

# Wetlands & Land Management, Inc.

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September 4, 2025

Eileen Coleman  
Burlington Conservation Commission  
25 Center Street  
Burlington, MA 0101803

RE: Revised plans for the storage boxes in the flood zone and continued usage at 7 A Street

Dear Ms. Coleman and Conservation Commission Members:

Subsequent to our last meeting, the applicant has evaluated their needs and site logistics and have presented a plan to place Conex storage boxes that keep the stored material above the 100-year flood elevation. The plans show the location of two 40-foot-long Conex boxes and one 20-foot-long Conex box.

These boxes are supported above the flood zone by a series of 12-inch diameter concrete sono-tube footings.

26 one-foot diameter sonotubes are needed. The collective occupation of flood storage volume is reduced to roughly 26+- cubic feet within the contour interval between elevation 125 and 126.5.

This loss of flood volume is offset by grading an area marked on the site plan, between 125 and 126.5. This will recreate roughly 71 cubic feet of compensatory flood storage – nearly three times the lost volume.

We have already discussed, the usage of the site as a cleared vehicle and material storage area can be seen at least back to 1995 – prior to the enactment of the Rivers Protection Act. MassDOT aerial photos going back to 2003 show this property has been used for storage of various equipment and vehicles. Google Earth photos back to 1995 show this property completely cleared. The continued use for the same purposes should be expected and allowed. Minor clearing of recent shrub and herbaceous growth is normal maintenance of an existing use.

Notwithstanding, the owner will allow the area closest to Vine Brook to revert and will actively restore open areas with native shrubs and trees. This provides 6700+- square feet of riverfront restoration that was previously used for vehicle parking and material storage. Site usage will now be limited to the east side of the site.

The new limit of site usage provides a wider overall vegetated zone between the proposed site use and the river bank and also shows a significant reduction of site use in the 0-100-foot zone. All new soil piles have been removed to restore the function and volume of the bordering land subject to flooding.

We look forward to continuing our discussion of the project.

Sincerely,

Wetlands & Land Management, Inc.

*William Manuell*

William J. Manuell

For the Applicant

Nov. 2003



11/16/2003