

MEMORANDUM



TO: Caitlin Cameron, Urban Designer
FROM: David Senus, PE
DATE: March 18, 2016
RE: 169 Newbury Street
Subdivision Standards Associated with Environmental Protection & Preservation

Woodard & Curran has reviewed the Subdivision application for the 26 unit condominium building proposed at 169 Newbury Street for compliance with the City's Subdivision standards associated with environmental protection and preservation, specifically *Land Use code Sec. 14-497. General requirements. Items 1, 4, 6 and 12*. A separate review is occurring for compliance with Level II Site Plan standards, review comments for which are being reviewed with and addressed by the Applicant.

Comments

Land Use code Sec. 14-497. General requirements.

1. *Will not result in undue water or air pollution. In making this determination it shall at least consider the elevation of land above sea level and its relation to the flood plains, the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of streams for disposal of effluents; the conformity to the applicable state and local health and water resources regulations;*

Applicant meets this standard.

4. *Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

Applicant meets this standard.

6. *Will provide for adequate sanitary waste and storm water disposal and will not cause an unreasonable burden on municipal services if they are utilized;*

Applicant meets this standard.

12. *Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;*

Applicant meets this standard.