

DECOULOS & COMPANY

ENVIRONMENTAL ENGINEERING & LAND PLANNING

VIA EMAIL

Friday, April 2, 2021

Michael Parker, Chairman
Boston Conservation Commission
1 City Hall Square, Room 709
Boston, MA 02201

*RE: Notice of Intent for proposed project under the jurisdiction of the Massachusetts Wetlands Protection Act and the Boston Wetlands Ordinance
90 Allandale Street, Assessor Parcel ID 2003592000; MassDEP File No. 006-1772*

Dear Chairman Parker and members of the Commission:

On behalf of StefcO Holdings, LLC, we respectfully request to discuss potential revisions to the project at your next hearing on Wednesday, April 7th. The presentation will be a limited discussion to focus on impacts to local resource areas and a potential conservation restriction.

The potential revisions include eliminating any alterations within the Riverfront Area (as the resource area is defined under the Boston Wetlands Ordinance only) and reducing alterations within the Waterfront Area from 4,195 square feet to 3,120 square feet (as the resource area is defined under the Ordinance.) They also include setting aside 40,000 square feet for conservation. Under the Wetlands Protection Act, the proposed work is within the buffer zone only, as the stream that flows through the property has been acknowledged as intermittent.

Attached are two plans showing the potential revisions: a Layout and Grading Plan dated March 31, 2021, and a Proposed Land Conservation Plan dated April 1, 2021 showing the area that could be restricted for conservation use.

Please feel free to contact us if you have any questions or need additional information. Thank you.



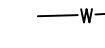



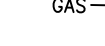


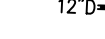
Very truly yours,



James J. Decoulos, PE, LSP
jamesj@decoulos.com

cc: Richard A. Nylen, Jr., Esq., Lynch, DeSimone & Nylen, LLP *via email*
John P. Rockwood, Ph.D., PWS, EcoTec, Inc. *via email*
Stefanos C. Efstratoudakis, Manager, StefcO Holdings, LLC *via email*

LEGEND

-  HYDRANT
-  WATER GATE VALVE
-  WATER LINE
-  UTILITY POLE
-  TELEPHONE MANHOLE
-  SEWER MANHOLE
-  GAS LINE
-  DRAIN MANHOLE
-  CATCH BASIN
-  STORMWATER DRAIN LINE



N/F VIRGINIA A. BETHONEY, TRUSTEE
VAB TRUST

N/F WONDERGROUP, LLC

WATERFRONT AREA

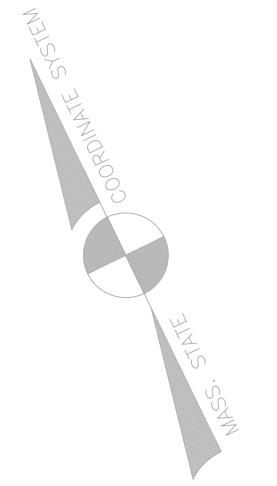
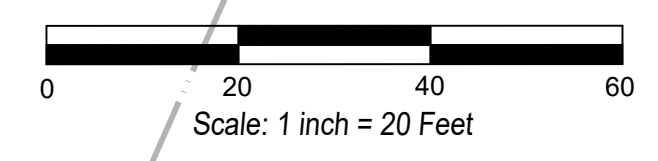
RIVERFRONT AREA

N/F STEPHEN P. BELL
AND JACQUELINE A. LEES

N/F CITY OF BOSTON

ASSESSOR PARCEL ID 2003592000
AREA: 86,882 S.F.
2.0 ACRES

N/F SPRINGHOUSE, INC.





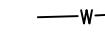



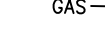


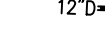
DECOULOS & COMPANY
185 ALEWIFE BROOK PARKWAY
CAMBRIDGE, MA 02138
WWW.DECOULOS.COM
617 489 7795

LAYOUT AND GRADING PLAN
90 ALLANDALE STREET
JAMAICA PLAIN, MA

DATE	03-31-21
SCALE	1"=20'
DRWN	TCG
DES	TCG
CHKD	JDD
APRVD	JDD
SHEET NO.	6

NO	DATE	REVISION

LEGEND

-  HYDRANT
-  WATER GATE VALVE
-  WATER LINE
-  UTILITY POLE
-  TELEPHONE MANHOLE
-  SEWER MANHOLE
-  GAS LINE
-  DRAIN MANHOLE
-  CATCH BASIN
-  STORMWATER DRAIN LINE



N/F WONDERGROUP, LLC

N/F VIRGINIA A. BETHONEY, TRUSTEE
VAB TRUST

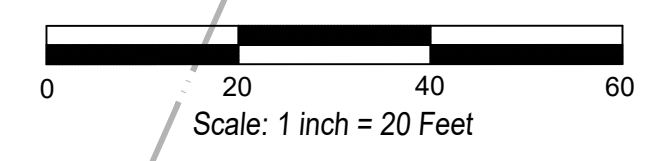
N/F STEPHEN P. BELL
AND JACQUELINE A. LEES

N/F CITY OF BOSTON

N/F SPRINGHOUSE, INC.

ASSESSOR PARCEL ID 2003592000
AREA: 86,882 S.F.
2.0 ACRES

LAND SUBJECT TO CONSERVATION RESTRICTION
AREA = 40,000 SF



NO	DATE	REVISION

DECOULOS & COMPANY
185 ALEWIFE BROOK PARKWAY
CAMBRIDGE, MA 02138
WWW.DECOULOS.COM
617 489 7795

PROPOSED LAND CONSERVATION
90 ALLANDALE STREET
JAMAICA PLAIN, MA

DATE	04-01-21
SCALE	1"=20'
DRWN	TCG
DES	TCG
CHKD	JDD
APRVD	JDD
SHEET NO.	6A