



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS

February 8, 2024

Martha Moore, Chair
Reading Conservation Commission
16 Lowell St,
Reading, MA 01867

Re: 246-248 Walnut Street
Notice of Intent
Mass DEP No. 270-0781

Dear Ms. Moore and Members of the Reading Conservation Commission:

As you may recall I am the engineering representative of Stella Construction, owners of 246 Walnut Street in their application for a Notice of Intent to develop one existing home into two homes on their 2.0 acre lot at the end of Walnut Street. You may recall - at the late hours of the Conservation Commission hearing of January 10, 2024 - Mr. Rodolakis offered that he thought that the Notice of Intent application for work within the Riverfront Area should be using the general performance standards outlined in 310 CMR 58 (5) as redevelopment and not 310 CMR 58 (4). After review, I concur with his reading of the regulations. This now prompts a revision to the project with mitigation, as he thought.

Accordingly, we are providing a revised plan herewith, Revision 2, February 8, 2024. This revision includes a thorough analysis of the allowed disturbance area within the parameters of the general performance standards and this is shown on the tabulations on the revised plan. Indeed, the work within the riverfront area is limited to 10% of the total riverfront area on the parcel, 71,030 square feet, which thence allows 7103 square feet of impact per the standards. We revised the plan to conform to this limitation as shown on the tabulations.

Further, as mentioned, there was always an intention to provide mitigation but this was mistakenly not provided on the original plans. After discussion with the Conservation Commission agent and the Planning staff, the mitigation plan includes 4 distinct parts as follows:

- a. Remove the existing Japanese Knotweed (*Fallopia japonica*) presently on Lot 1 in a manner which will attempt to be permanently removed (ie hand removal, herbicide, careful transport),
- b. Planting of net 20 trees including 8 Little Leaf Linden (*Tilia cordata*), 8 red maple (*Acer rubrum*) and 12 high-bush blueberry (*Vaccinium corymbosum* L.),
- c. The applicant is offering to donate to the town the Parcel Z as shown on the plans which encompasses 28,824 square feet of land (0.66 acres) along the stream mostly within the bordering vegetated wetland and fully within the riverfront area. This land will be accessed via a 10 foot wide pedestrian access easement on Lot 2. The land donation equates to a ratio of 4.1:1, which is twice as much as the required 2:1 ratio, and
- d. At the suggestion of the Conservation agent, the developer proposes to donate the construction and materials for an off-site wooden pedestrian bridge for a path over the stream at Sturges Park, about 1000 feet upstream of the project site and in the same watershed area for use by the community. Figure 1 below shows the approximate location of this footbridge in relation to the site.

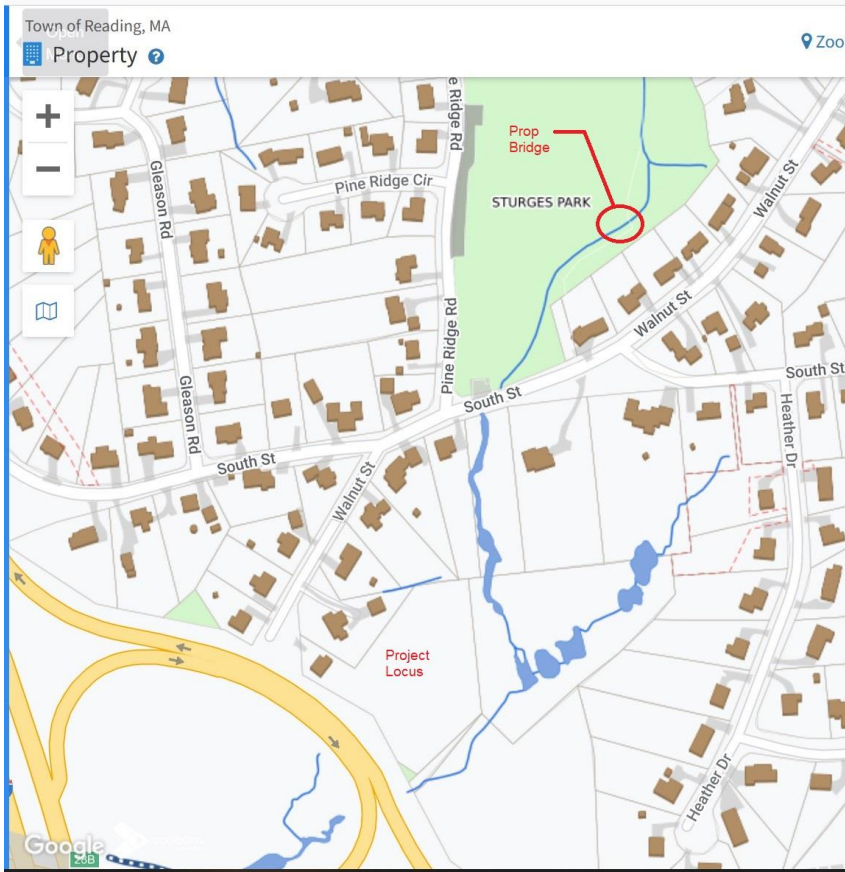


Figure 1: Proposed Footbridge Location relative to Project Site

The mitigation of at least 2:1 ratio donation and off-site restoration or enhancement is an allowed mitigation program pursuant to 310 CMR 58 (5)(g).

We trust that these revisions are in line with and in response to the comments made at the meeting of January 10, 2024. We look forward to discussing them at the continued hearing on February 14, 2024.

Thank you for your anticipated fair consideration.

Sincerely
MEISNER BREM CORPORATION

Jeffrey A. Brem
Principal Engineer

Cc: Erik Kortz, Client
Mary Benedetto, Town Planner