

EcoTec, Inc.

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To: Newton Conservation Commission Date: July 26, 2022
Attn: Jennifer Steel
Via NewGov Only Re: Plan Revisions, 34 Brookside Avenue,
Newton, Massachusetts

From: John P. Rockwood, Ph.D., SPWS

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On July 19, 2022, the Notice of Intent for the above-referenced site was submitted to the Newton Conservation Commission for review. Shortly thereafter, upon review of the proposed plan, the City of Newton ISD indicated that the proposed house design did not comply with City of Newton Zoning Requirements. The plan as submitted showed the garages of the units adjacent to each other; under Zoning Requirements, only habitable spaces can be adjacent. The Site Plan has been revised to relocate the proposed garages and provide necessary parking to comply with Zoning Requirements, while minimizing proposed additional degraded areas within the Riverfront Area.

The garage of Unit 1 was relocated to the northwestern corner of the structure and a dedicated paved parking space was added in this area; the garage of Unit 2 was shifted slightly to the east, habitable space (i.e., an office) added between the garage and Unit 1, and a dedicated paved parking space was added outside of the Riverfront Area. As a result, the building footprint and layout have been revised and the northwestern portion of the structure has been shifted to the east and south, further from Cheese Cake Brook. The area of the structure within the Riverfront Area is essentially unchanged (i.e., 1,702± square feet as submitted and 1,701± square feet as revised) and a slight increase in the area of pavement (91± square feet from 1,342± square feet as submitted to 1,433± square feet as revised) is shown within the Riverfront Area. The revision results in a slight increase in proposed degraded area within the Riverfront Area of 66± square feet from 3,082± square feet as submitted to 3,148± square feet as revised; the increase of degraded area compared to the Existing Condition is 1,392± square feet as submitted to 1,458± square feet as revised. To address this change, the eastern edge of the proposed Restoration/Enhancement Planting Area was reconfigured and the area made 75± square feet larger from 2,765± square feet as submitted to 2,840± square feet as revised; one additional sapling and four additional shrubs as shown on the Revised Planting Schematic were added to accommodate this change. The proposed project remains in compliance with the Riverfront Area performance standards at 310 CMR 10.58(4)(a) and (b) and 310 CMR 10.58(5) as detailed in the Notice of Intent.

The revised materials submitted with this memorandum are:

- “Revised Planting Schematic for Restoration/Enhancement Planting Area, 34 Brookside Road, Newton,” prepared by EcoTec, Inc., dated July 26, 2022;

Memorandum

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- “Stormwater Report, 34 Brookside Ave., Newton, MA,” prepared by Spruhan Engineering, P.C., dated July 26, 2022, stamped and signed by Edmond T. Spruhan, P.E., including “Storm Water Operations & Maintenance Plan as Appendix C;
- Proposed Conditions Plan Set:
 - “Proposed Plot Plan, 34 Brookside Avenue, Newton, Massachusetts,” Sheet 1 of 4, Scale 1” = 10’, prepared by Spruhan Engineering, P.C., dated July 18, 2022, revised July 26, 2022, signed and stamped by Christopher C. Charlton, PLS and Edmond T. Spruhan, P.E.;
 - “Details, 34 Brookside Avenue, Newton, Massachusetts,” Sheet 2 of 4, Scale NTS, prepared by Spruhan Engineering, P.C., dated July 18, 2022, revised July 26, 2022, signed and stamped by Edmond T. Spruhan, P.E.;
 - “Details, 34 Brookside Avenue, Newton, Massachusetts,” Sheet 3 of 4, Scale NTS, prepared by Spruhan Engineering, P.C., dated July 18, 2022, revised July 26, 2022, signed and stamped by Edmond T. Spruhan, P.E.; and
 - “Details, 34 Brookside Avenue, Newton, Massachusetts,” Sheet 4 of 4, Scale NTS, prepared by Spruhan Engineering, P.C., dated July 18, 2022, revised July 26, 2022, signed and stamped by Edmond T. Spruhan, P.E.

These revised materials supersede the originally submitted Planting Schematic, Stormwater Report with O & M Plan, and Proposed Conditions Plan Set included as part of the Notice of Intent filing.

EcoTec hopes that you find this information helpful. If you have any questions, please feel free to contact me at any time.

18: NEWTON34BROOKSIDE PLAN REVISION 07.26.2022