

John H. McElduff
46 Lafayette Rd
Newton, MA 02462

September 24, 2013

City of Newton
Alderman Ted Hess-Mahan
Land Use Committee Chairman
1000 Commonwealth Avenue
Newton, MA 02459

Subject: Riverside Station Development Mitigation

Dear Alderman,

It is my understanding that currently \$6M is the amount "on the table" to mitigate all issues for the subject development and make it tolerable for the surrounding villages. Of the \$6M, \$4.8M, or 80% is earmarked for the municipal sewers. The City of Newton has consistently demanded that the developer mitigate 8 gallons of existing I&I sewer flows for every new gallon introduced to the system (8/1 ratio). It puzzles me why Newton is demanding twice the state requirement of 4/1.

As you are aware, the Riverside Station Neighborhood Coalition survey identified traffic, not sewer, as the number one concern to Newton Lower Falls, Auburndale, and Waban, see attached graph of results.

Please consider reducing the sewer mitigation ratio to 4/1, a savings of \$2.4M, and redirecting those savings into solving major traffic issues at non project located intersections in Auburndale and Newton Lower Falls. **This could substantially reduce the chances of an appeal to the special permit.**

Ms. Candace Havens, in her memo to the Board of Alderman, dated 3/1/13, identified the cost of the proposed road, at the rear of the MBTA facility, connecting the existing office park to the Rt 128 ramps, to cost \$1.7M. She indicates the road would take 2000 vehicle trips a day off the Grove Street corridor. This would be a fine use of mitigation funds and in line with the RSNC survey. This same road was a condition in the 1997 special permit for the office center.

Lastly, the mitigation fund negotiation needs to be documented in writing more often (last document on special permit website: planning memo dated 5/17/13). I understand the fund is a moving target, but leaving the figure blank in draft documents and not indicating where the dollars are to be allocated is not transparent. The mitigation fund discussions that occur in land use meetings should be detailed in the planning memos that Ms. Havens distributes, and quickly posted on the web. I would bet over 99% of Newton Lower Falls, Auburndale and Waban are unaware that 80% of the mitigation funds are currently allocated to sewer improvements.

Sincerely,


John H. McElduff

Newton Lower Falls Resident and Civil Engineer

Results of the RSNC Riverside Station Development Survey
 March 13, 2012

T = Traffic
 S = Sewer

