

**Advantage Property Management**  
**160 Pine Street, Newton, MA**  
**Retaining Wall Replacement Project**  
**Notice of Intent Narrative – June 2021**  
**(July 6, 2021 update)**

The project site is located at 160 Pine Street, Newton, MA 02466 (A.P. 44017, Lot 0002; hereafter the Site). The Site is a condominium complex comprised of six buildings with a total of 28 residential units and is zoned MR1, Multi Residence 1. Repair and building improvements are ongoing at the Site. One project associated with the Site repairs and improvements is the replacement of an existing deteriorated retaining wall which is located within the buffer zone to a wetland resource area (Brunnen Brook). Refer to the Locus Map for the location of the Site. This Notice of Intent (NOI) submittal is seeking approval from the Newton Conservation Commission in order to perform the retaining wall replacement.

The scope of work for this NOI related project is removing and replacing the existing, deteriorating timber retaining wall behind residential Unit 25. Approximately 193 square feet of the project area, behind Unit 25, is located within the buffer zone to Brunnen Brook, a wetland resource area categorized as WS-1 (wooded swamp deciduous) along the eastern portion of the Site. The project area is also within the city flood zone. The work will consist of removing the existing timber retaining wall and replacing it with a new Redi-Rock retaining wall of similar height and in the same footprint as the existing timber wall. Four (4) project plans are included which show photographs of the project area (Sheet 1), existing conditions (Sheet 2), proposed conditions (Sheet 3), and project details (Sheet 4).

For purposes of completing the NOI package, the assumption was made that this maintenance project is exempt from requiring a stormwater report based on the following:

- The project is not a development or redevelopment project, but a maintenance project.
- Although the complex does consist of six (6) buildings with a total of 28 units, the maintenance project subject to the NOI only involves one (1) building with four or fewer units, with no discharges that may potentially affect a critical area.
- There will be no new stormwater conveyances, no changes in stormwater discharges, and no increase in impermeable area as a result of the wall replacement project.
- The existing stormwater collection system will continue to manage stormwater flows from the project area. Downstream catch basins currently receiving stormwater flows from the project area will be protected during the retaining wall replacement project.
- Erosion and sedimentation controls will be used to protect resource areas during the project.

The limits of disturbance (LOD) will be set approximately three feet from the existing wall and the buffer zone will be protected with silt fence and compost sock. An existing 16-inch

diameter tree will be wrapped with protective material during completion of the project. Environmental Strategies & Management, Inc (ES&M) personnel met onsite with the Newton Conservation Commission agent to review the scope and limits of work. The retaining wall replacement is needed to address continued deterioration of the existing wall, which may lead to erosion, undermining, and failure of the existing wall. The work area has been minimized to avoid impacts to the buffer zone, and the new replacement wall will be no closer to Brunnen Brook than the existing timber wall. Reseeding the work area with a Conservation Commission approved seed mix will be conducted following the retaining wall replacement.

The Contractor shall complete the following tasks in accordance to the proposed tentative work sequencing (reference Retaining Wall Proposed Conditions Plan, sheet 3 of 4, dated May 2021):

1. Coordination with all applicable regulatory facilities prior to commencement of construction;
2. Install all erosion controls and vegetation protection, and downstream stormwater catch basin protection, in accordance to the approved plans;
3. Remove existing timber retaining wall from atop the existing driveway as to not impact the area beyond the retaining wall envelope;
4. Contractor to ensure removal efforts are done in consideration of soil sloping and weather;
5. Install new Redi-Rock retaining wall in accordance to manufacturer's specifications (reference Details sheet 4 of 4);
6. Contractor to ensure that proposed front face of new retaining wall is not any closer than the existing retaining wall to the wetland area to the south;
7. Return existing disturbed soils and vegetation within proposed limits of disturbance to existing conditions to match in-kind to surrounding area (to be seeded upon the request of the Commission);
8. Remove all erosion controls and demobilize from the site.

The following text is provided for additional clarification and in response to comments submitted by the Commission dated June 2, 2021:

- Spot elevations below the existing retaining wall have been noted as BOW (bottom of wall) on the updated project plans.
- Wetland jurisdictional lines, including City Flood Zone, and the 25, 50, and 100-foot buffer lines, have been added to the updated project plans and noted in the plan legends. There is no defined stream bank for Brunnen Brook in the work area, but the inlet pipe where the brook enters the below-grade stormwater system is shown on the project plans.
- What is the anticipated process for the removal and wall installation?
  - The proposed work sequence outlined above is anticipated to take approximately five (5) days. Note that this does not include the replacement of the existing asphalt within the driveway, which is to be addressed by the condo association at a later date. Due to the project duration, the sequencing shall not require phasing.

- Following all erosion and vegetative controls installed in accordance to the approved plan specifications, the timber wall shall be removed utilizing both equipment and hand labor to ensure no disturbance beyond that of the existing retaining wall. Please note that specific means and methods shall be up to the Contractor, within conditions outlined above and in accordance with any regulatory conditions and requirements.
- With the anticipated removal and replacement of the asphalt driveway, the Contractor shall properly slope the work area as to adequately remove the timber beams without concern of the need for additional stabilization. Existing downstream stormwater catch basins that could potentially be impacted by stormwater flows from the wall replacement project will be protected during the project activities.
- The Contractor shall not disturb area beyond the approved limits of disturbance without additional consent from the Commission. Access to the area beyond/below the wall will consist of the installation of erosion controls and tree protection, and personnel access within a three (3) foot workspace at the base of the existing wall to assist with the wall removal and replacement.
- As per manufacturers specifications, six (6) inches of crushed stone shall be used as a leveling pad for installation of the Redi-Rock retaining wall. The crushed stone pad shall not exceed the previously existing retaining wall face towards the wetland to the south. The Redi-Rock retaining wall is designed to not require a separate concrete footing, and the new wall face will be no closer to the tree than the existing retaining wall. The Contractor shall adhere to the manufacturer's specifications during installation.
- Construction equipment will be operating from the area above and behind the existing retaining wall. The laydown area for Redi-Rock replacement wall materials will be above and beyond the existing wall.
- Is 6 inches of stone really sufficient under a 7-foot wall?
  - The six (6) inches of crushed stone shall be used as a leveling pad. The Redi-Rock retaining wall is designed to withstand the surplus load beyond the back face of the retaining wall, and the crushed stone is used for proper leveling and infiltration. The footing of the wall will be the six (6) inches of crushed stone to act as a leveling base.
- Is tree protection really practical/feasible given the need for footings and general access?
  - The use of tree protection around the base of the nearby 16" diameter black locust tree is intended to protect the tree surface during removal of the existing timber retaining wall, and installation of the new retaining wall blocks. With the existing tree approximately five (5) feet offset from the retaining wall, and proposing a workspace below the retaining wall of three (3) foot, the proposed plan allows for adequate space for removal of the wall without jeopardizing the integrity of the tree.

- Will the new wall be closer to the stream than the existing wall?
  - The proposed Redi-Rock retaining wall shall be no closer to the stream than the existing retaining wall.
- Will new pavement extend closer to the stream than the existing pavement?
  - The new pavement will not extend closer to the stream than the existing pavement.