

SEPTEMBER 6, 2023

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Arlington Conservation Commission
730 Mass Ave. Annex
Arlington, MA 02476

RE: Notice of Intent (NOI)
Thorndike Place Residential Community
Dorothy Rd, Arlington, MA

Dear Conservation Commission Members,

On behalf of Arlington Land Realty, LLC, BSC Group, Inc. is filing the enclosed Notice of Intent (NOI) under the Massachusetts Wetland Protection Act (WPA) for the construction of the Thorndike Place Residential Community. Matters pertaining to the Arlington Wetlands Bylaw are subsumed within the Comprehensive Permit granted by the Arlington Zoning Board of Appeals (ZBA), dated November 22, 2021. Within the public hearing process on the Comprehensive Permit application, the Commission actively participated, and recommended certain proposed conditions, which became part of the Comprehensive Permit.

As the Commission may recall, the Thorndike Place development is a proposed rental and ownership residential community on a 17.7-acre parcel of land, located between Route 2/Concord Turnpike to the south, residential neighborhoods to the north and west, and Thorndike Park to the east. The project is a multi-family housing development consisting of twelve (12) for sale family homes, contained within six (6) duplex buildings together with 124-unit residential apartments for adults over 62 years of age located within a single residential building. The development will include structured and outside parking, landscaping, lighting, and other improvements. Approximately twelve (12) acres of the 17.7-acre site are proposed to be preserved in perpetuity as open space, under a Conservation Restriction.

The proposed Project includes work within the FEMA 100-Year Floodplain / Bordering Land Subject to Flooding (BLSF), as well as within the Buffer Zone to Bordering Vegetated Wetlands (BVW). No work is proposed within the BVW resource area. Impacts include 32,616-sf / 4,392.9-cu ft of fill within BLSF, for which 9,160.8-cu ft of compensatory flood storage will be provided, and 34,084-sf of impacts to the 100-ft Buffer Zone to BVW (associated with built area and areas of porous pavement). A Stormwater Management Report has been prepared and included, which documents compliance with state stormwater management requirements.

We are submitting six (6) copies of the NOI and the Town's portion of the filing fee. Copies and the State's portion of the filing fee are also being sent to DEP. We ask that you schedule this matter for discussion at your next available meeting, currently scheduled for September 21, 2023. If you have any questions or require

additional information, please do not hesitate to contact me at (617) 896-4386, or by email at drinaldi@bscgroup.com.

Sincerely,



Dominic Rinaldi, PE,
BSC Group, Inc.

Cc: Gwendolen Noyes - Arlington Land Realty, LLC
Art Klipfel - Arlington Land Realty, LLC
Scott Oran - Arlington Land Realty, LLC
Mark Dufton - Arlington Land Realty, LLC
Stephanie Kiefer - Smolak & Vaughan LLP
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Emily Derrig - BSC Group