

# River Road Study Committee Sitewalk February 26, 2016



## Committee Members

Select Chair Ben Franco  
Dick Benka  
Alan Christ  
Chris Dempsey  
Steve Heikin  
Brian Hochleutner  
Yvette Johnson  
Ken Lewis  
Wendy Machmuller  
Hugh Mattison  
Tom Nally  
Marilyn Newman  
Mariah Nobrega  
Charles Osborne  
Linda Pehlke  
Bill Reyelt  
Daniel Weingart

*Committee Members Present:* Ben Franco, Dick Benka, Alan Christ, Chris Dempsey, Brian Hochleutner, Ken Lewis, Wendy Machmuller, Hugh Mattison, Tom Nally, Mariah Nobrega, Charles Osborne, Linda Pehlke, Bill Reyelt,  
*Committee Members Absent:* Charles Osborne, Steve Heikin, Marilyn Newman, Yvette Johnson  
*Staff:* Andy Martineau, Kara Brewton, Tom Brady  
*Guests:* Several residents were present  
*Committee members met from 8:15 to 9:15 pm*

## 1. Industrial District Site Walk

- Andy Martineau opened the site walk stating that the goal for today is to provide everyone with some context surrounding the physical limitations of the district as well as an overview of some of the basic environmental issues that will need to be addressed by any developer seeking to redevelop any portion of the site.

Town Arborist and Conservation Commission Agent, Tom Brady gave an overview of a number of issues related to wetlands protection act, the Town's wetlands protection by-law, water resource protection, storm water management and the process by which the Conservation Commission would analyze a redevelopment proposal on this site.

- There are two primary wetlands protection (riverfront) buffer zones to be considered with respect to what activities can be undertaken within them:
  - Inner riparian (100' buffer from any river, stream or creek)
  - Outer riparian (200' buffer from any river, stream or creek)
- Depending on the scope and scale of a proposed development there are several mitigation measures that that a developer will have to meet to the extent practicable (storm water management, shadow impacts, management of roof runoff)

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- When a development is proposed the Developer files a wetlands notice of intent which triggers review by the Conservation Commission
- The Conservation Commission has a checklist of items to be reviewed with the Developer
- The Conservation Commission reviews projects based on technical aspects (letter of the state wetlands regulations and the Brookline town wetlands by-law)

Big Picture Take Aways:

- Since 25 Washington Street and the neighboring parcels are already developed, they can be redeveloped so long as they meet the standards of the state and town wetlands protection regulations and by-laws to the extent practicable.
- Management of roof run-off is important
- Minimizing “canyonization” is critical.
- Storm water management is an important consideration, but you also want to prevent storm water from mixing with subsurface contaminants and then with ground water so bio swales and other certain types of management techniques are not desirable in some circumstances
- The Massachusetts Contingency Plan (MCP) administered by MassDEP has a separate set of regulations and standards for mitigation and remediation of subsurface contaminates.

Other Observations:

- Shadows may affect Village Way more than anyone else
- The proposed hotel will impact the scale of the neighborhood as you enter from Boston
- There are opportunities to create wider sidewalks and better pedestrian connectivity
- The buildings and lots are very small, parcel assemblage and zoning that incentivizes assemblage will be key