

From: Doug Roncarati
To: Ann Machado; David Margolis-Pineo
CC: Barbara Barhydt
Date: 4/16/2015 2:37 PM
Subject: Re: CBL 408 A027 - 0 Rye Road
Attachments: MaineAveLot 408-A-27_wetlands nearby_rdx.pdf

Ann,

The green lines are storm drains & culverts, the yellow-orange lines are interceptor sewers and the brown lines are sanitary sewers. There are City sewer and drainage easements following all of those sewer & storm drain corridors. Generally, no permanent structures can be build on/within these easements (i.e.: No buildings, barns, etc.) and the landowner should be aware of the fact that the City might need to access and remove any temporary improvements on/with the easement area(s) to maintain, repair or replace its infrastructure. There might also be deed or easement-related limitations on access to this property. Nathaniel Smith was the project manager for the most recent drainage project and would have more information about the easements, limitations and rights associated with this property. Any prospective buyer should fully research these before buying. Camille Alden, who worked on all of the deed research for the sewer projects, said that you can contact her for more info as well.

Finally, I don't know of any wetlands on 408-A-27, but there is a large area of wetlands to the north extending to Gertrude Ave (shown as white/blue hatching). A wetland survey is always advisable.

Doug

>>> Ann Machado 4/16/2015 1:48 PM >>>
Doug -

Thanks for getting back to me.

Just out of curiosity, what do the green lines represent and what do the yellow lines represent?

The person I have been speaking with most recently is Brett Loffredo. He lives at 28 Maine Ave and is interested in purchasing the property. He says right now he is thinking of building a barn, maybe putting in a garden a dirt path etc. He also said that there are parts of the property that he could see as designated wetlands and not develop those areas. He is looking to have a conversation about what he could and could not do within the existing stream protection area.

Would people be willing to have a meeting to talk about this and then maybe meet with Brett?

Let me know your thoughts.

Thanks.

Ann

>>> Doug Roncarati 4/16/2015 1:13 PM >>>
Ann,

Yes, there has been interest in this land for several years now. Attached is an approximation of the current reality at that site. You are correct regarding Fall Brook: A significant portion of it has been culverted and only the small section of the brook below the label "Stream Protection" on the map remains above ground. There might need to be a discussion about updating the Stream Protection Overlay Zone in this area. Since Fall Brook is an Urban Impaired Stream it makes sense to maintain the added overlay

of protection on the open portion of the brook. The rest would be up for discussion.

Doug

>>> Ann Machado 4/16/2015 12:04 PM >>>

David & Doug -

I think that this property must be for sale because I have had some questions about developing it. Right now the zoning map shows the Stream Protection Zone for the Fall Brook running through the middle of the lot. The current person talking to me lives at 28 Maine Ave. He was wondering if that was still Stream Protection because of the work that was done. It is interesting because the stream protection area on the GIS only goes from Loring Ave. to Maine Ave. and picks up again at Drake Ave. Can you shed any light on this?

Thanks.

Ann