



TOWN OF NEEDHAM
CONSERVATION DEPARTMENT
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

MEMORANDUM

To: BOARD OF APPEALS

From: Patricia L. Barry, Conservation Officer *P.L.B.*

Re: **Greendale Mews – Comprehensive Permit Application**
692-744 Greendale Avenue

Date: May 20, 2013

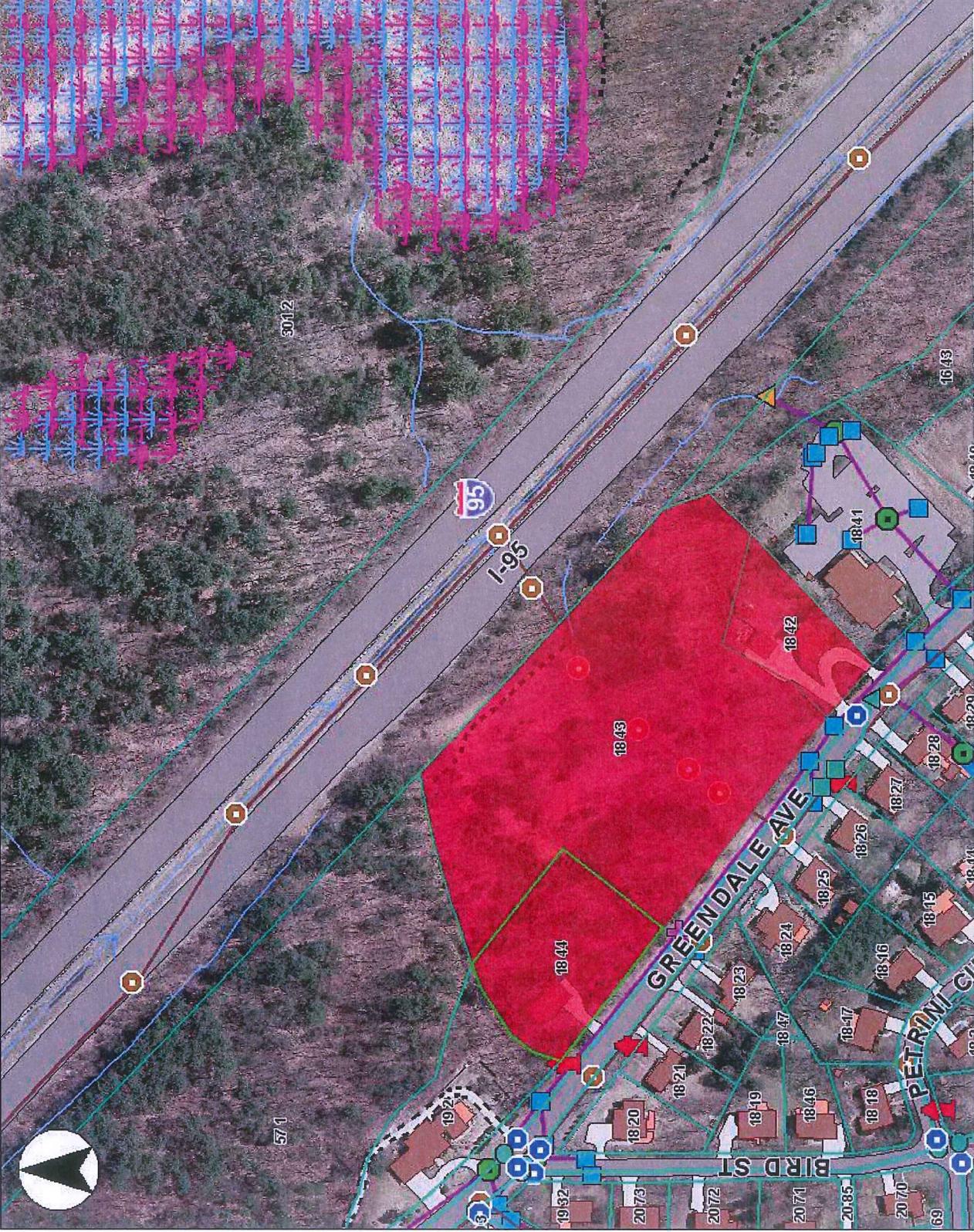
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PERMITTING: I am in receipt of the proposed Needham Mews Comprehensive Permit Application plans to be located at 692-744 Greendale Avenue. Based on review of Town maps, files and a site visit conducted on May 10, 2013, there appears to be an intermittent stream associated with a bordering vegetated wetland within 100 feet of the proposed project property at 692-744 Greendale Avenue. Additionally, site topography displays evidence that a depression on-site may be considered Isolated Land Subject to Flooding according to local and state wetlands protection regulations. Based on these findings, the Applicant should request an official determination or permit from the Needham Conservation Commission regarding the presence of wetland resource areas and the applicability of both the MA Wetlands Protection Act (MGL Ch. 131, S. 40) and the Needham Wetlands Protection Bylaw (Article 6) in the form of a Request for Determination of Applicability or a Notice of Intent application.

TRAILS: Portions of the Town of Needham Greendale Avenue Trail, under the jurisdiction of the Park and Recreation Commission abut the eastern property boundaries of the proposed project. This is an excellent opportunity to improve trail access and connectivity from the proposed Needham Mews Project to the Greendale Avenue Trail consistent with the Town of Needham Trails Master Plan (November 2008). Find attached a copy of the Greendale Avenue Trail Maintenance Plan and the Needham Proposed Trail Connections map that includes proposed trail connections labeled (14) and (15) along with the identification of the Greendale Avenue Trail that appears to be located on the project property. Cost estimates associated with trail connections (14) and (15) are approximately \$66,105 and \$4,550 respectively. Creating this trail linkage through easements, signage and cross walks as part of the Project would be a benefit to not only the Needham Community but the Needham Mews occupants. The Greendale Avenue Trail system provides a place for people to walk, run, bike and hike allowing year round access to activities that promote public health. Trails are as much a resource for traveling as they are a destination for exercise, having fun, exploring nature, and observing the natural environment.

If you have any questions or comments regarding this Memorandum, please do not hesitate to call me at 781.455.7550x248. Thank you for the opportunity to comment on this project.

cc: L. Newman, Planning Director (via email)  
P. Carey, Park & Recreation Director (via email)

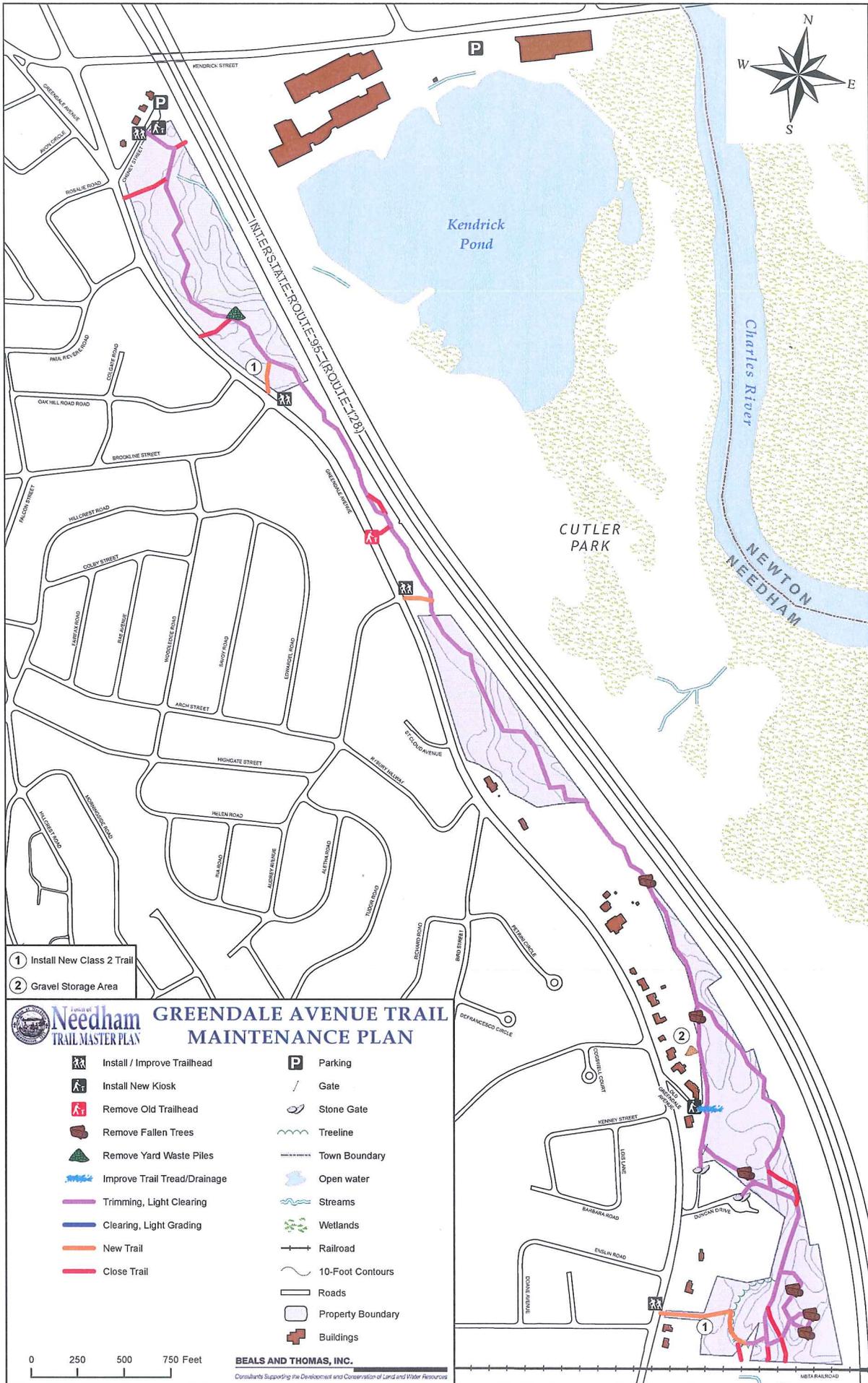
- Parcels
- Water System
- Sewer System
- Drainage System
- Towers
- Sports Lines
- Streams and Drainage Ditches
- Roads
- Driveways
- Parking Lots
- Sports Areas



The data shown on this site are provided for information and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data. Data should not be considered accurate, current or complete. Planimetric data is created from April 2009 aerial photographs.



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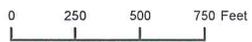


- ① Install New Class 2 Trail
- ② Gravel Storage Area



### GREENDALE AVENUE TRAIL MAINTENANCE PLAN

- |                              |                   |
|------------------------------|-------------------|
| Install / Improve Trailhead  | Parking           |
| Install New Kiosk            | Gate              |
| Remove Old Trailhead         | Stone Gate        |
| Remove Fallen Trees          | Treeline          |
| Remove Yard Waste Piles      | Town Boundary     |
| Improve Trail Tread/Drainage | Open water        |
| Trimming, Light Clearing     | Streams           |
| Clearing, Light Grading      | Wetlands          |
| New Trail                    | Railroad          |
| Close Trail                  | 10-Foot Contours  |
|                              | Roads             |
|                              | Property Boundary |
|                              | Buildings         |



**BEALS AND THOMAS, INC.**  
 Consultants Supporting the Development and Conservation of Land and Water Resources



# Town of Needham Massachusetts

## PROPOSED TRAIL CONNECTIONS

- Proposed Town Land Trails
  - Proposed Private Land Trails
  - Proposed Sidewalk Trails
  - Existing Private Land Trails
  - Existing Town Land Trails
  - Other Trails
  - Driveways / Parking Area
  - Railroad
  - P Parking
  - 26 Proposed Trail Connection
- Water
  - Town Lands With Trails
  - State Land
  - Schools
  - DPW Facilities
  - Park
  - Open Space
  - Town Boundary

0 0.25 0.5 1 Miles

Disclaimer: This map is for display purposes only. It is neither legally recorded nor is it a survey and it is not intended to be used as such. Consult appropriate boards or town departments for specific questions and accuracy requirements. The Town of Needham expressly disclaims responsibility for damages or liability that may arise from the use of this map.

