

Sent Via Email

September 28, 2020

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Christian Klein, Chair
Arlington Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

RE: Thorndike Place
Revised Development Program

Chairman Klein:

Representatives from the Board of Appeals, the Department of Planning and Community Development, the Legal Department, and the Applicant for Thorndike Place met via conference call on Friday, September 11, 2020. Based on wetland resource area comments received from the Town's peer-review engineers, BETA Group, and the Conservation Commission, the Applicant is proposing to revise the site plan to avoid or minimize wetland resource area impacts under both the Wetlands Protection Act and the Arlington Wetlands Protection Bylaw and implementing regulations. On the call, it was agreed to have the Applicant's engineer provide a revised site plan with information comparing the changes in potential wetland resource area impacts from the site plan submitted in March 2020 to the revised site plan dated September 28, 2020. It was also agreed that the revised site plan would be discussed during a working session before the Conservation Commission's October 1 meeting.

Attached, please find two colored site plans. The first is the site plan submitted in March 2000 and presented at the August 25 ZBA hearing. The second site plan presents the applicant's proposed changes to the development program. In the revised plan, the proposed townhomes have been eliminated, the footprint of the multi-family building has been modified and the overall development footprint has been reduced. The revised site plan greatly reduces floodplain impacts, removes the buildings entirely from the 25-foot No Disturb Zone and 100-foot Buffer/AURA, and minimal site improvements are proposed within the 100-foot Buffer/AURA.

Below is a comparison of the of the potential wetland resource area impacts between the original and revised site plans. The applicant has developed a revised site plan striving to avoid or minimize impacts. As shown in the tables below, potential impacts have been significantly reduced with the revised plan.

Engineers

Environmental
Scientists

Custom Software
Developers

Landscape
Architects

Planners

Surveyors



Original Site Plan – March 2020

Resource Area	Building (SF)	Pavement (SF)	Other (SF)	Total (SF)
Floodplain (WPA and local)	14,468	45,892	36,464	96,824
Isolated Wetland (local)	0	193	50	243
Bordering Vegetated Wetland (BVW) (WPA and local)	0	0	0	0
25' No Disturb Zone – Isolated (local)	593	4,454	1,561	6,608
25' No Disturb Zone – BVW (WPA and local)	0	0	0	0
100' Buffer/AURA - Isolated (local)	10,488	19,218	9,102	38,808
100' Buffer/AURA - BVW (WPA and local)	11,011	0	0	11,011

Revised Site Plan – September 28, 2020

Resource Area	Building (SF)	Pavement (SF)	Other (SF)	Total (SF)
Floodplain (WPA and local)	5,457	439	11,341	17,237
Isolated Wetland (local)	0	0	0	0
Bordering Vegetated Wetland (BVW) (WPA and local)	0	0	0	0
25' No Disturb Zone – Isolated (local)	0	0	0	0
25' No Disturb Zone – BVW (WPA and local)	0	0	0	0
100' Buffer/AURA - Isolated (local)				
100' Buffer/AURA - BVW (WPA and local)	0	477	726	1,203



We look forward to discussing the revised plan with the Conservation Commission and BETA at the working session on October 1.

Please call me at 781-710-7280 or email me at jhession@bscgroup.com if you have any questions or require additional information.

Very truly yours,

BSC Group, Inc.

John Hession, P.E.
Director of Land Development

cc: zba@town.arlington.ma.us
Richard Vallarelli, ZBA
Emily Sullivan, Conservation
Susan Chapnick, Conservation Commission
Jenny Raitt, Planning and Community Development
Marta Nover, BETA
Stephanie Kiefer, Smolak & Vaughan
Gwen Noyes and Arthur Klipfel, Arlington Land Realty