



February 22, 2021

Mr. Daniel Green, Chairman  
Planning and Development Department  
Basement Level  
1000 Commonwealth Avenue  
Newton, MA 02459

**RE: Notice of Intent  
30 Riverdale Ave  
Newton, MA**

Dear Chairman Green,

On behalf of 28-30 Riverdale Ave LLC (Owner), McCarty Engineering Inc. (MEI) is herewith submitting a Notice of Intent for the proposed redevelopment of the property situated at 30 Riverdale Ave. The property is approximately  $\frac{3}{4}$  of an acre in size and is located on the Norther easterly side of Riverdale Avenue near the intersection with Midland Avenue. The surrounding buildings are a mix of commercial and residential dwellings. Abutting the property to the North is the Charles River Bike Path and North of that is the Charles River and a Bordering Vegetated Wetland. Related to the Charles River a portion of the project site is situated within the 100 Year Flood Plain.

The scope of the project is to refurbish the site and construct a contractor's yard. To achieve this goal the Owner is planning to declutter the site by removing the storage bins, the existing house, the garage and the covered stockpile areas. Once these elements have been removed, the owner will construct a new contractor building along the Northeasterly lot line, renovate the existing commercial building along a portion of the Northerly lot line, and construct a centralized parking pod within the interior of the site that will be accented and buffered by plantings.

The existing condition within the site is such that the surface is predominately a worn asphalt and gravel parking lot that surrounds all of the existing buildings, containers and bins. The underlying soils are mapped as Udorthents. Soil testing was performed to aid in the building design and the outcome of the soil testing revealed a soil profile consisting of fill material, lenses of organics and glacial outwash. Topographically, the site slopes in a Northerly direction with approximately three feet of vertical relief across the site.

The proposed building program includes refurbishing the existing building, constructing an approximately 8,300 square foot building and an associated twelve-stall parking area.

To aid in the treatment of stormwater runoff and to minimize the migration of silts and sediment, the stormwater from the parking lot will be directed into a drainage network consisting of pea stone diaphragms, catch basins, drain manholes and an underground infiltration system. The stormwater design is such that the peak rate and volume of runoff will not be increased.

#### Flood Plain

A portion of the north easterly corner of the site is within the flood plain to the Charles River. Currently this area is encompassed by storage bins, construction debris and the aged asphalt and gravel parking area. As part of the proposed development, the applicant is proposing to alter approximately 928 square feet of flood plain. This modification to the site will aid in the construction of the parking lot. To compensate for this filling, the applicant is proposing to construct 1,017.50 square feet of compensatory storage.

#### Riverfront Area Alternatives Analysis:

The Redevelopment of this property is being filing under 310 CMR 10.58 (5) which references *redevelopment within previously developed riverfront areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds*, therefore an Alternatives Analysis is not provided, however the redevelopment work within the riverfront areas conforms to sections 310 CMR 105.8 (5) (a) through (f).

This corner lot which was created prior to August 1, 1996 is situated such that the rear of the lot is adjacent to the Charles River Bike Path and the Charles River itself. This proximity equates to approximately three quarters of the lot being encompassed by the Riverfront areas.

Currently within these buffers is a mix of building, storage bins, construction debris and a degraded asphalt and gravel parking area.

In redeveloping this site, careful attention was brought to positioning the proposed development away from the resource area while positioning it within previously degraded areas. Alteration within these Riverfront Buffers will allow the applicant to declutter the site, remove the silt laden driving surface, update the infrastructure, refurbish the existing building, construct a construct facility, a new parking lot, provide a stormwater management system and provide landscape buffers.

The above-described site configuration is an improvement to the existing condition and will provide better protection to the abutting Resource Area.

Attached to this letter please find the following:

- Two (2) copies of the Application
- Two (2) full size copies of the Site Plans
- Two (2) half size copies of the Site Plans
- Two (2) copies of the Stormwater Drainage Report
- One (1) complete electronic application with supporting plans & documents will be emailed

We look forward to working with the Commission in the review of this application. Should you require additional information, please feel free to contact our office.

Respectfully,

A handwritten signature in black ink, appearing to read "Lar Greene". The signature is fluid and cursive, with a prominent initial "L" and a long, sweeping tail.

Lar Greene, RLA