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To: Conservation Staff
Via Email
Date: June 9, 2021

From: John P. Rockwood, Ph.D., SPWS
Principal Environmental Scientist
Re: Memorandum to Accompany Plan
Revisions, 240 Old Farm Road, Newton,
Massachusetts

DEP File No.: 239-0893

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At the Conservation Commission meeting on June 3, 2021, the Commission and Staff raised several questions regarding the proposed plan for the subject site. On behalf of 240 Old Farm Road LLC, a revised Plan Set and Planting Schematic, all dated or revised June 9, 2021, has been prepared and submitted by hand and by email with this memorandum, in part, to address certain of these comments.

In general, the major concerns were related to the amount of proposed impervious surfaces on the site, particularly the size of the proposed house and driveway, a proposed enhancement planting area to the east of Saw Mill Brook, and berms that were proposed to address runoff to abutting properties to the north and south. Generally, with regard to these comments, the applicant has proposed the following revisions:

- The proposed degraded area on the site was reduced from a total of 3,601± square feet to a total of 3,070± square feet. The initial plan proposed an increase in degraded surfaces compared to the existing condition of 1,190± square feet; this revised plan proposes an increase compared to the existing condition of 659± square feet. This represents a 531± square foot reduction from the originally submitted and prior revised plan. This reduction results from a smaller house footprint, smaller driveway, smaller front walkway, and the elimination of the proposed rear deck.
- As a result of the proposed reduction in degraded areas on the site, less mitigation is required. As such, a single Enhancement Planting Area located to the west of the brook with an area of 1,350± square feet instead of two areas totaling 2,440± square feet is proposed. As a result of this change, no work of any kind at all is proposed to the east of Saw Mill Brook under this revised plan: the enhancement planting area proposed to renaturalize 1,600± square feet of the area east of the brook has been eliminated, the existing fence removal to the east of the brook has been eliminated, and the proposed fence at the eastern property line has been eliminated. A new Planting Schematic, dated June 9, 2021, has been provided to address the revised, larger Enhancement Planting Area to the west of the brook.
- The proposed grading on the site near the proposed house has been reduced. The proposed 2' wide by 4" high grassed or landscaped berms have been eliminated and replaced with wider shallow grassed swales within the proposed lawn. These

swales will hardly be perceptible but will intercept any runoff headed north or south off the site.

- Although the proposed impervious and degraded areas have been reduced, the proposed stormwater management system is unchanged except for the relocation of drain lines proximate to the house. As such, the system is now somewhat oversized for the proposed project.

The following materials have been provided with this memorandum:

1. "Planting Schematic for Enhancement Planting Area, 240 Old Farm Road, Newton," prepared by EcoTec, Inc., dated June 9, 2021;
2. Revised Plan Set:
 - a. "Existing Conditions Plan, 240 Old Farm Road, Newton, Massachusetts 02459," Sheet 1 of 4, Scale 1" = 10', prepared by RAV & Assoc., Inc., dated April 30, 2021, revised June 9, 2021 (Stamped by Richard A. Volkin, P.E.);
 - b. "Proposed Conditions Plan, 240 Old Farm Road, Newton, Massachusetts 02459," Sheet 2 of 4, Scale 1" = 10', prepared by RAV & Assoc., Inc., dated April 30, 2021, revised through June 9, 2021 (Stamped by Richard A. Volkin, P.E.);
 - c. "Details and Notes, 240 Old Farm Road, Newton, Massachusetts 02459," Sheet 3 of 4, Scale As Noted, prepared by RAV & Assoc., Inc., dated April 30, 2021, revised June 9, 2021 (Stamped by Richard A. Volkin, P.E.); and
 - d. "Details and Notes, 240 Old Farm Road, Newton, Massachusetts 02459," Sheet 4 of 4, Scale As Noted, prepared by RAV & Assoc., Inc., dated April 30, 2021, revised June 9, 2021 (Stamped by Richard A. Volkin, P.E.).

Title Block Revisions:

All four plan sheets listed above have been revised to show the same revision date of June 9, 2021 and a new PE Stamp and signature.

Specific changes to the plans are summarized below.

Existing Conditions Plan (Sheet 1 of 4):

- The title block was edited to include the revision date and reason;
- Several notes were revised to reflect the lack of work to the east of the stream and a change in work at the 10" DEC tree west of the stream on the Proposed Plan:
 - The line demarcating the existing lawn line was truncated at the eastern property line;
 - The tree protection circles for two trees east of the brook were removed and the note "protect during construction" have been removed from the tree labels for the Triple Stem CON tree (18", 18", 12") and the 11" DEC Tree;

- The note and arrow regarding the removal of the existing fence to the east of the brook has been removed; and
- The tree protection circle and the note “protect during construction” has been removed from the 10” DEC Tree embedded by the fence fabric and the location of the noted has move slightly.

Proposed Conditions Plan (Sheet 2 of 4):

- The title block was edited to include the revision date and reason;
- The footprint of the house has been reduced; the house design now includes a small, cantilevered section;
- The driveway area has been reduced and more directly access the garages;
- The front walkway has been reduced;
- The rear deck has been eliminated;
- The grading to the north, east, and south of the house has been reduced; the 111 contour has been eliminated; the 110 and 109 contours, where present, have been adjusted;
- The proposed berms along the northern and southern property lines intended to deflect surface runoff have been replaced with extended, shallow grassed swales that will be part of the proposed lawn which will serve the same purpose;
- The Areas Table on the plan has been revised to show the new proposed degraded areas for the new design;
- The erosion control barrier to the rear of the house has been adjusted to be located to the west of the proposed revised Enhancement Planting Area;
- The Enhancement Planting Area location and size have been adjusted; this area is now 1,350± square feet in size. The note/label for this area has been edited to reflect this. Planting specifications for this area have been removed from Sheet 3 and are now shown only on the Planting Schematic by EcoTec, Inc., dated June 9, 2021;
- The revised proposed Enhancement Planting Area is now demarcated by seven (7) stone bounds;
- The rear stockpile area has been shifted to the south to avoid a conflict with the Enhancement Planting Area;
- Several areas, arrows, and notes related to activities originally proposed to the east of the brook have been removed from the plan;
- The existing edge of lawn line to the east of the brook has been truncated at the property line; and
- A typographical error in one note has been corrected.

Details and Notes (Sheet 3 of 4):

- The title block was edited to include the revision date and reason; and

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- The Mitigation Planting Table was removed from this sheet.

Details and Notes (Sheet 4 of 4):

No edits were made to this sheet other than the revision date and reason. This was done to allow the plan set to be referenced easier with a single revision date.

EcoTec looks forward to meeting remotely with the Conservation Commission on June 24, 2021 to present this revised project.

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