

Rue Miel LLC
31 Williams St.
Newton MA 02464

Newton Conservation Commission
1000 Centre St.
Newton MA 02459

RE: WPA Form 3, NOI
24 Williams St. Newton Upper Falls MA 02464

April 9, 2022

Dear Commission:

Enclosed please find WPA Form 3, NOI (2 copies), and fees. Existing and proposed site plans have been sent electronically.

Project narrative

To enlarge a 2-bedroom single-family house on a very small lot into a 3-bedroom, family-friendly home. Driveway and utilities will not be modified. A new 2-story addition, with a footprint of 165 square feet, will be built to the north. An existing bathroom on the east side will be rebuilt, on the same footprint, to house 2 new bathrooms on the 1st and 2nd floors. All new foundations to be pier supports.

Method of delineation, riverfront area

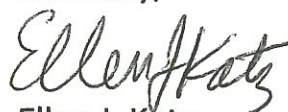
Aerial delineation, GIS data, City of Newton.

Alternative analysis

The lot, with an existing single -family home built circa 1900, is quite small, at 2700 square feet. Any new construction is severely constrained by setback requirements. The addition has been placed in the only position allowed by the local zoning code and is in the area of the lot which is furthest from the resource area, the Charles River.

Thank you for your consideration.

Sincerely,



Ellen J. Katz
Rue Miel LLC