


# EcoTec, Inc.

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To: Newton Conservation Commission      Date: November 25, 2025  
Conservation Staff  
Via Email      Re: Request for Minor Modification, Project  
Change Memorandum, 11 Parsons  
Street, Newton, Massachusetts

From: John P. Rockwood, Ph.D., SPWS  
      DEP File No.: 239-0997

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On behalf of KZ Fleet LLC, EcoTec hereby requests that the Newton Conservation Commission approve a Minor Modification of the above-referenced project. The project was before the Land Use Committee for a Special Permit. Based upon the project revisions, it is anticipated that the Committee will act with a favorable recommendation with a vote of the full City Council expected on Monday, December 15, 2025.

A list of the revised materials followed by a brief summary of project changes is immediately below; a more detailed discussion of the proposed modifications related to the Act and Ordinance follows.

- Existing Conditions Plan, 11 Parsons Street, Newton, Massachusetts, prepared by Spruhan Engineering PC, dated March 12, 2025, signed and stamped by Christopher C. Charlton, PLS; (This Sheet is not Revised.)
- Proposed Civil Plans: 11 Parsons Street, Newton, Massachusetts, prepared by Spruhan Engineering PC, signed and stamped by Christopher C. Charlton, PLS and Edmond T. Spruhan, P.E., dated March 12, 2025, revised through November 24, 2025; (A revised Turning Radius Analysis Sheet has not been provided.);
  - Sheet 1 of 7; Average Grade Plan;
  - Sheet 2 of 7; Civil Plan 1, Layout and Topography;
  - Sheet 3 of 7; Civil Plan 2, Fills, Cuts and Site Preparation Plan;
  - Sheet 4 of 7; Civil Plan 3, Drainage;
  - Sheet 5 of 7; Civil Plan 4, Utilities;
  - Sheet 6 of 7; Details 1; and
  - Sheet 7 of 7; Details 2;
- Stormwater Management Report, 11 Parsons Street, Newton, Massachusetts, prepared by Spruhan Engineering, PC, dated March 12, 2025, revised November 24, 2025, signed and stamped by Edmond T. Spruhan, P.E.;
- Operations & Maintenance Plan, 11 Parsons Street, Newton, Massachusetts, prepared by Spruhan Engineering, PC, dated March 12, 2025, revised November 24, 2025, signed and stamped by Edmond T. Spruhan, P.E.;

- Revised Planting Schematic for Enhancement Planting Area, 11 Parsons Street, Newton, Massachusetts, prepared by EcoTec, Inc., dated March 13, 2025, revised November 25, 2025;
- Revised Proposed Ornamental Plantings, 11 Parsons Street, Newton, Massachusetts, prepared by EcoTec, Inc., dated March 13, 2025; revised November 25, 2025.

The Architectural Plans, prepared by MGD+ LLC, dated November 17, 2025 (Sheets SD.00 to SD.14) have been provided to allow the reviewers to readily see portions of houses on piers, cantilevered areas, garage and exterior parking, and other site features. These plans make it very easy to see that the southern portions of both buildings are supported above the floodplain with piers, that the parking for Building 1 (Units 1 and 2) includes two interior parking spaces, and that Building 2 (Unit 3) has one interior parking space and one exterior space located under the pier-supported portion of the building.

#### **Summary of Changes:**

As a result of comments raised during the Land Use Committee hearing process, the project has been reduced in scope from 2 two-unit buildings with all parking beneath Building 1 to 1 two-unit and 1 one-unit building with parking for each unit provided beneath each respective unit as noted above. As such, the revised plan provides for three residential units on the site rather than four. The proposed limit of work is similar to the approved plan. The buildings have been moved to the east with the southern portion of each building supported on piers over pavement or crushed stone in the floodplain. The pier-supported area allows a paved driveway beneath the buildings to reduce pavement outside of the building footprints and still allow for proper turning and garage and under building parking access. The project includes walkways, landings and stairs, and all necessary means of egress from all three units. The proposed project results in a very slight reduction in degraded area compared to the approved plan. A second stormwater infiltration system has been proposed to the west of Building 2 as required by the Engineering Department to serve the proposed sump pumps. The driveway has been expanded to serve the access parking beneath Building 2; this results in some additional degraded area being closer to the river than the existing and approved conditions. The infiltration system proposed to the south of the proposed driveway remains. Three trees in the northwestern portion of the site will now be retained rather than removed; as such, only two trees rather than five are now proposed to be removed from the site. These trees are proposed to be retained within a larger rear yard setback that will be augmented with several of the proposed understory saplings. The 6,500 square foot enhancement planting area is unchanged; proposed plantings in the area are unchanged. The ornamental/understory saplings have been split into two areas to provide screening along the western property line with less plantings in the proposed lawn in the southeastern portion of the site. Excess tree mitigation in terms of both numbers and caliper inches is provided; adequate degraded area mitigation including saplings and shrubs is provided. The proposed enhancement area will be bounded with medallions. The modified project results in similar resource area impacts when compared to the approved project. Again, there will be excess tree mitigation and significant additional flood storage volume will be created on the site compared to the approved plan.

A sheet-by-sheet list of plan changes has not been provided. Essentially, the modified limit of work is similar to the approved limit of work and project components within the limit of work have been moved and modified as shown on the plans. The project components consist of two buildings with parking under, a paved driveway, walkways, landings, stairs and all required egress, two stormwater infiltration systems with one for driveway and roof and a new one for sump pumps. Two trees rather than five will be removed. The proposed mitigation is unchanged except that certain of the proposed understory shrubs will be relocated to the western property line for screening purposes.

Riverfront Area Analysis:

The approved project resulted in a 2,331 square foot increase in degraded area from 2,837 square feet under existing conditions to 5,168 square feet under approved conditions. The modified project would result in a 2,327 square foot increase in degraded area from 2,837 under existing conditions to 5,164 square feet under the modified condition. This represents a 4 square foot reduction from the approved plan. Under the approved plan, the driveway, Building 1 and Building 2 are 88 feet, 105 feet, and 93 feet from the river; under the modified plan, the driveway will be 84 feet from the river and the pier-supported buildings over the driveway will be located 96 feet and 92 feet from the river; the modified foundations for Buildings 1 and 2 are 107 and 119 feet from the river. The modified project has 56 square feet additional degraded area closer to the river than the approved plan: 371 square feet compared to 315 square feet; in both cases this consists of building and driveway. Given the above, the required mitigation area size under 310 CMR 10.58(5)(c), (d), and (e) under approved and modified conditions are as follows:

Approved:  $315 \times 2 + 315 \times 2 + 2,331 \times 2 = 5,922$  square feet of required enhancement; 6,500 square feet of enhancement was provided. The mitigation was designed based on the removal of five trees. The plan also included fourteen native understory trees in the eastern and southeastern portion of the site.

Modified:  $371 \times 2 + 371 \times 2 + 2,327 \times 2 = 6,138$  square feet of required enhancement; 6,500 square feet of enhancement is provided. The mitigation design is unchanged although only two not five trees are proposed to be removed. As such, excess tree mitigation is provided. Lastly, the plan includes fourteen native understory trees in the western and southeastern portions of the site; the plantings in the western portion of the site will provide vegetational screening and will also serve to connect the mitigation area at 10 and 12 Cross Street to the on-site enhancement area.

Bordering Land Subject to Flooding (BLSF) Analysis:

Under both the approved and modified conditions, the proposed building foundations are located outside of the 100-year floodplain. Building 1 has been modified to include a pier-supported area located over the proposed driveway and garage access; Building 2 now includes a one-car garage with a second parking space located beneath the pier-supported building. This allows all six cars

to be in garages or under cover. The modified project will permanently or temporarily alter 3,928 square feet of BLSF and increase the area of BLSF on the site by 673 square feet; the approved project alters 3,872 square feet and increases the area of BLSF on the site by 571 square feet. The modified project fills 1,474 cubic feet of BLSF and cuts 8,126 cubic feet resulting in excess flood storage on the site of 6,651 cubic feet. The approved project fills 986 cubic feet of BLSF and cuts 5,023 cubic feet resulting in excess flood storage on the site of 4,037 cubic feet. The modified project results in 2,614 cubic feet of additional flood storage compared to the approved plan. The modified project will not restrict flows or result in an increase in flood stage or velocity along the river. The modified project will not alter wildlife habitat and will provide 6,500 square feet of habitat enhancement within the 100-year floodplain. The modified project complies with the Ordinance.

**Conclusion:**

In conclusion, it is EcoTec's opinion, based upon the information provided on the Site Plan and in this letter, that the modified project continues to meet the applicable general performance standards and redevelopment standards for work within the Riverfront Area, the general performance standards for Bordering Land Subject to Flooding, and the narrative standard for the Buffer Zone under the Regulations. The proposed project meets and exceeds the Commission's 25-foot Naturally Vegetated Buffer Policy. The proposed project results in an increase in impervious and degraded area on the subject site and in the Riverfront Area; mitigation in the form of stormwater improvements that address driveway and roof runoff in accordance with the Newton Stormwater Ordinance and sump pumps as required by the Engineering Department, and a significant 6,500± square foot enhancement planting area with woody invasives removal and native woody plantings consisting of 29 saplings and 160 shrubs is proposed within the inner Riverfront Area, Bordering Land Subject to Flooding, and the inner 80± to 86± feet of the 100' Buffer Zone. Fourteen additional native understory saplings are also proposed within the Riverfront Area, Bordering Land Subject to Flooding, and/or Buffer Zone on the site. The proposed project meets the requirements of the Newton Stormwater Ordinance, the Newton Tree Ordinance, the Newton Ordinance Section 22-23, and the Newton 25' Naturally Vegetated Buffer Policy. In conclusion, this plan as modified is similar to the approved plan with regard to impacts and meets and exceeds the applicable performance standards and by regulation serves to protect the statutory interests.

We look forward to meeting remotely with the Conservation Commission on this matter on **Thursday, December 11, 2025, after 7:00 pm**. If you have any questions, please feel free to contact me at any time.