
Subject: FW: 751-761 Boston Post Road; Modera Weston 40B project

From: [Robert Gemma](#)

Sent: Monday, May 11, 2020 2:31 PM

To: [Field, John F.](#)

Cc: [Lars Unhjem](#); [Richard Latini](#); [Cohen, Margy](#); Winifred.Li@ropesgray.com

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John,

On Friday I received revised plans, dated May 4, 2020 for the above-referenced project. I also received flood plain fill and compensatory flood storage calculations.

The only change from previous versions that I reviewed is that the proposed flood storage compensation area has shifted to the northeast corner of the property, adjacent to the rail trail and Gun Club Lane. Previous versions of the plan proposed that the flood storage area be located behind the recreation building and swimming pool.

MADEP, in appealing the Order of Conditions issued by the Weston Conservation Commission, determined that the original location proposed did not meet the Performance Standards of the Wetland Protection Regulations, as stipulated in 310 CMR 10.57 (4) (a) 1. The location depicted on the most recent revision appears to fully address the MADEP concerns. The area proposed for the flood storage compensation is presently an open field, and the proposed grading to construct the compensation will not require the removal of any mature trees or vegetation. The actual changes in grade are minimal, with one to two feet of soil being removed to achieve the required elevations.

Based on my review of the proposed Flood Storage Compensation Area, I do not concerns with the revised plans.

Please feel free to contact me if you have any additional questions.

Best regards,

Rob

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