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February 8, 2022

VIA E-MAIL

Eric Devlin
Melrose Conservation Agent
562 Main Street
Melrose, MA 02176

Re: Slayton Road, Melrose

Dear Eric:

The Confalone team appreciates the care and consideration which the Commissioners and yourself have given to this application. The city's collective willingness to craft guidance for development of this land which has for so long borne the burden of impacts caused by the city itself, but which nonetheless falls within the ConsCom mandated jurisdiction, is, as stated, appreciated.

The applicant and team believe we are on the verge of achieving a means of development which is acceptable both to the commission and the applicant. The incremental cost of the proposed conditions is significant, but with the following adjustments, and a buoyant real estate market, it can be an economically viable solution. That is all that the applicant seeks (despite the past broken contractual obligations of the city).

- a. Attached is a new plan showing a larger footprint for the proposed home to be constructed in place of the "place-holder" dimensions of the original application. The proposed footprint fully complies with zoning and ConsCom regs and it allows for an economically viable project.
- b. The Applicant needs to be able to refuel on premises (Item IV). The entire property is either in the buffer zone or bordering land subject to flooding so the refueling condition as written needs to be adjusted. (It is not advisable to move heavy equipment on and off premises unnecessarily). Applicant suggests that re-fueling only be done in the presence of the duly appointed environmental monitor.
- c. Applicant suggests that continuous full-time on site environmental monitoring is unduly burdensome. We request it be changed to "daily visits whenever activities subject to the order are taking place."

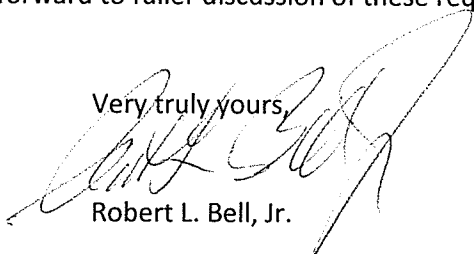
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- d. The requirement (#6) for wetland flag replacement should be the flags as set forth on the NOI (25 foot intervals were not used in the original flagging).
- e. Loam replacement wording (#13) should be replaced with the following: "The excavated wetland soils should be inspected to confirm that they are free from non-native invasive vegetation then spread on disturbed wetland areas to a depth of 12 inches."

The applicant and team look forward to fuller discussion of these requests at the next ConsCom meeting.

Very truly yours,


Robert L. Bell, Jr.

RLB,JR.:mcw

cc: Peter Ogren
Jim Confalone