

February 13, 2020

**Federal Express**

Boston Conservation Commission  
Mayor’s Office of Environment, Energy and Open Space  
Boston City Hall, Room 709  
Boston, MA 02201

**Re: After-the-Fact Notice of Intent Application  
DEP File No. 006-1712 + BOS File No. 2020-001  
Vegetation Maintenance and Restoration  
200-232 Allandale Street  
Chestnut Hill, Massachusetts**

[LEC File #: ACT\19-370.04]

Dear Members of the Conservation Commission:

On behalf of the Applicant and Property Owner, Allandale Condominium Trust, LEC Environmental Consultants, Inc., (LEC) is submitting supplemental information in response to comments received by the Conservation Commission at the January 22, 2020 public hearing. Specifically, the Conservation Commission requested additional restoration plantings, a property-wide Operations and Maintenance Plan, and additional information on the post restoration monitoring plan and invasive species management plan included in the Notice of Intent Application.

**Plan Revisions**

Additional Survey

The existing conditions plan has been revised to depict the location of each cut tree/sapling/shrub with a diameter of one inch or greater. Each location was numbered, surveyed, and inventoried for size (i.e., diameter of cut stump), genus/species (if possible), and evidence regrowth. Refer to the attached revised Existing Conditions Plan, prepared by Hancock Associates, Inc., dated February 13, 2020, that shows the extent of cutting and a summary table of the inventory.

Restoration Plantings

LEC coordinated with Paul Sutton, Boston Parks and Recreation Department, to discuss recommended additions to the planting schedule. As a result, the attached revised Buffer Zone & Wetland Restoration Plan, dated February 13, 2020, now includes specimens of pussy willow (*Salix discolor*) along the bank of pond, Serviceberry (*Amelanchiar canadensis*) and Black gum (*Nyssa sylvatica*) within buffer zone and/or wetland, and blue flag iris (*Iris versicolor*) and swamp milkweed (*Asclepias incarnata*) to further diversify the wetland planting area. Finally, a wetland seed mix will be added at suitable areas along the southern pond edge generally between flag B3 through B6.



In addition, the overall quantity of shrub and tree plantings have increased from a total of fifty-five (55) (three (3) trees and fifty-two (52) shrubs) to one hundred and four (104) (twenty-two (22) trees and eighty-two (82) shrubs). A total of thirty-two (32) herbaceous plugs are proposed within the small wetland area. As a taller shrub, the Serviceberry (18-foot tall at maturity) will diversify the forest strata. As a result, the revised planting plan increases plant density and diversity throughout the planting area.

### **Operation and Maintenance Plan**

LEC understands the Conservation Commission is requesting the Applicant to prepare a property-wide Operation and Maintenance (O&M) Plan so that unauthorized activities do not occur in the future. The information to be included in the O&M Plan will be the topic of discussion at the next public hearing. As part of that discussion, LEC offers the following components of the O&M Plan for the Conservation Commission's consideration/review:

1. Overall aerial-based plan that includes:
  - a. Limits of the existing Conservation Restrictions;
  - b. Approximate limit of open space areas outside the Conservation Restrictions. These open space areas include forested uplands, wetlands, streams, and pond; and
  - c. Notes and/or labels that instructs reader to site use/activity restrictions.
2. Landscape Management Practices
  - a. Maintenance of existing landscape features, including herbicide and pesticide use;
  - b. Hazard trees; and
  - c. Litter removal.

Once the components of the O&M Plan are finalized, LEC will prepare and submit the O&M Plan for approval by the Conservation Commission in accordance with the Order of Conditions.

### **Restoration Monitoring Plan and Invasive Species Management Plan**

LEC will prepare and submit a Buffer Zone and Wetland Restoration Monitoring Plan and Invasive Species Management Plan in accordance with the Order of Conditions.

Thank you for consideration of this additional information. We look forward to meeting with you at the February 19, 2020 public hearing. Should you have any questions, please contact me in our Worcester office at 508-753-3077 or at akendall@lecenvironmental.com.

Sincerely,

**LEC Environmental Consultants, Inc.**

Andrea Kendall  
Senior Environmental Scientist

cc: DEP, Northeast Region; Lidia Real-Costa, The Dartmouth Group; Marsha Bemko, Allandale Condominium Trust

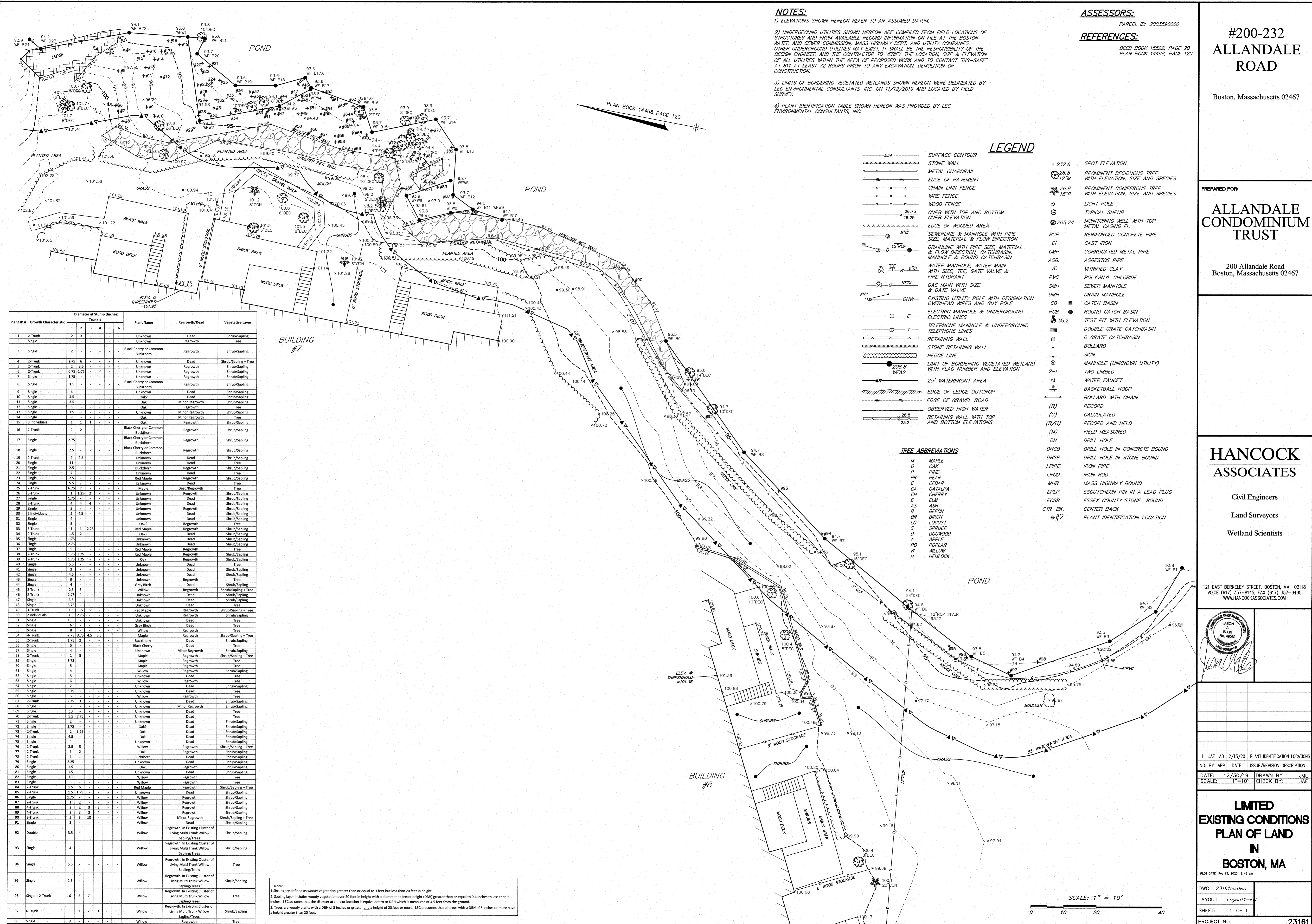
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**Attachment**

Limited Existing Conditions Plan of Land,  
200-232 Allandale Road, revised February 13, 2020,  
prepared by Hancock Associates

Buffer Zone & Wetland Restoration Plan, 2 Sheets,  
200-232 Allandale Road, revised February 13, 2020,  
prepared by Hancock Associates





**NOTES:**  
 1) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.  
 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE BOSTON WATER AND SEWER COMMISSION, MASS. HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.  
 3) LIMITS OF BORDERING VEGETATED WETLANDS SHOWN HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON 11/12/2019 AND LOCATED BY FIELD SURVEY.  
 4) PLANT IDENTIFICATION TABLE SHOWN HEREON WAS PROVIDED BY LEC ENVIRONMENTAL CONSULTANTS, INC.

**ASSESSORS:**  
 PARCEL ID: 2003590000  
**REFERENCES:**  
 DEED BOOK 15522, PAGE 20  
 PLAN BOOK 14468, PAGE 120

**#200-232  
 ALLANDALE  
 ROAD**

Boston, Massachusetts 02467

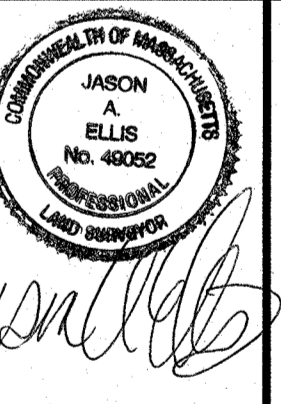
PREPARED FOR:  
**ALLANDALE  
 CONDOMINIUM  
 TRUST**

200 Allandale Road  
 Boston, Massachusetts 02467

**HANCOCK  
 ASSOCIATES**

Civil Engineers  
 Land Surveyors  
 Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118  
 VOICE (617) 357-8145, FAX (617) 357-9495  
 WWW.HANCOCKASSOCIATES.COM



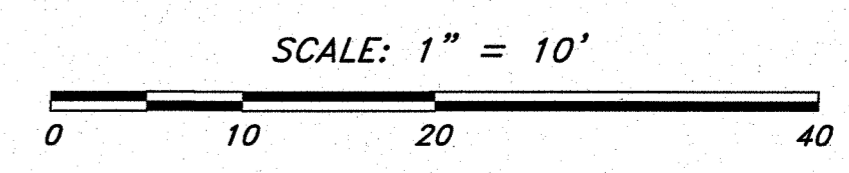
1. JAE	AD	2/13/20	PLANT IDENTIFICATION LOCATIONS
NO. BY APP	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	12/30/19	DRAWN BY:	JML
SCALE:	1"=10'	CHECK BY:	JAE

**LIMITED  
 EXISTING CONDITIONS  
 PLAN OF LAND  
 IN  
 BOSTON, MA**

PLAT DATE: Feb. 13, 2020 9:43 am  
 DWG: 23161sv.dwg  
 LAYOUT: Layout1-EC  
 SHEET: 1 OF 1  
 PROJECT NO.: 23161

Plant ID #	Growth Characteristic	Diameter at Stump (inches)					Plant Name	Regrowth/Dead	Vegetative Layer
		1	2	3	4	5			
1	2-Trunk	2	3	-	-	-	Unknown	Dead	Shrub/Sapling
2	Single	8.5	-	-	-	-	Unknown	Regrowth	Tree
3	Single	2	-	-	-	-	Black Cherry or Common Buckthorn	Regrowth	Shrub/Sapling
4	2-Trunk	2.75	6	-	-	-	Unknown	Dead	Shrub/Sapling + Tree
5	2-Trunk	2	3.5	-	-	-	Unknown	Regrowth	Shrub/Sapling
6	2-Trunk	9.25	1.75	-	-	-	Unknown	Regrowth	Shrub/Sapling
7	Single	1.75	-	-	-	-	Unknown	Regrowth	Shrub/Sapling
8	Single	1.5	-	-	-	-	Black Cherry or Common Buckthorn	Regrowth	Shrub/Sapling
9	Single	4	-	-	-	-	Unknown	Dead	Shrub/Sapling
10	Single	4.5	-	-	-	-	Oak?	Dead	Shrub/Sapling
11	Single	3.5	-	-	-	-	Oak	Minor Regrowth	Shrub/Sapling
12	Single	5	-	-	-	-	Oak	Regrowth	Tree
13	Single	3.5	-	-	-	-	Unknown	Minor Regrowth	Shrub/Sapling
14	Single	9	-	-	-	-	Minor Regrowth	Tree	Shrub/Sapling
15	3 Individuals	1	1	1	-	-	Oak	Regrowth	Shrub/Sapling
16	2-Trunk	2	2	-	-	-	Black Cherry or Common Buckthorn	Regrowth	Shrub/Sapling
17	Single	2.75	-	-	-	-	Black Cherry or Common Buckthorn	Regrowth	Shrub/Sapling
18	Single	2.5	-	-	-	-	Black Cherry or Common Buckthorn	Regrowth	Shrub/Sapling
19	2-Trunk	2	2.5	-	-	-	Unknown	Dead	Shrub/Sapling
20	Single	3.1	-	-	-	-	Unknown	Dead	Tree
21	Single	2.5	-	-	-	-	Buckthorn	Regrowth	Shrub/Sapling
22	Single	7	-	-	-	-	Unknown	Dead	Tree
23	Single	2.5	-	-	-	-	Red Maple	Regrowth	Shrub/Sapling
24	Single	5.5	-	-	-	-	Tree	Dead	Shrub/Sapling
25	2-Trunk	6.75	7	-	-	-	Maple	Dead/Regrowth	Tree
26	3-Trunk	1.1	1.25	2	-	-	Unknown	Regrowth	Shrub/Sapling
27	Single	3.75	-	-	-	-	Unknown	Dead	Shrub/Sapling
28	3-Trunk	4	4	4	-	-	Unknown	Dead	Shrub/Sapling
29	Single	3	-	-	-	-	Unknown	Regrowth	Shrub/Sapling
30	2 Individuals	2	4.5	-	-	-	Unknown	Dead	Shrub/Sapling
31	Single	4	-	-	-	-	Unknown	Dead	Shrub/Sapling
32	Single	5	-	-	-	-	Oak?	Regrowth	Tree
33	3-Trunk	1	1	2.25	-	-	Red Maple	Regrowth	Shrub/Sapling
34	2-Trunk	1.5	2	-	-	-	Oak?	Dead	Shrub/Sapling
35	Single	1.75	-	-	-	-	Unknown	Dead	Shrub/Sapling
36	Single	2.75	-	-	-	-	Unknown	Dead	Shrub/Sapling
37	Single	5	-	-	-	-	Red Maple	Regrowth	Tree
38	2-Trunk	1.75	2.25	-	-	-	Red Maple	Regrowth	Shrub/Sapling
39	2-Trunk	1.75	2.25	-	-	-	Oak	Regrowth	Shrub/Sapling
40	Single	5.5	-	-	-	-	Unknown	Dead	Tree
41	Single	2	-	-	-	-	Unknown	Dead	Shrub/Sapling
42	Single	4.5	-	-	-	-	Unknown	Dead	Shrub/Sapling
43	Single	9	-	-	-	-	Unknown	Regrowth	Tree
44	Single	4	-	-	-	-	Gray Birch	Dead	Shrub/Sapling
45	2-Trunk	2.5	5	-	-	-	Willow	Regrowth	Shrub/Sapling + Tree
46	2-Trunk	2.75	4	-	-	-	Unknown	Dead	Shrub/Sapling
47	Single	3.5	-	-	-	-	Unknown	Dead	Tree
48	Single	5.75	-	-	-	-	Unknown	Dead	Tree
49	3-Trunk	1.5	1.5	5	-	-	Red Maple	Regrowth	Shrub/Sapling + Tree
50	2 Individuals	1.5	2.75	-	-	-	Unknown	Dead	Shrub/Sapling
51	Single	18.5	-	-	-	-	Unknown	Dead	Tree
52	Single	8	-	-	-	-	Gray Birch	Dead	Tree
53	Single	8	-	-	-	-	Willow	Regrowth	Tree
54	4-Trunk	2.75	3.75	4.5	5.5	-	Maple	Regrowth	Shrub/Sapling + Tree
55	2-Trunk	1.75	2	-	-	-	Buckthorn	Dead	Shrub/Sapling
56	Single	5	-	-	-	-	Black Cherry	Dead	Tree
57	Single	4	-	-	-	-	Unknown	Minor Regrowth	Shrub/Sapling
58	2-Trunk	1.75	2	-	-	-	Maple	Regrowth	Shrub/Sapling + Tree
59	Single	5.75	-	-	-	-	Maple	Regrowth	Tree
60	Single	5	-	-	-	-	Maple	Regrowth	Tree
61	Single	4	-	-	-	-	Willow	Regrowth	Shrub/Sapling
62	Single	5	-	-	-	-	Unknown	Dead	Tree
63	Single	6	-	-	-	-	Willow	Regrowth	Tree
64	Single	7	-	-	-	-	Unknown	Dead	Shrub/Sapling
65	Single	6.75	-	-	-	-	Unknown	Dead	Tree
66	Single	5	-	-	-	-	Willow	Regrowth	Tree
67	2-Trunk	2.75	3	-	-	-	Unknown	Dead	Shrub/Sapling
68	Single	3	-	-	-	-	Unknown	Minor Regrowth	Shrub/Sapling
69	Single	30	-	-	-	-	Unknown	Dead	Tree
70	2-Trunk	5.5	7.75	-	-	-	Unknown	Dead	Tree
71	Single	7	-	-	-	-	Unknown	Dead	Shrub/Sapling
72	Single	3.75	-	-	-	-	Oak?	Dead	Shrub/Sapling
73	2-Trunk	2	3.25	-	-	-	Oak	Dead	Shrub/Sapling
74	Single	4.5	-	-	-	-	Oak	Dead	Shrub/Sapling
75	Single	4	-	-	-	-	Unknown	Dead	Shrub/Sapling
76	2-Trunk	3.5	5	-	-	-	Willow	Regrowth	Shrub/Sapling + Tree
77	2-Trunk	1	1	2	-	-	Oak	Regrowth	Shrub/Sapling
78	2-Trunk	1	1	-	-	-	Buckthorn	Dead	Shrub/Sapling
79	Single	2.25	-	-	-	-	Unknown	Dead	Shrub/Sapling
80	Single	1.5	-	-	-	-	Oak	Regrowth	Shrub/Sapling
81	Single	1.5	-	-	-	-	Unknown	Dead	Shrub/Sapling
82	Single	10	-	-	-	-	Willow	Regrowth	Tree
83	Single	5	-	-	-	-	Willow	Regrowth	Tree
84	2-Trunk	1.5	6	-	-	-	Red Maple	Regrowth	Shrub/Sapling + Tree
85	2-Trunk	1.5	1.75	-	-	-	Unknown	Dead	Shrub/Sapling
86	Single	1.75	-	-	-	-	Willow	Regrowth	Shrub/Sapling
87	2-Trunk	1	2	-	-	-	Willow	Regrowth	Shrub/Sapling
88	6-Trunk	2	2	3	3	-	Willow	Regrowth	Shrub/Sapling
89	6-Trunk	2	3	3	4	-	Willow	Regrowth	Shrub/Sapling
90	3-Trunk	2	3	10	-	-	Willow	Minor Regrowth	Shrub/Sapling + Tree
91	Single	3	-	-	-	-	Willow	Dead	Shrub/Sapling
92	Double	3.5	4	-	-	-	Willow	Regrowth. In Existing Cluster of Living Multi Trunk Willow Sapling/Trees	Shrub/Sapling
93	Single	4	-	-	-	-	Willow	Regrowth. In Existing Cluster of Living Multi Trunk Willow Sapling/Trees	Shrub/Sapling
94	Single	5.5	-	-	-	-	Willow	Regrowth. In Existing Cluster of Living Multi Trunk Willow Sapling/Trees	Tree
95	Single	2.5	-	-	-	-	Willow	Regrowth. In Existing Cluster of Living Multi Trunk Willow Sapling/Trees	Shrub/Sapling
96	Single + 2-Trunk	6	5	7	-	-	Willow	Regrowth. In Existing Cluster of Living Multi Trunk Willow Sapling/Trees	Tree
97	6-Trunk	1	1	2	3	3.5	Willow	Regrowth. In Existing Cluster of Living Multi Trunk Willow Sapling/Trees	Shrub/Sapling
98	Single	9	-	-	-	-	Willow	Regrowth	Tree

Note:  
 1. Shrubs are defined as woody vegetation greater than or equal to 3 feet but less than 20 feet in height  
 2. Sapling layer includes woody vegetation over 20 feet in height with a diameter at breast height (DBH) greater than or equal to 0.4 inches to less than 5 inches. IEC assumes that the diameter at the cut location is equivalent to DBH which is measured at 4.5 feet from the ground.  
 3. Trees are woody plants with a DBH of 5 inches or greater and a height of 20 feet or more. IEC presumes that all trees with a DBH of 5 inches or more have a height greater than 20 feet.







**ASSESSORS:**

PARCEL ID: 2003590000

**REFERENCES:**

DEED BOOK 15522, PAGE 20  
PLAN BOOK 14468, PAGE 120

#200-232  
ALLANDALE  
ROAD

Boston, Massachusetts 02467

ASSESSORS:

MAP BLOCK LOT  
032SE 22001 0013 & 0017

PREPARED FOR:

ALLANDALE  
CONDOMINIUM  
TRUST

200 Allandale Road  
Boston, Massachusetts 02467

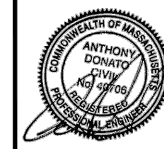
HANCOCK  
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

121 E. Berkeley St., 4th Fl. Boston, MA 02118  
VOICE (978) 777-3050, FAX (978) 774-7816  
WWW.HANCOCKASSOCIATES.COM



**BUFFER ZONE AND WETLAND PLANTING SCHEDULE**

Plant Species (Common Name)	Plant Species (Latin Name)	Plant Key	Abbreviation	Spacing	Size	Quantity
Red Oak	<i>Quercus rubra</i>		QR	As noted on plan	4-6' minimum	2
Red Maple	<i>Acer rubrum</i>		AR	As noted on plan	4-6' minimum	11
Black Gum	<i>Nyssa sylvatica</i>		NS	As noted on plan	4-6' minimum	9
Serviceberry	<i>Amelanchier canadensis</i>		AC	5'± O.C.	3-4' minimum	6
Pussy Willow	<i>Salix discolor</i>		SD	5'± O.C.	3-4' minimum	12
Winterberry Holly	<i>Ilex verticillata (Male)</i>		IV	5'± O.C.	3-4' minimum	3
Winterberry Holly	<i>Ilex verticillata (Female)</i>		IV	5'± O.C.	3-4' minimum	6
Redosier Dogwood	<i>Cornus sericea</i>		CS	5'± O.C.	3-4' minimum	11
Red-berried Elder	<i>Sambucus canadensis</i>		SC	5'± O.C.	3-4' minimum	17
Bayberry	<i>Myrica pensylvanica</i>		MP	5'± O.C.	3-4' minimum	10
Sweet Pepperbush	<i>Clethra alnifolia</i>		CA	5'± O.C.	3-4' minimum	12
Mountain Laurel	<i>Kalmia latifolia</i>		KL	5'± O.C.	3-4' minimum	5
Great Blue Lobelia	<i>Lobelia siphilitica</i>			1-3' O.C., Clustered	2" plug	8
Cardinal Flower	<i>Lobelia cardinalis</i>			1-3' O.C., Clustered	2" plug	8
Blue Flag Iris	<i>Iris versicolor</i>			1-3' O.C., Clustered	2" plug	8
Swamp Milkweed	<i>Asclepias incarnata</i>			1-3' O.C., Clustered	2" plug	8

Apply wetland seed mix (e.g., New England Wetmix available from New England Wetland Plants, Amherst, MA (or equivalent)) to low lying areas downgradient of fence between Bank Flags B3 through B6.

**Buffer Zone and Wetland Restoration Notes**

- The plant locations depicted on this plan are approximate and shall be finalized in the field by a qualified wetland scientist.
- Plants shall be installed such that the stem and root-ball are flush with the existing ground surface, and irrigated upon installation.
- Cover planting area with on-site leaf mulch only. Do not use bark mulch.
- Additional irrigation to be implemented for the first growing season such that plants receive adequate water (by precipitation or irrigation) 3x per week.
- Installation of plantings in areas where Japanese Knotweed eradication is planned (i.e., largely between Bank Flags B6 and B7) may need to be delayed until eradication is accomplished.

1.	2/13/20	CON COM COMMENTS		
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 1/10/20 DESIGN BY: AK  
SCALE: 1" = 20' DRAWN BY: DR  
APPRVD. BY: AD CHECK BY: AD

**BUFFER ZONE  
&  
WETLAND  
RESTORATION  
PLAN**

PLOT DATE: Feb 13, 2020 3:09 pm

DWG: 23161SP1.dwg  
LAYOUT: SH72  
SHEET: 1 OF 2

2

PROJECT NO.: **22926**