jurisdiction: all work is outside of Riverfront Area
- Staff Notes
 - **Project Summary:** Applicant is proposing the construction of a new bus stop on Commonwealth Avenue in an area of existing sidewalk and grassy median.
 - **Impact Summary:**
 - All work will be occurring outside of ConCom jurisdiction.
 - The work will require a portion of the grassy median separating the sidewalk from Commonwealth Ave to be bricked to provide a level/firm surface for accessibility.
- Staff Recommendations: Vote to issue a negative 2 Determination.

2. NOI (cont'd) – 33 Wayne Rd – DEP file #239-811 – Enforcement action and tear-down/re-build

- Request: Demolition and reconstruction of a single-family home with associated restoration planting plan developed in response to the unpermitted tree cutting in RFA.
- Owner/Applicant: Carmine Petruziello Representative: John Rockwood (Ecotec, Inc)
- Documents Presented: colored site plan photos, draft OOC
- Jurisdiction: Riverfront Area
- Performance Standards: **Riverfront Area: 10.58(4)**
 - (c) Practicable and Substantially Equivalent Economic Alternatives.
 - (d) No Significant Adverse Impact.
 - 1. Within 200 foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater ..., provided that:
 - a. At a minimum, a 100' wide area of undisturbed vegetation is provided... preserved or extended to the max. extent feasible....
 - b. Stormwater is managed ...
 - c. Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. ...
 - d. ... incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.
- Staff Notes
 - **Project Summary:** The applicant has revised the plans (i.e., reduced the size of the proposed house) incorporated a mitigation planting area, and included the restoration planting area in the plans.
 - **Impact Summary**
 - Restoration planting plan is inch for caliper inch.
 - Impervious area is due to increase 311 sf.



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- Mitigation planting area (26 native shrubs) is 650 sf and bounded.
 - **Questions/Concerns**
 - No deck is shown, so expect it to come in as exempt.
 - Hemlocks on eastern property line are dying.
 - Planting stock cited is very challenging to find.
 - **Staff Recommendations:** Vote to close the hearing and to issue an OOC with the following special conditions
 - Mitigation plantings should be spread across the whole disturbed slope
 - Restoration/mitigation area should be same as edge of lawn (and toe of slope?) and should be bounded.
 - Require rear plantings to go in first and be fenced prior to start of construction.
- 3. NOI – 326 Fuller Street – new electrical connection – DEP file #239-XXX**
- **Request:** Lay a new electrical connection from an existing maintenance building to the new pump house and wet well, approved under permit #239-812.
 - **Owner:** Brae Burn Country Club **Applicant:** Sean McLaughlin **Representative:** Sarah Stearns (Beals & Thomas)
 - **Documents Presented:** colored plans plans, photos, draft OOC
 - **Jurisdiction:** Bufferzone, Riverfront Area, City Floodplain
 - **Performance Standards**
 - **10.53(1): General Provisions:** “For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of . . . review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work.”
 - **City Floodplain. Sec. 22-22. Floodplain/Watershed Protection Provisions**
 - (b)(1) ... no building or other structure shall be ... constructed ... which will restrict floodwater flow ...
 - (b)(2) ... the conservation commission may issue an order of conditions
 - **Staff Notes**
 - **Project Summary:**
 - Applicant is requesting approval to lay roughly 1450 linear feet of electrical conduit in a 2’ x 2’ trench from the maintenance facility to the recently approved wet well and pumphouse (#239-812).
 - **Impact Summary**
 - Approximately 770’ of the proposed conduit is in buffer zone, which translates into roughly 1540 s.f. (3080 cubic feet) of temporary disturbance.
 - The conduit will cross an intermittent stream (over the stream culvert & under an existing paved cart path).
 - The majority of the trench will be in existing lawn and existing pavement. The final location of the trench will be determined in the field to preserve existing trees.
 - There are a couple of large deciduous trees in the buffer zone, the roots of which are vulnerable to the proposed trenching.
 - **Questions/Concerns**
 - How will tree roots be protected?
 - How will trench spoils be managed? Erosion controls may not be necessary.
 - **Staff Recommendations:** Vote to close the hearing and to issue an OOC with the following special conditions
 - Align the trench outside the subject trees’ driplines (or 15’ from the trunks) to protect their roots.
 - Trench spoils must be
 - Erosion controls must be ...
 - Surfaces must be reestablished at prior existing grade and in kind.
- 4. NOI – 116 Upland Ave – teardown/rebuild single family home – DEP File #239-XXX**
- **Request:** Demolish the existing single-family home and associated site features and rebuild a new single-family home with deck and driveway.

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- Owner/Applicant: Ilya Zvenigorodskiy Representative: self
 - Documents Presented: colored plans plans, photos, draft OOC
 - Jurisdiction: BLSF and City Floodplain
 - Performance Standards
 - **Bordering Land Subject to Flooding: 10.57**
 1. Compensatory storage shall be provided for all flood storage volume that will be lost when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows...
 2. Work shall not restrict flows so as to cause an increase in flood stage or velocity.
 3. Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions...
 - **City Floodplain. Sec. 22-22. Floodplain/Watershed Protection Provisions.**
 - (b)(1) ... no building or other structure shall be ... constructed ... which will restrict floodwater flow or reduce floodwater storage capacity shall be permitted.
 - (b)(2) ... the conservation commission may issue an order of conditions for the following uses in the Floodplain/Watershed Protection District:
 - a) Any building or structure for which compensatory storage is provided and ... structure shall not result in any increase in flood levels during the 100-year flood.
 - d) ... walkways ancillary to permitted or existing uses within the district.
 - Staff Notes
 - **Project Summary**
 - Applicant is proposing to demolish existing single-family home with associated driveway and small deck.
 - Applicant is proposing the construction of a slightly larger single-family home with associated deck and drive.
 - Applicant is proposing to collect drainage from the front half of the roof and a driveway trench drain, and direct it to an underground chamber.
 - Proposal includes a full foundation with 1.35 x 0.69' openings to provide flood storage.
 - **Impact Summary**
 - The proposal claims 4,594 cubic feet of compensatory storage (through grading cuts) for a nominal 2,788 cubic feet that is being lost with the new construction.
 - Applicant is proposing to remove 3 large mature deciduous trees (totaling 101") and a patch of wild scrub; no mitigation plantings are proposed.
 - **Questions/Concerns**
 - The functional fill may be considerably more than is indicated due to the foundation design which relies of the assumption of "unrestricted hydraulic connection". Staff does not believe that is accurate.
 - The test pit was not dug near the proposed infiltration system as required; staff questions the 36" to ESHGW.
 - Revised site design could limit the impact to trees, fill in floodplain, and required grade changes by:
 - Shortening the garage to allow a narrow driveway "mouth"
 - Building on piers instead of a full foundation
 - Minimizing the size of the deck and stairs
 - Staff Recommendations: Address all site concerns and only vote to close the hearing and issue an OOC if appropriate.
- 5. NOI – 177 Waban Ave – removal of 6 trees – DEP File #239-XXX**
- Request: Applicant is seeking to remove six trees on their property within the inner 50' of buffer zone and trim one other tree.
 - Owners: John and Elizabeth Bride Applicant/Representatives: James DeVellis (DeVellis Zrein, Inc)
 - Documents Presented: colored plan plans, photos, draft OOC
 - Jurisdiction: Buffer Zone and City Floodplain
 - Performance Standards
 - **10.53(1): General Provisions:** "For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. ... where prior development is extensive, may consider measures such as the restoration of

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natural vegetation adjacent to a Resource Area to protect the interest of [the Act]. ... The purpose of . . . review of work in the Buffer Zone is to ensure that adjacent Resource Areas are not adversely affected during or after completion of the work.”

- **City Floodplain. Sec. 22-22. Floodplain/Watershed Protection Provisions**

- (b)(1) ... no building or other structure shall be ... constructed ... which will restrict floodwater flow ...

- (b)(2) ... the conservation commission may issue an order of conditions for the following ...

- **Staff Notes**

- **Project Summary:** Applicant is requesting to remove 6 mature trees and prune another that, according to the narrative provided, are hazardous. Mitigation plantings of 12 understory shrub/sapling species are proposed. Limited invasive species exist and are proposed to be managed.

- **Impact Summary:**

- One tree to be removed is in raised lawn, close to the foundation. The tree to be pruned is nearly 100’ from the wetland and leaning well over the house. Removal and pruning are warranted and would have little adverse impact on the wetland.

- 5 of the trees proposed to be removed are within 30’ of the wetland, are full-grown native canopy trees totaling 106” and provide excellent wildlife habitat. Removal would dramatically alter the canopy in the area and diminish the area’s wildlife habitat value and the shade it provided to the associated wetland.

- **Questions/Concerns**

- The 5 trees closest to the wetland that are proposed to be removed seem to pose little threat to the house. Limited pruning to remove truly threatening limbs on some of the 5 trees in question may be in order.

- **Staff Recommendations:** Discuss and vote to close the hearing and issue an OOC once concerns are addressed.

6. OOC Extension – 1 Nonantum Rd – boathouse renovations & plantings and public access trail – DEP File #239-745

- **Request:** Applicant is requesting an extension on OOC #239-745 which approved the ex post facto reconstruction of the boathouse and new dock installation at 1 Nonantum Road. This OOC also required the creation of a public access trail and mitigation plantings.

- **Owner:** Martha McMahon (DCAMM) **Applicant:** Teresa Foster (Boston Acad. of the Sacred Heart)

- Representative:** Daniel Padien (VHB)

- **Documents Presented:** approved plans, draft OOC Extension

- **Jurisdiction:** Riverfront Area, Buffer Zone, BLSF, and City Floodplain

- **Staff Notes:** Appeals and contract negotiations have delayed the start of construction. Construction is now due to begin in the Spring of 2019. The Order was amended to approve the trail layout on 6/28/18 but is still due to expire on 11/25/18.

- **Staff Recommendations:** Vote to issue a 2-year extension to Order of Conditions #239-745.

7. COC – 46 Farwell St – hardscaping removal and new plantings w/ associated grading – DEP file #239-774

- **Request:** Applicant is requesting a Certificate of Compliance for complete restoration of the river bank and parking lot.

- **Owner:** Continuous Improvement Realty Trust **Applicant:** Brian McDonald **Representative:** none

- **Documents Presented:** photos, draft COC

- **Jurisdiction:** Riverfront Area, Bank, BLSF, City Flood Plain, and Buffer Zone

- **Staff Notes:** A staff site visit on 6/25/18 confirmed that the site is in beautiful compliance with Order of Conditions!

- **Staff Recommendations:** Vote to issue a complete Certificate of Compliance.

8. COC – 125 Wells Ave – rehab and new construction of turf fields w/ associated activities – DEP file #239-661

- **Request:** Applicant is requesting a Certificate of Compliance for the turf field construction, flood storage, & plantings.

- **Owner:** Solomon Schechter Day School **Applicant/Rep:** Calvin M Olson (Drummeys Rosane Anderson, Inc.)

- **Documents Presented:** photos, draft COC

- **Jurisdiction:** BLSF and Buffer Zone

- **Staff Notes:** At the last COC site visit, staff noted crumb rubber had migrated off the field and that the required “wind shield” had not been installed. A staff site visit on 10/25/18 confirmed that all accumulated crumb rubber

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has been cleaned up from the wetland area, the wind shield has been installed, and that the construction of the compensatory flood area is in excellent condition. The site is now in compliance with Order of Conditions.

- Staff Recommendations: Vote to issue a complete Certificate of Compliance.

9. Minor Plan Change or Amended OOC? – 131-181 Needham St. – DEP file #239-720

- Discussion: Decided whether to require an amended OOC for the new proposed work at Newton Nexus.
- Owner: Crosspoint Applicant: Newton Nexus Representative: none
- Documents Presented: new plan photos
- Jurisdiction: BLSF and Buffer Zone
- Staff Notes:
 - **Project Summary**: Under DEP regulations, the applicant must provide additional flood storage to provide flood storage at the lowest elevations on the site. The plans, under review by DPW Utilities and Engineering, show a new basin in the corner of the parking lot connected to the stormdrain system. It really is the only location on the lot where the compensatory storage can be provided.
 - **Impact Summary**:
 - The area proposed for alteration is within outer buffer zone and Riverfront Area, but the area is highly disturbed, “outside” the rail-trail, and adjacent to the parking lot. A couple of small Norway maple trees (and piled fill) would be removed and replaced with a grassed basin.
 - **Questions/Concerns**
 - Decide whether to require an amended OOC for the new proposed work at Newton Nexus (i.e., whether the work is in keeping with original scope and intent of the project and will have no significant adverse effect the functions or values of the wetland resource area).
- Staff Recommendations: Vote to allow it as a minor plan change with all work shown on the as built plan..

II. CONSERVATION AREA DECISIONS

- 10. CPC Funds for Conservation Restriction Monitoring** – The required Conservation Restriction on 30 Wabasso Street (ConCom = owner) has been drafted and the \$5,000 in funds for monitoring has been agreed upon by the Newton Conservators (holders). The CPC needs the Commission to vote to accept the \$5000 monitoring funds as appropriate.

III. ADMINISTRATIVE DECISIONS

11. Minutes of 10/11/18 to be approved.

- Documents Presented: draft minutes draft minutes
- Staff Recommendations: Vote to approve the 10/11/18 minutes.

IV. ISSUES AROUND TOWN DECISIONS – none at this time

UPDATES

V. WETLANDS UPDATES

- Mitigation area BMPs: Staff attended a class on aggressive native ground covers.

VI. CONSERVATION AREA UPDATES

- Norumbega slope restoration. 250 feet of fence were installed by volunteers on 10/21/18 to stop human and dog access to the slope. SumCo & Land Stewardship, Inc have been contacted to solicit estimates for restoration work.
- Norumbega Off-Leash Area: The RFP for the Parks and Recreation Off-Leash Dog area was released on 10/18/18.
- Next steward workday (November): Flag an upland trail in Kessler Woods.
- Oakdale Woods Encroachment. We missed the planting window, so this will have to wait until the spring.
- Old Deer Park: We missed the planting window, so this will have to wait until the spring.

VII. ISSUES AROUND TOWN UPDATES

- Climate Action planning: CAP workshop (Oct 23) was well-attended, CCVA workshop (Oct 29) update. Website has opportunities for public input.
- Walking Loops. MIT intern will develop pilot walking loops. Input would be greatly appreciated.
- Webster Woods: Full advisory panel will meet on November 14.

VIII. ADMINISTRATIVE MATTER UPDATES

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING

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EXISTING STOP LOCATION
MID-BLOCK

MARRIOTT HOTEL

SAWCUT AND LIMIT OF PROP SDWK (TYP) - APPROX 45' LONG
MATCH EXIST GRADE AT SDWK (SEE DETAIL ON SHEET A-4)

MARRIOTT DRIVEWAY

PROPERTY LINE (APPROX)
PROP T SIGN ON NEW POST MHO

PROP FILTER TUBING (TYP)
REM SIGN AND POST R7-107aR

PROP SDWK 4' MIN
2% MAX CROSS SLOPE

MARRIOTT DRIVEWAY

PROP CURB RAMP TYPE B (SEE DETAIL ON SHEET A-7)

PROP CURB RAMP TYPE B (SEE DETAIL ON SHEET A-7)

PROP FLUSH GRANITE CURB

LIMIT OF PROP SDWK (TYP) APPROX 30' LONG
MATCH EXIST GRADE AT CURB (SEE DETAIL ON SHEET A-6)

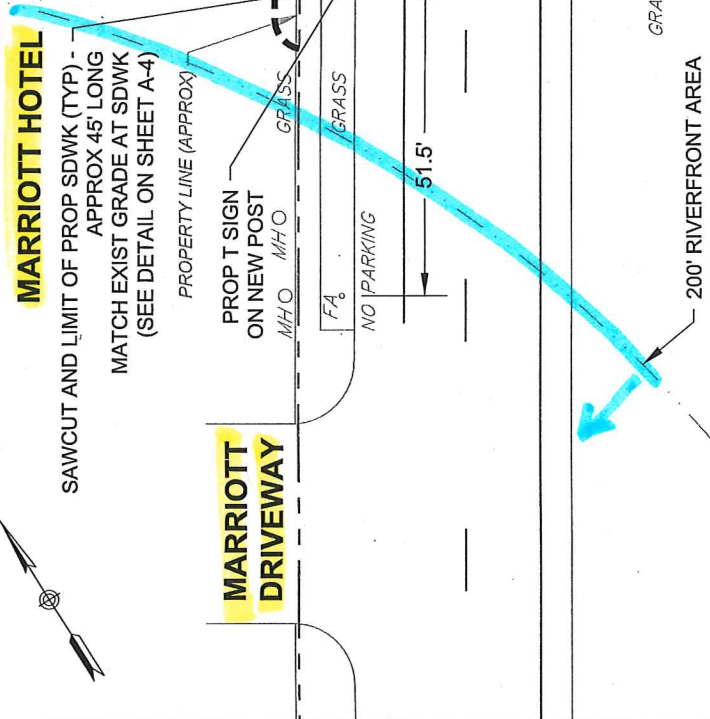
COMMONWEALTH AVE (RTE 30)

TELEPHONE BOX CONCRETE PAD

R&R EXIST CURB (APPROX 10') TO INCREASE REVEAL TO ACCOMMODATE 2% MAX CROSS-SLOPE (SEE DETAIL SHEET A-4)

GRASS

200' RIVERFRONT AREA

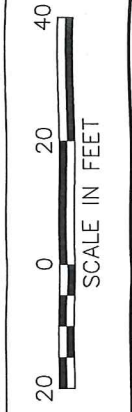


Outside Prop

- NOTES:
1. BASE MAP INFORMATION IS APPROXIMATE AND CERTAIN FEATURES ARE EXCLUDED FOR DRAWING CLARITY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS.
 2. THE CONTRACTOR SHALL REPLACE EXISTING T SIGN POSTS THAT ARE DAMAGED, AS DIRECTED BY THE ENGINEER.
 3. ALL CROSSWALKS AND STREET MARKINGS SHALL BE THERMOPLASTIC AS SPECIFIED BY THE NEWTON TRAFFIC DIVISION.

MCMMAHON
TRANSPORTATION CONSULTANTS

NO.	DATE	DESCRIPTION



DRAFT
NOT FOR CONSTRUCTION

SCALE AS NOTED	DATE: 8/1/18	PROJECT NO.	PLAN NO.	SHEET NO.	TOTAL SHEETS

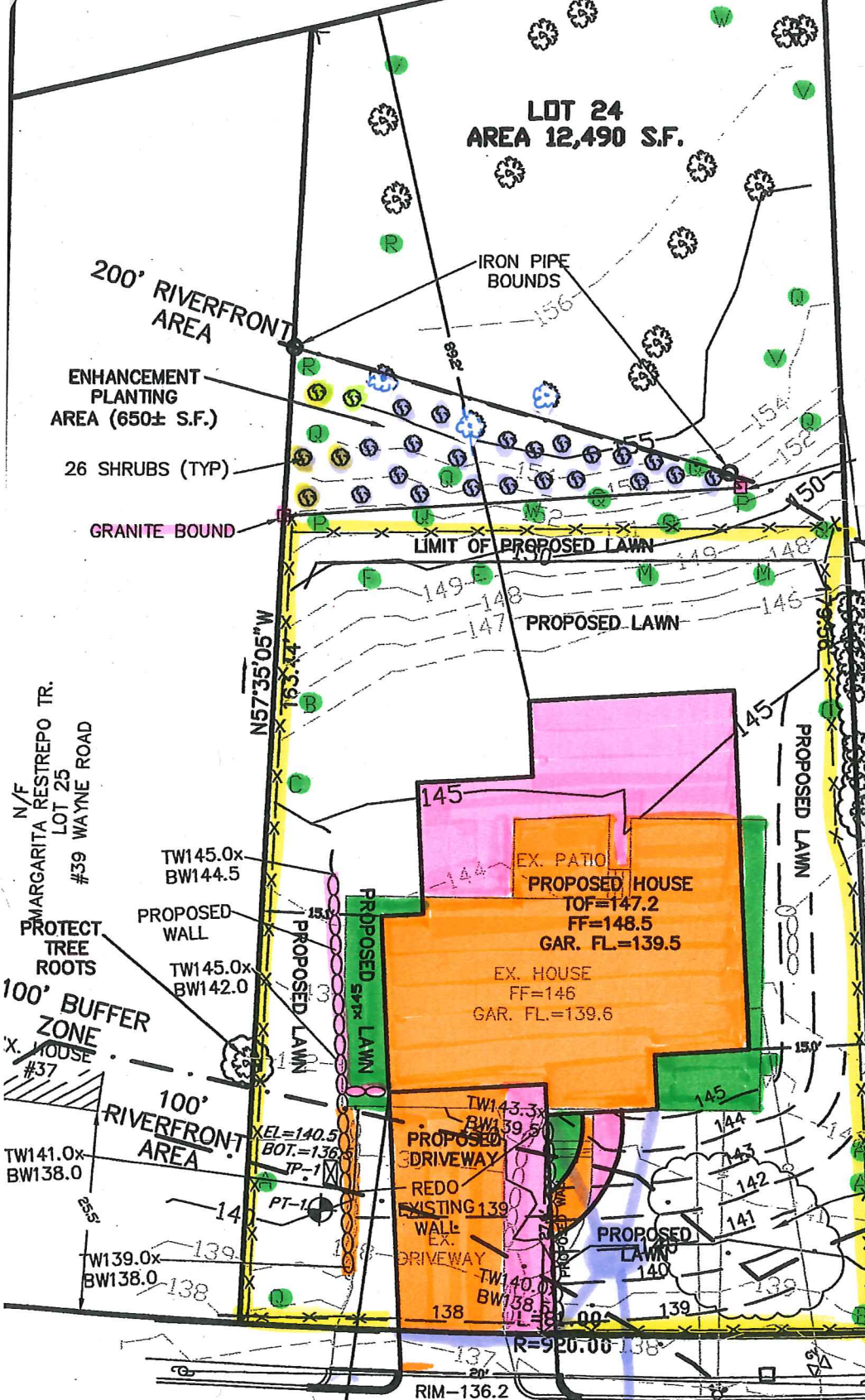
MARRIOTT
7828
PLAN

N/F
 HARVEY A. & NANCY J. PARAD
 LOT 8
 #36 TIRRELL CRESCENT

N16°46'06"E
 66.00'
LOT 24
AREA 12,490 S.F.

SYMBOL	NUMBER	SPECIES; CALIPER
Q	10	NORTHERN RED OAK (QUERCUS RUBRA); 3.5"
P	2	EASTERN WHITE PINE (PINUS STROBUS); 12'-15' (6")
W	2	WHITE OAK (QUERCUS ALBA); 3"
R	2	RED MAPLE (ACER RUBRUM); 3"
B	2	RIVER BIRCH (BETULA NIGRA); 2.5"
V	3	AMERICAN HOPHORNBEAM (OSTRYA VIRGINIANA); 2.5"
F	2	FLOWERING DOGWOOD (CORNUS FLORIDA); 2"
C	2	REDBUD (CERCIS CANADENSIS); 2"
M	2	SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIANA); 2"
A	3	SERVICEBERRY (AMELANCHIER CANADENSIS)

ENHANCEMENT PLANTING AREA (650± S.F.)
 SHRUBS (4' TO 6' IN HEIGHT; 5' ON-CENTER)
 6 AMERICAN WITCH-HAZEL (HAMAMELIS VIRGINIANA)
 5 AMERICAN HAZEL-NUT (CORNUS AMERICANA)
 5 GRAY DOGWOOD (CORNUS RACEMOSA)
 5 BLACK CHOKEBERRY (PHOTINA MELANOCARPA)
 5 NORTHERN BAYBERRY (MORELLA PENNSYLVANICA)



*hemlocks dying
 move lawn line ↓
 move bounds ↓
 scatter shrubs*

EROSION CONTROL COMPOST SOCK W/SILT FENCE (TYP)

STOCKPILE. EXCESS SOIL TO BE REMOVED FROM SITE. STOCKPILE TO BE COVERED WITH PLASTIC SHEETING OR TARPS.

N/F
 MARGARITA RESTREPO TR.
 LOT 25
 #39 WAYNE ROAD

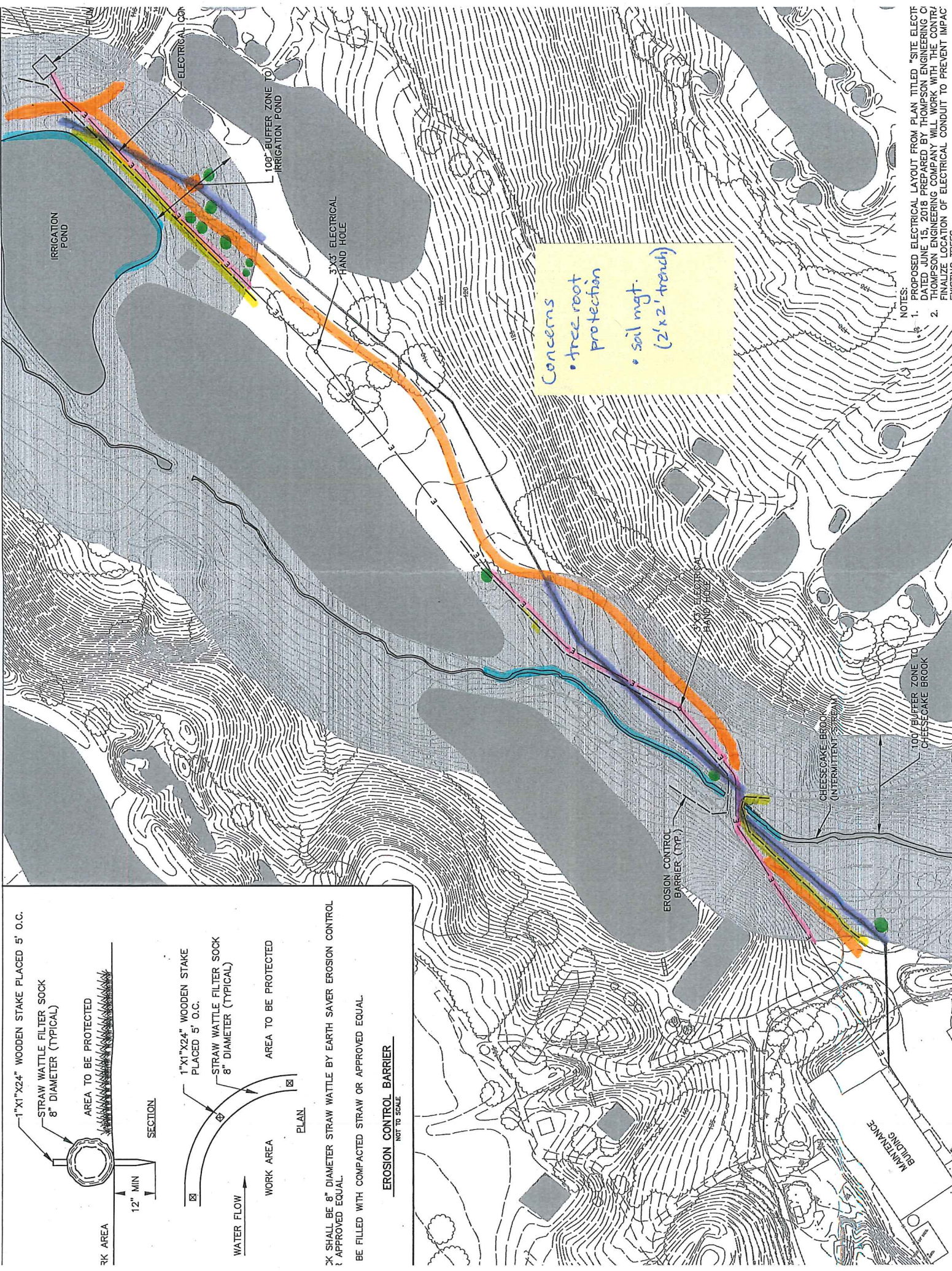
PROTECT TREE ROOTS
 100' BUFFER ZONE
 X. HOUSE #37

100' RIVERFRONT AREA
 TW141.0x BW138.0

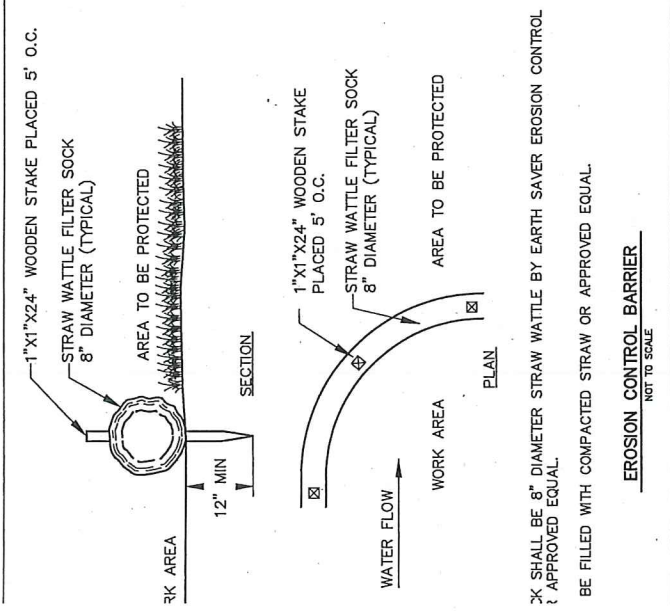
WAYNE ROAD

RIM-137.58
 INV.-128.68

SEWER 15"



NOTES:
 1. PROPOSED ELECTRICAL LAYOUT FROM PLAN, TITLED "SITE ELECTRIC" DATED JUNE 15, 2018 PREPARED BY THOMPSON ENGINEERING COMPANY.
 2. THOMPSON ENGINEERING COMPANY WILL WORK WITH THE CONTRACTOR TO FINALIZE LOCATION OF ELECTRICAL CONDUIT TO PREVENT IMPACT TO EXISTING TREES.



EROSION CONTROL BARRIER
 NOT TO SCALE

8" DIAMETER STRAW WATTLE BY EARTH SAVER EROSION CONTROL SHALL BE APPROVED EQUAL.
 BE FILLED WITH COMPACTED STRAW OR APPROVED EQUAL.

AREA TO BE PROTECTED
 WORK AREA
 WATER FLOW
 MAINTENANCE BUILDING

Conservation Committee Narrative: 116 Upland Ave. Newton, MA

Our family has acquired home at 116 Upland Ave in Newton, MA on July 16, 2018 and we are looking to rebuild existing house to be environmentally-friendly and appropriately-sized home to fit in architecturally with neighborhood in transition as well as meeting Newton conservational requirements and our family needs.

The current house is a two-bedroom, one bathroom that is approximately 816 sqft. On the Upland Ave there is only a handful of houses that remain in the same architectural concept as the original intentions of the neighborhood. Most of the homes have been expand to be over 2500 sqft.

Over the years the house has also experienced significant deterioration to its foundation and has been qualified by the structural engineer unsafe to expand on. We are looking to transform this house into a well-functioning home ~3000 sqft, that meets the standards of today's living while preserving the character of the existing neighborhood.

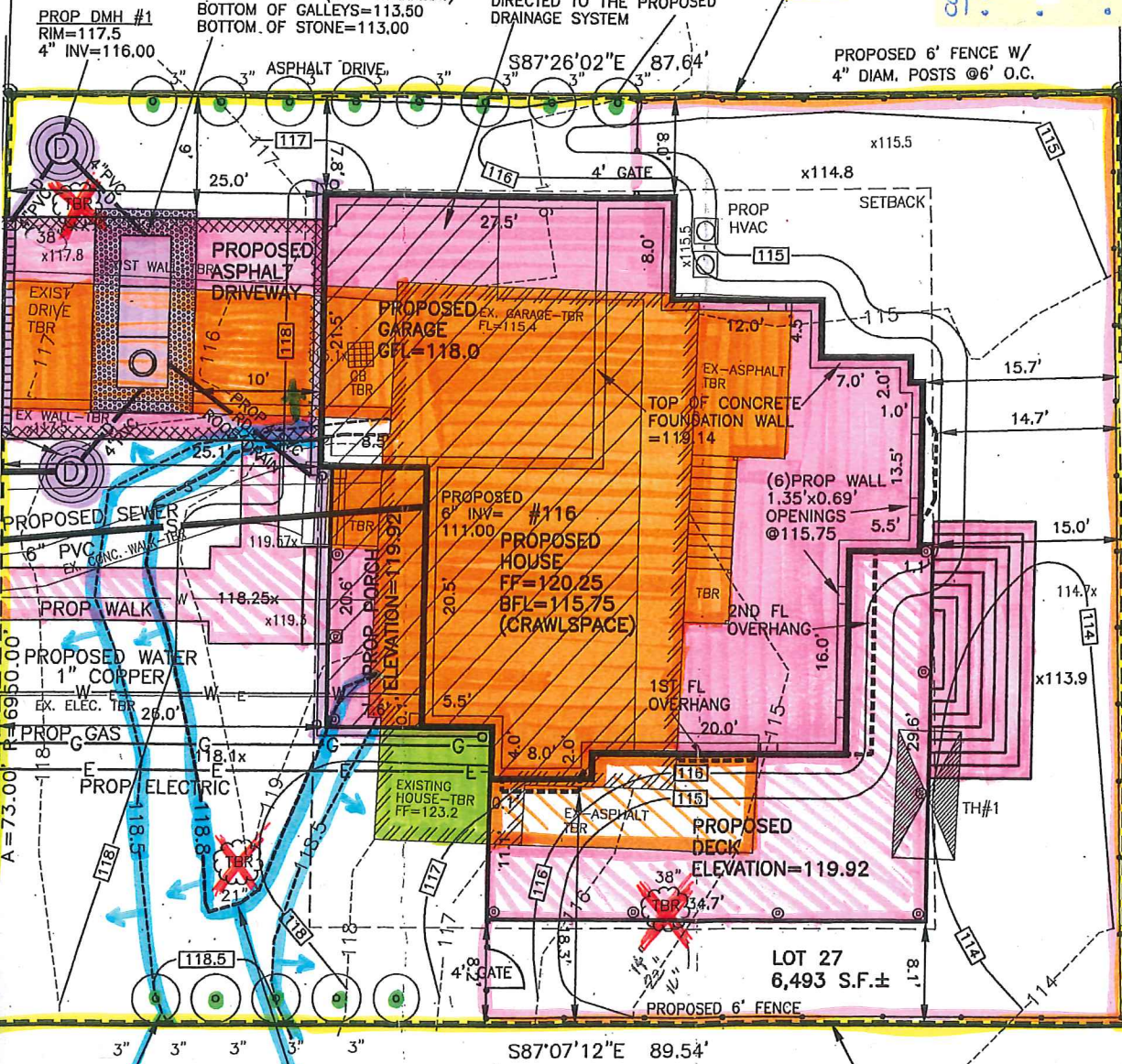
This house is a perfect example of a home the loss of which would not be detrimental to the historical and architectural heritage of the City of Newton and is in dire need of a "fresh start;" a new home at this location will be greatly enhance and make the neighborhood feel more wholistic.

We have sold our property in Medford and currently renting a two-bedroom apartment with our 3 kids. The time is of essence to us as we are looking forward to calling 116 Upland Ave our forever home.

ELEVATION= 118.89
CITY OF NEWTON BASE

PROPOSED DRAINAGE SYSTEM
(3) LOW PROFILE LEACHING GALLEYS
4" X 4" X 2' DEEP W/ 2' STONE SURROUND
(SEE DETAIL)
FINISHED GRADE=117.5+
TOP OF GALLEYS=116.50
4" INV=115.50 (IN)
4" INV=115.50 (OUT-OVERFLOW)
BOTTOM OF GALLEYS=113.50
BOTTOM OF STONE=113.00

CONCERNS
 • functional fill is considerable
 • higher water table?
 • TREE REMOVAL IS SIGNIFICANT
 • 38", 21", 52"
 • T.P. locate wiring
 • MOTILES AT 36"
 • HVAC on slope



Recommendations
 - shorten garage
 - narrow drive entrance
 - save trees (DMH move)
 - minimize decks + stairs
 - reduce scale of house to limit fill
 - recalculate fill and/or open the crawl space

• DO NOT ALLOW REDO FILL CRUCS
 IF CRAWLSPACE WILL HAVE ONLY SMALL OPENINGS
 • CREATE A REAR CRAWLSPACE W/ "PIERS"
 • 1.35' x 0.69' OPENINGS @ 115.75

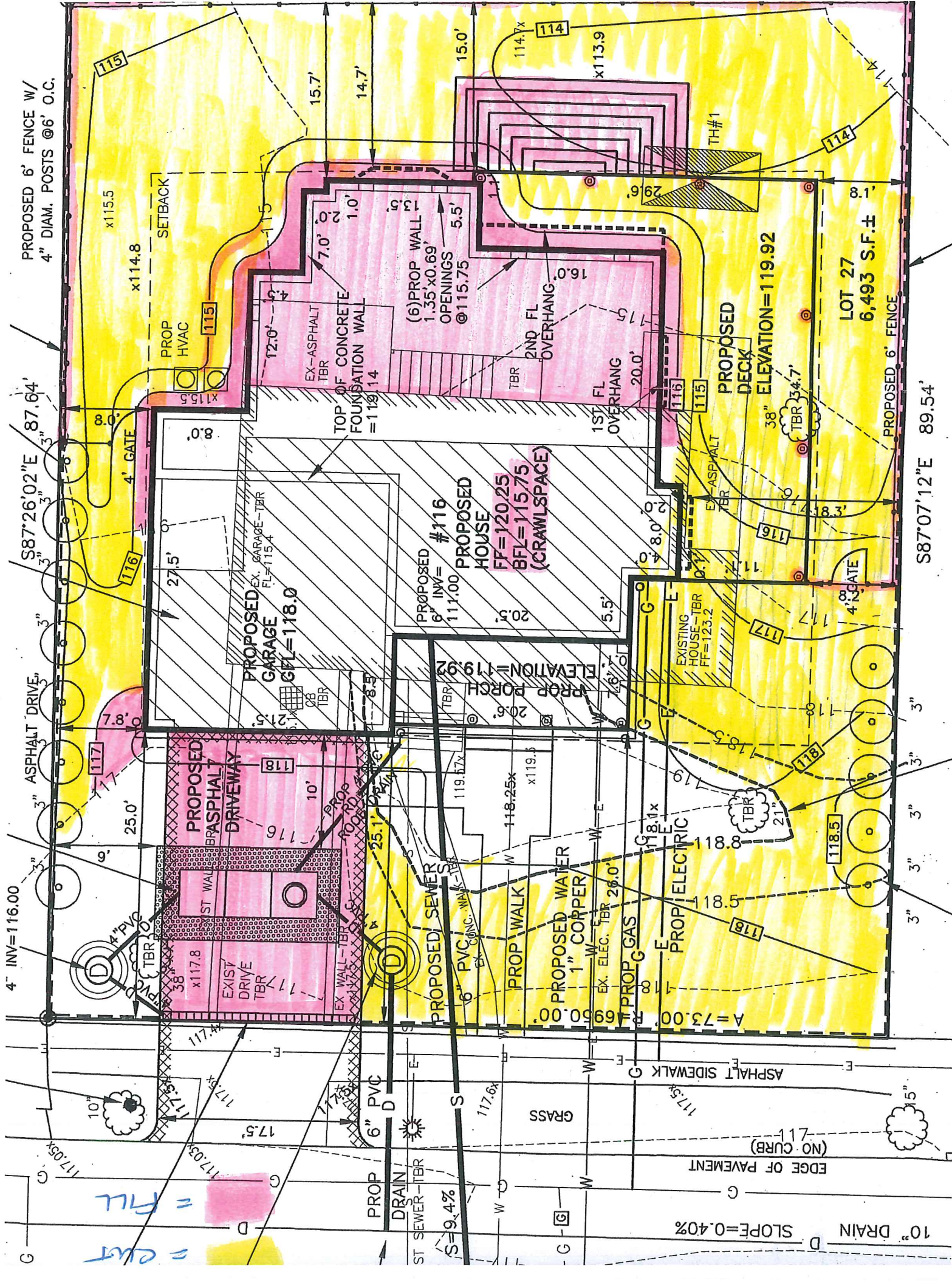
ESTGW at 36" should be ok, but need a new test pit.

FEMA FLOODPLAIN CITY OF NEWTON FLOODPLAIN AND WATERSHED



EVER

THH



PROPOSED 6' FENCE W/
4" DIAM. POSTS @ 6' O.C.

S87°26'02"E 87.64'

ASPHALT DRIVE

4" INV=116.00

10" DRAIN
SLOPE=0.40%

EDGE OF PAVEMENT
(NO CURB)

GRASS

PROPOSED ASPHALT DRIVEWAY

PROPOSED GARAGE
EX. GARAGE-TBR
FL=115.4
GFL=118.0

PROPOSED HOUSE
#116
FF=120.25
BFL=115.75
(CRAWLSPACE)

PROPOSED DECK
ELEVATION=119.92

EXISTING HOUSE-TBR
FF=123.2

LOT 27
6,493 S.F.±

PROPOSED 6' FENCE

S87°07'12"E 89.54'

WITHIN ANY CITY OF NEWTON
CONTROLLED DENSITY FILL, AS SPECIFIED

ON GENERAL CONSTRUCTION DETAILS.

REMOVED BELOW THE LEACHING
AND THE SIDES OF THE GALLEYS.
ORGANIC MATTER AND DELETERIOUS
MATERIALS PER INCH OR FASTER.

M. BROOKS CO. WILL NOT BE

PROPOSED CUT CALCULATION

PROPOSED GRADING CUT
VOLUME = 1,158 C.F.

PROPOSED REAR OF HOUSE CUT
VOLUME = 0.9 C.F.

EXISTING FOUNDATION TBR
(118.8 - 115.4) 1,009 S.F. = 3,431 S.F. ^{C.F.}

EXISTING REAR DECK STEPS TBR
TREADS = 3.7' X 0.9' X 0.083' X 6 TREADS = 1.66 C.F.
RISERS = 3.7' X 0.58' X 0.083' X 8 RISERS = 1.42 C.F.
STRINGERS = 0.32 C.F. @ 6 STEPS X 3 STRINGERS = 0.96 C.F.
3.94 C.F.

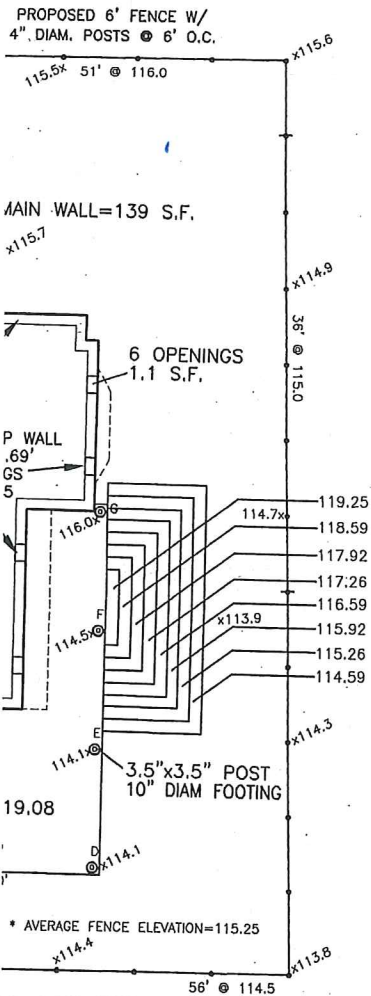
TOTAL CUT = 4,594 C.F. ✓

115.88
116.54
117.21
117.87
118.54
119.21

DECK
STEPS

CUT/ FILL CALCULATION BY FOOT

	CUT	FILL
118.8-118.0	1,350 C.F.	506 C.F.
117.9-117.0	1,130 C.F.	754 C.F.
116.9-116.0	1,041 C.F.	630 C.F.
115.9-115.0	797 C.F.	745 C.F.
114.9-114.0	261 C.F.	153 C.F.
113.9-113.0	19 C.F.	0 C.F.
TOTAL	4,594 C.F.	2,788 C.F.



PROPOSED FILL CALCULATION

PROPOSED GRADING FILL
VOLUME = 347 C.F.

PROPOSED FOUNDATION
MAIN WALLS - OPENINGS = [(118.8-115.75)139 S.F.] - [6 X 0.76 C.F.] = 419 C.F.
BELOW CRAWLSPACE = [(115.75-115.4) 588 S.F.] + 443 C.F. = 649 C.F.
GARAGE = (118.8-118.0) 452 S.F. = 362 C.F.
BELOW GARAGE = [(118.0-115.4) 221 S.F.] + 302 C.F. = 877 C.F.
2,307 C.F.

PROPOSED PORCH
3.5" x 3.5" POSTS + 10" CONCRETE FOOTING
A. [(118.8-118.75) 0.29 X 0.29] + [(118.75-118.25) X n0.42^2] = 0.28 C.F.
B. [(118.8-118.75) 0.29 X 0.29] + [(118.75-118.25) X n0.42^2] = 0.28 C.F.
C. [(118.8-118.75) 0.29 X 0.29] + [(118.75-118.25) X n0.42^2] = 0.28 C.F.
0.84 C.F.

PROPOSED PORCH STEP & SIDE BOARDS
STONE STEPS = (118.8-118.25) 7.7' X 1' = 4.2 C.F.
PORCH SIDE SCREENING = (118.8-118.25) 20.5' X 0.083' = 0.9 C.F.
5.1 C.F.

PROPOSED DECK
3.5" x 3.5" POSTS + 10" CONCRETE FOOTING
A. [(118.8-117.0) 0.29 X 0.29] + [(117.0-116.5) X n0.42^2] = 0.43 C.F.
B. [(118.8-115.5) 0.29 X 0.29] + [(115.5-115.0) X n0.42^2] = 0.55 C.F.
C. [(118.8-115.0) 0.29 X 0.29] + [(115.0-114.5) X n0.42^2] = 0.60 C.F.
D. [(118.8-114.6) 0.29 X 0.29] + [(114.6-114.1) X n0.42^2] = 0.63 C.F.
E. [(118.8-114.6) 0.29 X 0.29] + [(114.6-114.1) X n0.42^2] = 0.60 C.F.
F. [(118.8-115.0) 0.29 X 0.29] + [(115.0-114.5) X n0.42^2] = 0.60 C.F.
G. [(118.8-116.5) 0.29 X 0.29] + [(116.5-116.0) X n0.42^2] = 0.47 C.F.
3.9 C.F.

PROPOSED DECK STEPS
TREADS = (10 S.F. X 0.083') + (14 S.F. X 0.083') + (18 S.F. X 0.083') + (22 S.F. X 0.083') + (23 S.F. X 0.083') + (30 S.F. X 0.083') + (34 S.F. X 0.083') = 12.5 C.F.
RISERS = (4.6 S.F. X 0.083') + (7.0 S.F. X 0.083') + (9.3 S.F. X 0.083') + (11.6 S.F. X 0.083') + (13.9 S.F. X 0.083') + (16.2 S.F. X 0.083') + (18.6 S.F. X 0.083') = 6.7 C.F.
STRINGERS = 0.38 C.F. @ 7 STEPS X 7 STRINGERS = 2.7 C.F.
21.9 C.F.

PROPOSED SCREENING UNDER DECK
VOLUME = [(118.8-115.0)30' + (118.8-116.0)11' + (118.8-117.0)17'] 0.042' = 7.4 C.F.

PROPOSED FENCE
4" x 4" POSTS = (118.8-115.25) 0.33 X 0.33 X 32 POST = 12.4 C.F. = 12 C.F.
PICKETS = [(118.8-116.1)51' + (118.8-115.0)36' + (118.8-114.5)56' + (118.8-115.0)12' + (118.8-115.5)6' + (118.8-116.5)14'] 0.083' = 51 C.F. = 10 C.F.
BOTTOM RAIL = 0.166' X 0.33' X 175' = 10 C.F. = 73 C.F.

PROPOSED HVAC
(118.8-116.0) 2.0' X 2.0' X (2 UNITS) = 22 C.F.

TOTAL FILL = 2,788 C.F.

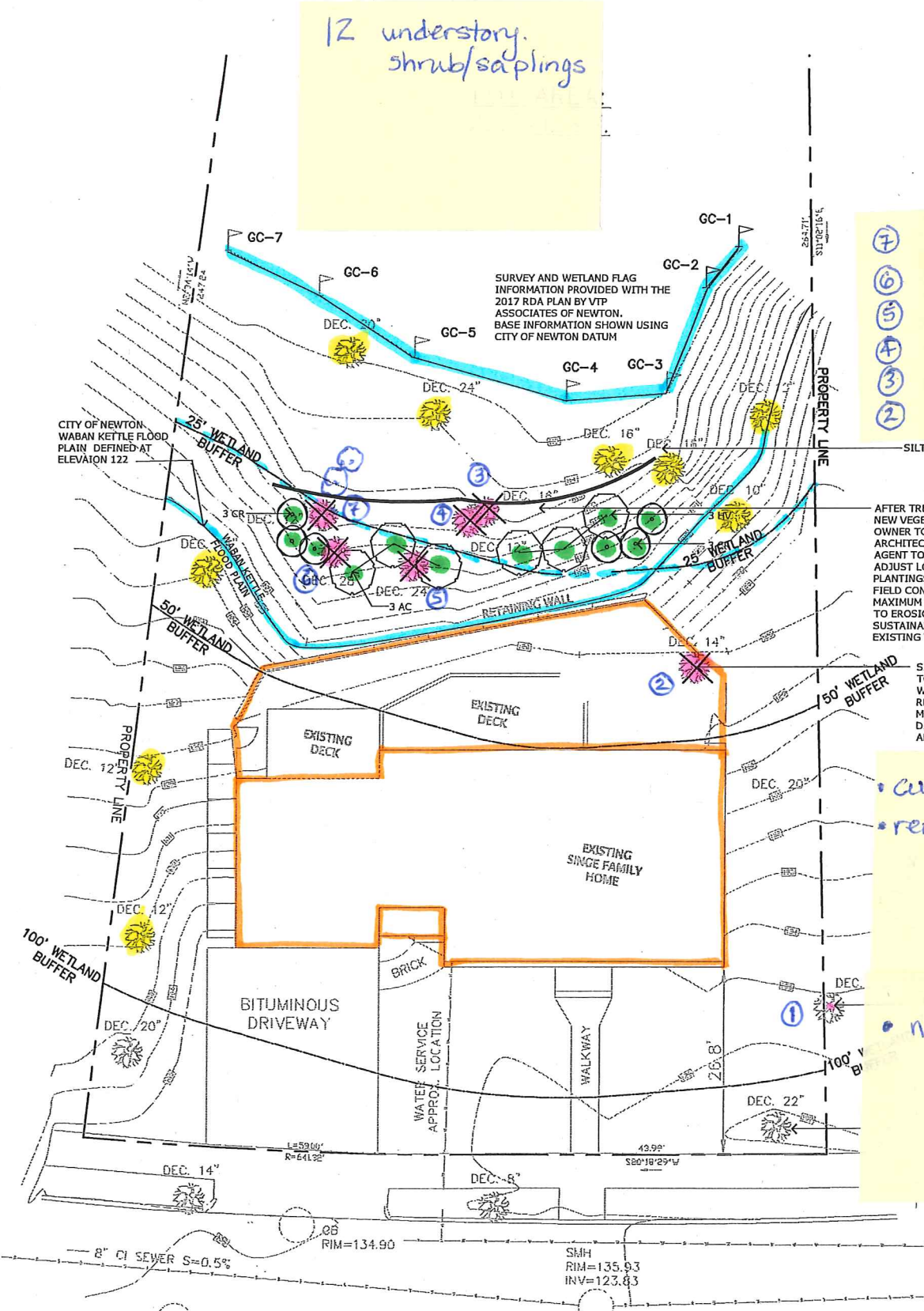
CAL NAME	COMMON NAME	QTY	SIZE	COMMENT
IER CANADENSIS	SHAD BLOW	3	4-5' HT.	20'-25'
ACENOSA	GRAY DOGWOOD	6	3 GAL.	10'-15'
IRGINIANA	WITCH HAZEL	3	4-5' HT.	20'-30'

12 understory shrub/saplings

- PROPERTY LINE
- EXISTING TREE TO BE REMOVED
- SILT SOXX
- NATIVE ORNAMENTAL TREE
- NATIVE ORNAMENTAL TREE

⑦ 12"
 ⑥ 28"
 ⑤ 24"
 ④ 12"
 ③ 16"
 ② 14"

} 106" TBR

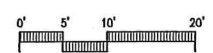


AFTER TREES ARE REMOVED AND NEW VEGETATION PLANTED, OWNER TO CONTACT LANDSCAPE ARCHITECT AND CONSERVATION AGENT TO WALK THE SITE AND ADJUST LOCATION OF PROPOSED PLANTINGS IN ACCORDANCE WITH FIELD CONDITIONS TO PROVIDE MAXIMUM BENEFIT WITH RESPECT TO EROSION CONTROL AND SUSTAINABILITY AROUND EXISTING VEGETATION

SIX TREES MARKED WITH AN "X" TO BE CUT FLUSH AT THREE BASE WITH STUMPS AND ROOTS TO REMAIN IN TACT. ALL GROUND MACHINERY TO BE LIMITED TO DRIVEWAY AND FRONT OF HOUSE AREA.

• cut tree in yard
 • remove/trim deadwood + dangerous limbs to alleviate threat outside 25'
 • no cutting in 25' BZ.

WABAN AVENUE



DMH RIM=135.19

SMH RIM=135.93 INV=123.83



October 25, 2018

Ref: 13236.00

Ms. Jennifer Steel
Newton Conservation Commission
1000 Boylston Street
Newton, MA 02459

Re: MassDEP File No. 239-745
Proposed Waterfront Improvements and Restoration
1 Nonantum Road, Newton
Request for Extension Permit

Ms. Steel,

On behalf of the proponent, Boston Academy of the Sacred Heart (d/b/a Newton Country Day School and in coordination with the Massachusetts Department of Conservation and Recreation, VHB respectfully requests the Commission issue an Extension Permit for the Order of Conditions issued under DEP File No. 239-745, issued by the Commission on December 16, 2015 and Amended on June 8, 2018. The Order is presently set to expire on December 16, 2018.

Since we last appeared before the Commission on June 7, 2018, the project team has completed the appeal process required under M.G.L. Chapter 91 and has successfully obtained a favorable construction bid for the work as described in the Amended Order of Conditions. The remaining outstanding approval is the MassDCR Construction Access Permit to be obtained by the contractor prior to mobilization.

Despite best efforts to complete construction activities on the project before the Order of Conditions expires in December, the duration of the Chapter 91 appeal and the seasonal requirements of the stabilized soil installation precludes construction in late fall and winter. Therefore, we respectfully request the Commission issue an extension permit for the project to allow construction in Spring 2019. We note that Special Condition 32d requires two growing seasons before the Commission will consider the issuance of Certificate of Compliance for the project.

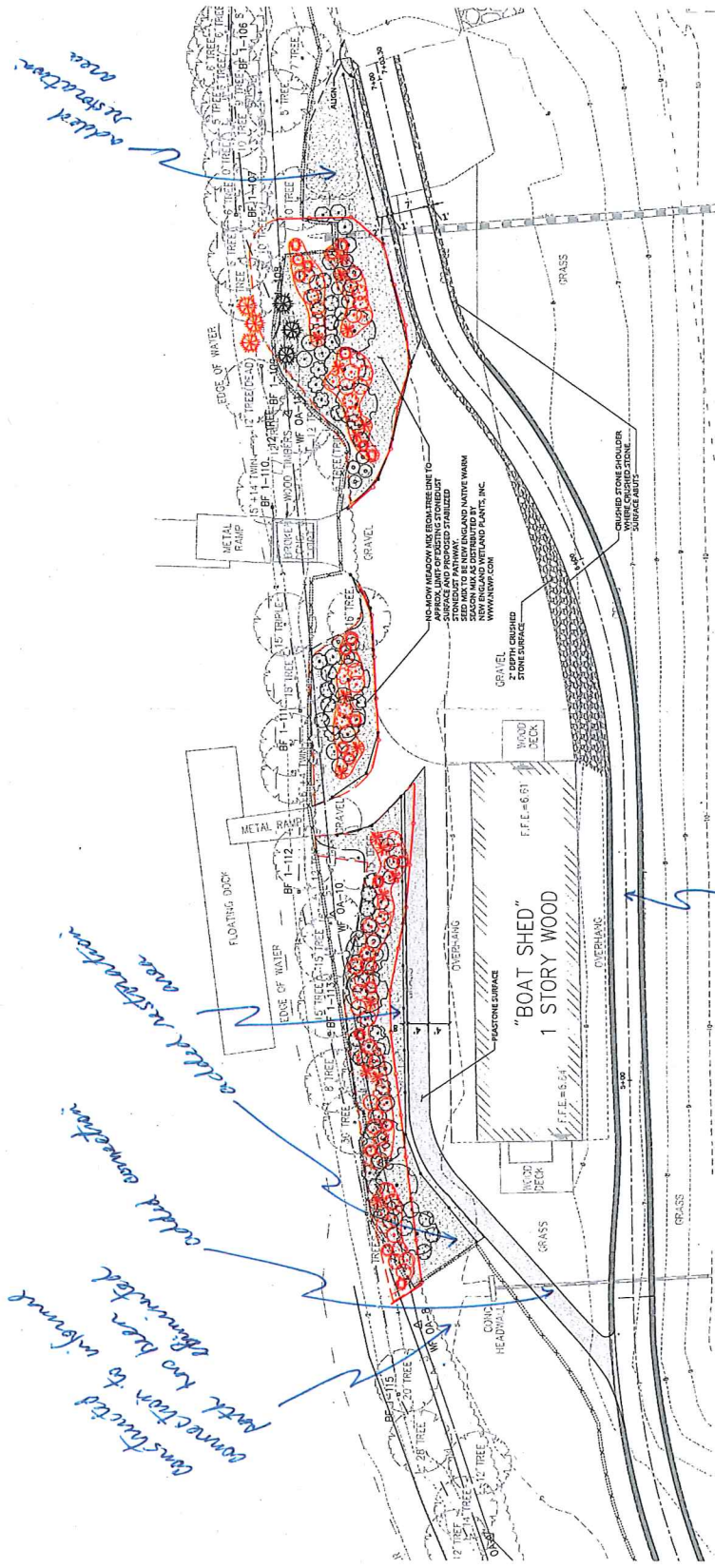
We respectfully request the Commission consider this request at its next regularly scheduled meeting, which we understand is November 1, 2018.

Thank you for your continued assistance on this project. Please do not hesitate to call or email me with any questions you may have about the project.

Engineers | Scientists | Planners | Designers

99 High Street
10th Floor
Boston, Massachusetts 02110
P 617.728.7777
F 617.728.7782

6/28/18 NOTES
overlaid showing originally approved planting plan (old) + new plan (black)
new planting plan prior to original O&C + review



- Plant Maintenance Notes**
- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWN AND PLANTINGS. NO WEEDS SHALL BE ALLOWED TO GROW. CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE TWO YEAR PLANT GUARANTEE PERIOD.
 - CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE PROGRAM. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
 - WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
 - WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
 - CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL MAINTAIN THE PLANTINGS TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

- Planting Notes**
- PLANT MATERIALS SHALL BE OF SPECIES AND SIZE AS INDICATED ON THE PLANT LIST. ANY PROPOSED PLANTING MATERIALS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE CONSERVATION COMMISSION.
 - ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
 - NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICTS.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET THE REQUIREMENTS OF THE AMERICAN NURSERY ASSOCIATION FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEMEN AND CONTRACT DOCUMENTS.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
 - AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE SPECIFIED SEED MIX, COMPACTED DEPTH, AND ARBORIST AT THE CONTRACTORS EXPENSE.

- Tree Protection**
- EXISTING TREES TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL INSTALL FENCE AT EDGE OF THE TREE DROP LINE PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE BY ANY OPERATING VEHICLES OR MATERIALS, OR DISPOSE OF ANY DEBRIS WITHIN THE TREE PROTECTION AREA.
 - DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTORS EXPENSE.

- NO NEW MADOW MIX**
 NEW ENGLAND NATIVE WARM SEASON MIX AS DISTRIBUTED BY: [Symbol] [Symbol] [Symbol] [Symbol] [Symbol]
 - SURFACE AND PROPOSED STABILIZED
 - SEED MIX TO BE NEW ENGLAND NATIVE WARM SEASON MIX
 - SEE PLANTING NOTE #10 AND SPECIFICATIONS
 WWW.NEWP.COM
- NO NEW MADOW MIX**
 NEW ENGLAND NATIVE WARM SEASON MIX AS DISTRIBUTED BY: [Symbol] [Symbol] [Symbol] [Symbol] [Symbol]
 - SURFACE AND PROPOSED STABILIZED
 - SEED MIX TO BE NEW ENGLAND NATIVE WARM SEASON MIX
 - SEE PLANTING NOTE #10 AND SPECIFICATIONS
 WWW.NEWP.COM

PLANT SCHEDULE

EMERGENCY TREES	SYMBOLOGY	COMMON NAME	SIZE
3	[Symbol]	Eastern Red Cedar	5'-6" HT.
3	[Symbol]	Japanese virginiana	#1 CONT.
3	[Symbol]	Zinnemont Cedars	#1 CONT.
3	[Symbol]	Red Cedar Dogwood	#1 CONT.
3	[Symbol]	Common Witch Hazel	#1 CONT.
3	[Symbol]	Winterberry	#1 CONT.
3	[Symbol]	Northern Bayberry	#1 CONT.
3	[Symbol]	Starbush	#1 CONT.
3	[Symbol]	Switch Grass	#2 POT
3	[Symbol]	Little Bluestem	#2 POT
3	[Symbol]	Perilla Drooping	#2 POT

Notice of Intent
 Not Approved for Construction
 Planting Plan
 April 4, 2018

L-4

13256.00

Newton County
 Day School Daily Rink
 Public Pathway
 Nonantum Road
 Newton, Massachusetts

107.3 CONTOUR AREA = 650 S.F.
 108.3 CONTOUR AREA = 1,000 S.F.
 COMPENSATORY FLOOD STORAGE VOLUME =
 (650 S.F. + 1,000 S.F.)/2 * 1' = 825 CU.F.T

APPROX. LOCATION OF
 12.5' DRAINAGE EASEMENT
 SK: 7731 PG: 100

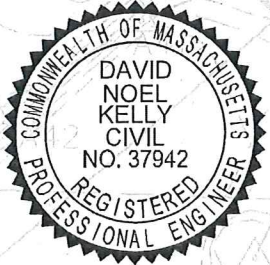
PROP. CB
 RIM= 107.0
 INV= 104.0

COMPENSATORY
 FLOOD STORAGE

CONNECT TO
 60" RCP

9' 12" HDPE
 @ 2.0%

DMH (WATER QUALITY DEVICE)
 RIM=108.88
 INV. OUT=100.03
 INV. IN=100.03
 INV. IN=100.03



Digitally signed by David Noel
 Kelly P.E.
 DN: cn=David Noel Kelly P.E.,
 o=Kelly Engineering Group, Inc.,
 ou,
 email=dkelly@kellyengineering
 group.com, c=US
 Date: 2018.10.12 17:23:47 -0400


DATE: 10/12/18

SCALE: 1" = 20'

NEWTON NEXUS
 NEWTON, MA

CSK#11
 COMPENSATORY
 FLOOD STORAGE

KELLY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING CONSULTANTS



0 CAMPANELLI DRIVE • BRAintree • MA 02184
 PHONE: 781 843 4333 FAX: 781 843 0028
 2017-024-AB-SITE-122017 NEW PRINT 101218

CONSERVATION COMMISSION MINUTES

Date: October 11, 2018
Time: 7:07 pm
Place: City Hall, Room 204

With a quorum present, the meeting opened with Susan Lunin presiding as Chair

Members Present: Dan Green, Judy Hepburn, Ellen Katz, Kathy Cade (Associate)

Staff Present: Jennifer Steel

Members Absent: Ira Wallach, Jeff Zabel, Norm Richardson

Members of the Public: See sign-in sheet

DECISIONS

I. WETLANDS DECISIONS

1. **NOI – 1 Wells Ave – Eagle Scout pedestrian bridge construction project – DEP File #239-XXX**
 - **Request:** Construct a pedestrian bridge over Country Club Brook and connecting trail to allow users of the Helen Heyn trail to not have to go out onto the sidewalk of Wells Ave.
 - **Owners:** William James College Inc (1 Wells) & AG-JMC Wells Ave Property Owner LLC (7-57 Wells) **Applicant:** Aiden Farrar, Eagle Scout
 - **Documents Presented:** colored plans, bridge design detail plans, photos, draft OOC
 - **Jurisdiction:** Bank, Riverfront Area, BLSF, and City Floodplain
 - **Presentation (Aiden Farrar) and Discussion**
 - **Project Summary**
 - A new mulched trail to connect two portions of the existing Helen Heyn Riverway Trail to allow users to avoid the Wells Ave sidewalk. The new trail will require a small footbridge across Country Club Brook.
 - A wooden footbridge spanning Country Club Brook, downstream of and below the level of the culvert under Wells Ave. (per Engineering's/Utilities' request).
 - The bridge has been requested by members of the Conservators for years.
 - This bridge has been approved by the City Engineering and Utilities Departments.
 - The applicant will pre-cut the lumber and construct the bridge on site on November 3.
 - **Impact Summary**
 - Approximately 10 s.f. of RFA will be altered by the new bridge footings.
 - Minimal vegetation clearing near the stream will be required to allow the bridge to be placed and trail to be located. The vegetation in this area consists mainly of bittersweet and poison ivy. The remainder of the new trail alignment is currently grass. No trees will be cut or damaged.
 - Fill in floodplain will be minimal and will not increase the horizontal extent and level of flood waters during peak flows (since the bridge is down-gradient of the culvert). The bridge will be a simple box construction of pressure treated wood, secured into the bank using pieces of rebar through footings.
 - All work will be done by hand.
 - **Discussion**
 - Most Commissioners were supportive of the project.
 - Judy Hepburn noted several concerns: the lack of railings, the potential for the bridge to be washed away during flood conditions, and the possibility of wood chips migrating into the wetlands.
 - **Vote:** to close the hearing and issue an OOC with the following special conditions [Motion: Dan Green, second: Ellen Katz, vote 3:1:0].
 21. The applicant must schedule and attend a pre-construction site visit
 22. Soil or other unconsolidated debris and cut brush shall not be placed or left in



Mayor
Ruthanne Fuller

**Director
Planning &
Development**
Barney Heath

**Senior
Environmental
Planner**
Jennifer Steel

**Assistant
Environmental
Planner**
Claire Rundelli

**Conservation
Commission
Members**
Dan Green
Judy Hepburn
Susan Lunin
Norm Richardson
Ira Wallach
Jeff Zabel
Ellen Katz

**Conservation
Commission
Alternates**
Kathy Cade

1000 Comm. Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

www.newtonma.gov

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

the 100' buffer zone. Any excess spoil material, brush, or mulch which is to remain on the premises shall be appropriately disposed of and protected against erosion.

23. No mature trees may be cut.
24. The footbed of the new trail must be left level, stable, and non-erosive. Upon completion of the project, all exposed soil areas shall be stabilized and/or mulched.
25. If wood chips are to be spread on sections of the new trail, they shall be placed in a manner and location to limit transport off the trail surface.
26. The bridge shall be anchored with re-bar to ensure complete stability.
27. All remnant materials shall be removed and disposed of properly.
28. Upon completion of the project, the applicant must apply for a Certificate of Compliance in accordance with DEP Condition #12, by submitting:
 - a. A completed "Request for Certificate of Compliance (WPA Form 8A)."
 - b. A letter from the applicant certifying compliance with the approved plan.
 - b. Before and after photos.

2. NOI (cont'd) – Cobb Place – paving private right-of-way – DEP File #239-817

- o Request: Applicant is seeking OOC to pave an existing, gravel, privately owned street and install country drainage on either side of the street.
- o Owners: multiple Applicant/Representatives: Barry Sarao (M. Delvecchio Construction), Liz Andres (owner)
- o Documents Presented: sketch plan plans, photos, draft OOC
- o Jurisdiction: Riverfront Area
- o Presentation (Liz Andres) and Discussion
 - **Project Summary**: Applicant is proposing to excavate the existing ~22' wide gravel road and asphalt apron (at Quinobequin Rd.), remove unsuitable soil, add material to crown the road, pave, and install country drainage (perforated pipes in stone trenches) in segments along the road sides. All excavation materials will go directly into a truck (i.e., there will be no stockpiling on site).
 - **Impact Summary**:
 - o A 90' stretch of Cobb Place is within outer riparian zone (RFA)
 - o Cobb Place will be narrowed from an existing 22-24' wide gravel road to an 18-20' wide paved road with country drainage along either side. The proposed "increase" in impervious surface area (i.e., the paving) within RFA is roughly 1980 s.f.
 - o Applicant is proposing country drainage for stormwater management, so runoff will be reduced, reducing ponding at the intersection and improving stormwater treatment.
 - o Trees and tree roots that line portions of the road will be avoided.
 - o Site plan sketches, site photos, and details of the proposed country drainage have been received and seem appropriate for a private roadway improvement project.
- o Vote: to close the hearing and issue an OOC with the following special conditions [Motion: Dan Green, second: Judy Hepburn, vote 4:0:0].
 29. Applicant and supervisor must schedule and attend a pre-construction site visit
 30. Silt sacks must be installed in the down gradient catch-basin on Quinobequin Road.
 31. A 10" compost sock (erosion control) must be installed across the end of Cobb Place parallel to Quinobequin Road, inspected, and maintained during the construction period until the site is stable. Earth shall not be backfilled against or allowed to overtop erosion control barriers. If a breach of the erosion control barriers occurs, the Newton Conservation Commission shall be notified, and measures shall be taken to remediate said breach under the guidance of the Commission. All soils must be contained on the site. City streets shall be kept clean and catch basins in the immediate area shall be protected from eroding soils.
 32. Existing Trees. The Applicant shall make every effort to protect trees and roots during the excavation of the country drainage trenches. Excavation shall, to the maximum extent possible, limit damage to roots of existing trees and shrubs.

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- 33. The stormwater infiltration system must be installed as per the approved plans.
- 34. An as-built plan signed by the installer certifying compliance with the approved plans and order must be submitted.
- 35. A letter from the installer certifying compliance with the approved planting scheme must be submitted.

3. NOI – Needham Street/Needham-Highland Bridge – road reconstruction and bridge rehab – DEP file #239-815

- Request: OOC for reconstruction of Needham Street from Route 9 to the Needham St. bridge across the Charles.
- Owner: MassDOT Applicant: Sue McArthur (MassDOT) Representative: Marie Sullivan, Dave Glenn, Tom Currier (Stantec)
- Documents Presented: none plans, photos, draft OOC
- Jurisdiction: LUWW, Riverfront Area, BLSF
- Presentation (Dave Glenn) and Discussion
 - **Project Summary**
 - Applicant is seeking OOC to reconstruct the Needham Street ROW from Route 9 to the Oak/Christina Intersection. There will be new cross-sections established to provide dedicated bike lanes, and sidewalks, intersection improvements, and drainage improvements.
 - Applicant is also proposing to rehabilitate the existing bridge crossing the Charles River at terminus of Needham Street and the beginning of Highland Street on the Needham side of the river to accommodate expanded bike lanes and sidewalks.
 - The City has been working with the state for years on this project and so the design is “at 100%” now.
 - Stormwater improvements include new deed-sump hooded catch-basins, 5 infiltration trenches, and the excess capacity of the stormwater swale being built in conjunction with the Oak/Christina/Needham Street intersection project permitted a couple of years ago.
 - **Impact Summary**: The project will entail:
 - No impact to bank.
 - Temporary alterations to ~200 sf of LUWW associated with the installation of scaffolding for work to repair the bridge abutments and facing.
 - Minor changes to the cross-sections will affect BLSF, but there is due to be a net increase in flood storage capacity of 165.5 cy.
 - Work within RFA will primarily be alterations to prior degraded areas. There will be one half acre new impervious area because of expanded sidewalks and bike paths.
 - 6 Infiltration trenches and new deep sump catch basins will decrease stormwater contributions to the City system and provide greater treatment.
 - DEP’s stormwater standards are being met.
 - TMDL requires a reduction in phosphorous. Reduction is shown (to the maximum extent practicable) in the stormwater report.
 - Work on the underside of the bridge will be by hand and access will be by foot.
 - **Discussion**
 - Dave Glenn clarified that the infiltration trenches are designed to treat 1” of water from the new impervious area (a small fraction of the entire corridor).
 - All requested materials were submitted timely, but because the plan sheets have been submitted piecemeal and because individual plan sheets arise from different plan sets and are not individually dated, at the Conservation Agent’s request, the applicant will provided one complete plan set (of the 37 relevant pages noted by the Agent).
- Vote: to issue an OOC with the following conditions once the final, consolidated, dated plan set is submitted conditions [Motion: Dan Green, second: Judy Hepburn, vote 4:0:0].

Prior to the start of work

- 21. The applicant must schedule and attend a pre-construction site visit to review:

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22. SWPPP. The Applicant shall provide to the Conservation Commission for review and approval prior to the start of construction, including but not limited to the following.
 - a. Concrete washout plans and accommodations: The Applicant shall provide to the Conservation Commission for review and approval a concrete washout plan designed to limit and control any effects of concrete washouts on the wetlands resource area adjacent to the project site. No concrete washout station for the Project shall be located in any Wetlands Resource Area or Buffer Zone.
 - b. Netting for bridge work plans. The Applicant shall provide to the Conservation Commission for review and approval a plan that clearly shows how scaffolding and netting will be installed to stop debris from entering the river during work on the bridge facing and cantilevered sidewalks.
23. Erosion and sediment control. The Applicant shall install all appropriate sediment and erosion control measures including properly installed sediment fence and catch-basin protection.

During Work

24. Plantings within Commission jurisdiction must:
 - a. Be installed in compliance with the approved plans. Desired deviations from the approved plans must be approved by the Conservation office in advance.
 - b. Survive over 75% of the planting area for 2 growing seasons for a Certificate of Compliance to be granted
25. Provide compensatory flood storage as per the plans by removing at least 165.5 cy from the flood plain area.
26. The City Engineer must inspect the infiltration trenches upon excavation and initial installation (prior to being covered). The applicant must submit proof of inspection to the Conservation Office.

After Work

27. If any the trees to be protected die within 2 years of the start of construction or have been demonstrably harmed by construction activities, they shall be replaced at a ratio of 2:1 with native canopy saplings (of roughly 2 caliper inches).
28. An as-built plan set signed by the engineer certifying compliance with the approved plans and order must be submitted.

4. NOI – 33 Wayne Rd. – DEP file #239-811 – Enforcement action and tear-down/re-build

- Request: Applicant will present the restoration planting plan developed in response to the unpermitted tree cutting in RFA. Applicant has requested a continuation to the 11/1/18 meeting to allow more time to develop the plans for the tear down/rebuild portion of the project.
- Owner/Applicant: Carmine Petruziello Representative: John Rockwood (Ecotec, Inc)
- Documents Presented: restoration planting plan restoration planting plan
- Jurisdiction: Riverfront Area
- Presentation (John Rockwood) and Discussion
 - The restoration planting plan was described, noting inch for caliper inch replacement in RFA, with increased diversity of species and sizes. It was noted that the plan may change a bit as the house plans evolve.
- Consensus: The restoration planting plan looks good and the species were determined to be appropriate. Accept the applicant's request to continue the hearing to 11/1/18.

5. ANRAD – 29 Greenwood Street – confirming wetland lines

- Request: Applicant is requesting confirmation of the wetland line as flagged on the submitted plans.
- Owner/Applicant: Keith Moskow, Trustee of Packet Realty Trust Representative: Sarah Stearns, Beals & Thomas, Inc
- Documents Presented: colored plans photos of flags in field, draft ORAD
- Jurisdiction: Buffer Zone
- Presentation (Sarah Stearns) and Discussion
 - **Project Summary**: As the ORAD issued for the site in 2013 is now expired, the homeowner is confirming the locations of the wetland line in order to receive a new ORAD. The site is highly disturbed and full of invasive species, so setting the line is challenging. Staff modified (a bit) the proposed wetland line during a site visit with the applicant on 10/5/18. A revised plan was presented.
 - **Impact Summary**: There is no impact for this project as no work is being proposed at this point in time.

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- **Discussion:** Only a portion (flags A9-A51) of the mapped BVW line was confirmed in the field. BVW flags A1-A8 were not confirmed. The City floodplain line was confirmed as accurately depicted on the plans. The Wetland Restriction line was not confirmed. Development plans are not clear at this point in time.
- **Vote:** To issue an Order of Resource Area Delineation stating the following [Motion: Ellen Katz, second: Dan Green, vote 4:0:0].

This ORAD approves, as shown on plan "Compiled Topographic Plan - 29 Greenwood Street Newton, MA" by Beals and Thomas, stamped by Kirk Aubuchont (10/11/18):

- BVW flags A50-A9
- City floodplain elevation

This ORAD does not approve, as shown on plan "Compiled Topographic Plan - 29 Greenwood Street Newton, MA" by Beals and Thomas, stamped by Kirk Aubuchont (10/11/18):

- BVW flags A9-A1
- Wetland restriction Line
- Stream/"By the Ditch" perennality/intermittency and top of bank.

6. COC – 320 Needham Street – Bulfinch Properties – DEP file #239-727

- **Request:** Applicant is requesting a Certificate of Compliance for the bank restoration efforts associated with illegal dumping of snow in the river and resulting damage to the banks of the river.
- **Owner/Applicant:** The Bulfinch Companies **Representative:** Robert A. Gemma, MetroWest Engineering, Inc.
- **Documents Presented:** photos, draft DOA
- **Jurisdiction:** Riverfront Area
- **Presentation (Rob Gemma) and Discussion:** To close out this old project prior to issuing a Determination of Applicability for the repaving request (see item #7), at the Conservation Agent's request, the applicant has submitted all necessary paperwork for a COC. The only issue to be resolved is that of 9 dead trees. The restoration area is mostly densely vegetated, and certainly exceeds the 75% survival/cover requirement, but 9 trees did not survive. The applicant is willing to plant 9 native saplings of different species (under the new Determination, see agenda item #7, below). Since Ellen Katz noted some barrenness on the bank, she suggested native sumac to vegetate the bank and native canopy trees at higher elevations be required under the new Determination, see agenda item #7, below. That suggestion was accepted by the Commission and the applicant.
- **Vote:** To issue a complete Certificate of Compliance. [Motion: Judy Hepburn, second: Ellen Katz, vote 4:0:0].

7. RDA – 320 Needham Street – grinding and paving of parking lot

- **Request:** Applicant is requesting a Determination of Applicability for the proposed grinding and subsequent repaving of two parking lots at 320 Needham Street.
- **Owner/Applicant:** The Bulfinch Companies **Representative:** Robert A. Gemma, MetroWest Engineering, Inc.
- **Documents Presented:** colored plans photos, draft DOA
- **Jurisdiction:** Riverfront Area
- **Presentation (Rob Gemma) and Discussion:**
 - **Project Summary:** Applicant is proposing to grind, fine grade, and repave the parking lot (within Riverfront Area).
 - **Impact Summary:**
 - At the Conservation Agent's request, the applicant has agreed to include a 4' wide strip of pervious asphalt (over 27" of proper sub-base) at the lower edge of the parking lot to increase water quality treatment.
 - No expansion or elevation changes are planned for this project.
 - Because of the pervious asphalt strip being added to the project scope, water quality will be improved and infiltration will be increased. There will be 1.5 feet of separation to groundwater. The strip should handle the 0.5"-1" storm.
 - Work will occur within existing pavement. The proposed work is expected to be completed within a period of 48 hours of dry weather. Storm drains on site will be protected with silt sacks under the grates, so there should be no significant impact to the resource area.
 - Curbing will not be altered, so erosion or sedimentation controls are not necessary.
 - The nine trees that died should be replaced with some saplings and something on the bank to limit erosion.

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- **Discussion**
 - Appreciation for the applicant's cooperation and dedication to restoration.
- **Vote:** to issue a negative 3 Determination with the following special conditions. [Motion: Dan Green, second: Ellen Katz, vote 4:0:0].
 - A 4-foot wide strip of porous pavement will be installed along the lower edge of the parking lot (parallel to the river) to increase infiltration.
 - 9 dead trees are to be replaced with 4 red maples (as shown on the plan) and a minimum of 10 1-gallon containers of native sumac or similar species (to vegetate the eroding bank).

8. COC – 100 Old England Road – additions to a SFH and work on associated site features – DEP File #239-752

- **Request:** Applicant is requesting a Certificate of Compliance for an addition, a patio, garage, and pool, and required mitigation plantings under OOC DEP file #239-752.
- **Owner/Applicant:** Sean Wilder **Representative:** Mike Kosmo, Everett M. Brooks Company
- **Documents Presented:** none photos, draft COC
- **Discussion:**
 - Note: Dan Green noted that the owner is a tenant in Dan Green's office building.
 - All appropriate paperwork has been received. A staff site visit confirmed that the work has been completed in substantial compliance and that required mitigation plantings are extremely robust and have survived.
- **Vote:** to issue a complete Certificate of Compliance [Motion: Judy Hepburn, second: Ellen Katz, vote 4:0:0].

II. CONSERVATION AREA DECISIONS

9. Bench to be donated for Norumbega – There is a potential memorial bench donor for Norumbega. Does the Commission have a policy for installation of memorial benches, trees, plaques, etc.?

- **Discussion:** The Commission must approve of the location, the durability, and aesthetics of the bench. All costs should be borne by the donor. All benches and plaques should be durable and vandal-proof.

10. Old Deer Park bittersweet mowing/brush-hogging and trail creation. Aerial map

- **Discussion/Consensus**
 - To combat bittersweet in broad areas, we must brush-hog or herbicide. Cost for brush-hogging is significant. Duration of efficacy is limited.
 - Specimen trees near a trail could likely be kept clear of vines with weed whackers and mulch
 - To create a trail we will need to mow and mulch.
 - The Commission supports a pilot project of spraying (away from the trees), mechanical removal near the trees, and mowing for a trail. A professional licensed sprayer should be asked how far away from the trees one should spray to ensure the health of the trees.

III. ADMINISTRATIVE DECISIONS

11. Minutes of 9/20/18 to be approved.

- a. **Documents Presented:** draft minutes draft minutes
- **Vote:** to approve the 9/20/18 minutes [Motion: Dan Green, second: Judy Hepburn, vote 4:0:0].

IV. ISSUES AROUND TOWN DECISIONS – none at this time

UPDATES

V. WETLANDS UPDATES

- **56 Farwell:** Due to get underway within a month.
- **Road Salt:** update from Shane Mark received. update
- **Mitigation area BMPs:** BMPs for addressing invasives are being researched.

VI. CONSERVATION AREA UPDATES

- **Oakdale Woods Encroachment.** A restoration plan and budget (~\$2200) have been developed for 261 Parker St. Virginia creeper was recommended as a ground cover. aerial and photos
- **Norumbega slope restoration.** No were bids received. City contractors will be pursued.

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- Stewards will be offered workdays (and potluck meals) to: install fence at Norumbega, place erosion controls at Charles River Pathway, install restoration plants in Saw Mill Brook behind 70 Wayne Rd., build an upland trail in Kessler Woods undertake trail, and undertake parking lot improvements at Saw Mill Brook. Jason Lupien was recommended as a local arborist who might do landscape construction.
- Coordinated land management proposal has been sent to Parks and Rec. proposing shared mowing and street clean ups, and shared street tree removal. Seasonal assistance will be sought for special projects and trail clearing.

VII. ISSUES AROUND TOWN UPDATES

- Climate Action workshops: Commissioners were invited to the CAP workshop (Oct 23, War Memorial), and the CCVA workshop (Oct 29, Barry Price Center).
- Walking Loops. MIT intern will work for 3 weeks in January to design 1-3 trial walking loops, creating for each a map, budget, medallion design, medallion/post placement map, location for benches, points of interest, etc. and installing mock medallions as a trial.

VIII. ADMINISTRATIVE MATTER UPDATES

- MACC Fall Conference. 10/20/18 in Leominster. The Commission has money (WPA funds) to pay for ~4 conferences or workshops per year. Commissioners were encouraged to attend.

OTHER TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS BEFORE THE MEETING

ADJOURN Vote: to adjourn at 9:59 [Motion: Dan Green, second: Susan Lunin, vote 4:0:0].

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