



October 08, 2020

Jenny Raitt, Director, Department of Planning and Community Development

Arlington Town Counsel
50 Pleasant Street
Arlington, MA 02476

**Re: Thorndike Place - Arlington, MA
Comprehensive Permit Civil / Site Peer Review**

Dear Ms. Raitt:

BETA Group, Inc. (BETA) has received BSC Group's September 28, 2020 *Thorndike Place Revised Development Program* addressed to the Arlington Zoning Board of Appeals (ZBA) that included the following:

- a cover letter summarizing the Applicant's path forward with respect to the design development of the newly proposed conceptual site plan.
- the March 13, 2020 and September 18, 2020 Thorndike Place Overall Site Plan colored conceptual site plans and
- a comparison table of the potential wetland resource area impacts.

It is BETA's understanding that the Applicant is in the process of developing detailed design plans based on the September 2020 Overall Site Plan and are looking for input from the ZBA and the Conservation Commission.

According to BSC, the Applicant will be revising their site development plan to avoid or minimize wetland resource area impacts under both the MA Wetlands Protection Act and the Arlington Wetlands Protection Bylaw and their implementing Regulations. Based on BETA's review of the September 28, 2020 submittal to the ZBA, they will be reducing the number of buildings, parking spaces, pavement, and overall footprint of the development. This will significantly reduce impacts to resource areas jurisdictional under the MA Wetlands Protection Act – namely Bordering Land Subject to Flooding/100-year floodplain. They have also eliminated impacts to locally protected Isolated Vegetated Wetland and the Bylaw's 25 and 50-ft No Disturb Zones.

Since the September 2020 Overall Site Plan is conceptual, there will likely be design changes to project development aspects (e.g. emergency vehicle access around the proposed building, final site grading, etc.) and further, no mitigation (floodplain fill compensation) or stormwater management BMPs are shown. Therefore, there is no current understanding of the potential extent of impact to the 100-foot Adjacent Upland Resource Area or the 100-foot Buffer Zone to local and state resource areas under this current design.

Jenny Raitt, Director, Dept of Planning and Community Development

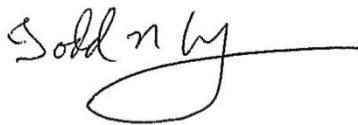
October 7, 2020

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BETA Group was retained to perform a civil / site / stormwater design, environmental, and traffic peer review of the Comprehensive Permit application for the proposed Thorndike Place 40B housing project. Part of this review included an overall analysis of the existing site to confirm its suitability for the proposed project. Once we receive the next design phase plans and supporting documentations, BETA will analyze and provide comment on its site suitability and impacts to resource area and their protected interests as we presented in our August 12, 2020 comment letter to the Department of Planning and Economic Development.

If you have questions about any of these comments, please feel free to contact me at (401) 333-2382.

Very truly yours,
BETA Group, Inc.



Todd Undzis, P.E.
Project Manager



Marta Nover
Vice President

cc: Douglas W. Heim, Arlington Town Counsel