

Conservation Commission Public Meeting – December 6th, 2016 Minutes

Time: 7:39 PM – 8:38 PM

Location: Police Headquarters

Members Present: Monica Tamborini; Jennifer Simon, Tonia Bandrowicz, Marc Andler

Members Absent: Tom Ruskin, Robert Salter

T. Bandrowicz called the meeting to order at 7:39pm, and welcomed all the attendees to the Conservation Committee meeting. T. Bandrowicz provided a quick overview of the Commissions powers and mission. Commission Chair T. Ruskin who was not present at the meeting. Each member of the Commission then introduced themselves to the meeting attendees.

PHILLIPS Park – Blocksidge Field (PROPERTY LOCATION: MAP 24, LOT E40) (MASSDEP FILE 71-306) – NOTICE OF INTENT

T. Bandrowicz then opened the meeting up to Chris Huntress, of Huntress Sports, who was seeking Orders of Conditions for a NOI filed for a project at Blocksidge Field. Mr. Huntress explained he would walk the Commission through the information in the NOI packet held by the Commission and answer questions on the proposal. Mr. Huntress mentioned that he was also present with Barbara Purcell a civil engineer who is also working on the project.

Mr. Huntress began by handing to the Commission a signed affidavit that the letters to abutters were mailed, and handed the Commission the receipts showing these letters were mailed via certified mail, as well as the tear sheet from the *Daily Item* showing the legal ad ran in the paper.

Mr. Huntress then put a large map outlining the renovations provided in the proposal on an easel and began explaining the project and what it will entail. Mr. Huntress explained that the scope of the project will cover renovations to the football field, grandstand, and the immediate area surrounding the field. The proposal includes installing a new artificial turf field on the footprint of the existing grass field, constructing a new grandstand on the site of the current “home” grandstand, and the removal of the existing “visitors” grandstand and tennis courts currently on the property. The plans also call for minor renovations to the existing parking lot as well. The parking lot renovations include the addition of an at-grade landscape buffer to be positioned within the parking lot, adding separation from the parking and the driveway in. The buffer will be a loam and seed area, with some plantings.

Mr. Huntress then used the easel and large maps to show the existing conditions of the property. Mr. Huntress stated that the land had been surveyed by Merrimack Engineering and had flagged certain wetland areas on the property. The wetlands

flagged were on the southern and eastern side of the property near the neighboring assisted living residences. Mr. Huntress explained that the engineering firm put five flags in one area, and 13 flags in another. Mr. Huntress then highlighted on the map the 100-foot buffer and where it reaches to on the property. The 100-foot buffer ends near the goal-post on the Humphrey Street side of the field and property.

Mr. Huntress then used the maps to show which areas are proposed to be paved. Mr. Huntress mentioned there will be some reduction in pavement on the property, as the asphalt tennis courts will be removed and other landscape reconfigurations. Mr. Huntress also explained the site is part of the "AE – zone" and that this requires that the project not fill any area within the flood zone, and that the project must leave same amount of flood-storage that exists currently or add to the existing amount of flood-storage. Mr. Huntress stated that the proposed construction will add an extra 600 cubic yards of flood storage on the site.

T. Bandrowicz asked if any of the proposed work will affect the 100 foot buffer zone that extends onto the site. Mr. Huntress explained that there will be some work done in the buffer zone, which includes the new proposed park and walkways. Mr. Huntress went on to explain that the proposal calls for repaving existing walking areas and reconfiguring them in places. The proposal, Mr. Huntress explained reroutes the current walkway almost 15 feet away from a wetland area in some cases. Mr. Huntress also used the maps to show the Commission that the walkway will also pull 25 feet away from the buffer zone in another section on the site. Peter Kane, Director of Community Development and acting as a representative for the Town, asked Mr. Huntress to explain the plans. Mr. Huntress explained that the parking lot will remain gravel, but that the separation buffer in the middle of the lot with the plantings in it will be concrete.

T. Bandrowicz asked Mr. Huntress if there is any "green infrastructure" for gardens in the proposal and about drainage. Mr. Huntress explained that the proposal calls for water on the property to drain towards the field. Mr. Huntress stated that the field will act almost like a 9,000 sf drainage pit. T. Bandrowicz then asked if water will drain towards the ocean? Mr. Huntress stated that it will not, and explained that the site is effectively a bowl, and that there are some drainage infiltration drains on the property currently, and that the plan proposes a tie in to a drainage pipe currently running along Humphrey Street. Mr. Huntress explains to the Commission that field will have 2 inches of turf, then 12 inches of gravel to act as a storm water entrapment system. The system will be large enough Mr. Huntress explains to trap water from most storms, and then handed off the presentation to civil engineer Barbara Purcell.

Ms. Purcell explained that the drainage currently on the property flows slightly east to west, and eventually, if there is enough rain, the water will take a turn around the corner. The field, Ms. Purcell explained will have enough room to capture the flood water, and that the plan over compensates for flood-storage, so that there will be no increase in flood water off the field. Ms. Purcell also explained that other proposal for the site will help mitigate flooding, such as stone dust walkways. Mr. Huntress

explained that he has previously worked on fields that do not have drains and can hold proposed 100-year storms. Mr. Huntress continues to mention that there is the 12-inch drainage pipe that leads from the field to the culvert on Humphrey Street. T. Bandrowicz asked if climate change affects had been taken into account. Mr. Huntress agrees that this a good question, and Ms. Purcell responded that it would take an extremely large storm event to happen for water to drain through the pipe and into the culvert on Humphrey Street.

Mr. Huntress then explained the proposed areas of adding fill and flood capacity on the property. Mr. Huntress used a map to show places that the proposal calls for cuts as well as fill to be added. Mr. Huntress continued to explain that these cuts are not going to be large, but very small, and around 2-3 inches plus or minus deep. All of this is done to try to match the existing. Mr. Huntress then went on to explain that the field currently tilts towards the East, and for the drainage system underneath the field to work, it needs to be level. Mr. Huntress used the maps to explain that the field will be set up to slope slightly on each side from the middle of the field, horizontally. The cutting will be done on one side to create a slope and fill will be added on the other, which will help create a level drainage pit. There will also be some cutting being done for the new park and fill being added near Humphrey Street. Mr. Huntress also explained that the park offers handicap accessibility, and the fill is being added to meet the Americans With Disabilities Act codes and regulations. The cuts and fill being proposed will allow for more flood capacity than there is currently, and Mr. Huntress went on to explain that the NOI shows the improvements being proposed for the existing flood storage. T. Bandrowicz asked about the number amount of fill being proposed in the NOI? Mr. Huntress explained that the proposal calls for the adding of fill, but compensating with cutting, and clarified the number amounts for the Commission.

Mr. Huntress then continued to explain the other improvements being proposed. Mr. Huntress began by mentioning that the other improvements are not within the 100-foot buffer zone but are in areas subject to flooding. Some of these improvements include; reductions in asphalt around the fieldhouse currently there, making the fieldhouse structure more aesthetically pleasing and not adding more storm water from the renovations, a new scoreboard, a paved pathway around entirety of site, reconfiguring the press box and the grandstand becoming ADA compliant. Other improvements included the building in the back of the property in the future that will hold bathrooms, concessions, minor storage, and provide an opportunity to help service the fields in the back. Mr. Huntress explained there will be a four-pole sports lighting system installed that will focus on the field, it is a Musco system, and rated at 50 "foot candles" on the field but zero on Humphrey Street. Mr. Huntress mentioned that some buildings on the property will remain, such as the pump-house at the end of the property. This pump-house is used to take water and pump it to the culvert on Humphrey Street. There is currently a line going from the pump-house parallel to the field and into the culvert on Humphrey Street. Mr. Huntress explained the proposal calls for the rerouting of the

pipe. There is also currently another storage building on the property, and in the short-term it will stay, but in the long term be replaced by a 20 x 24-foot storage building.

Mr. Huntress then opened up his presentation to questions.

T. Bandrowicz mentioned that she has questions about the storm water drainage plan and asked if there was a storm water management plan?

Mr. Huntress mentioned that the storm water management plan is essentially the drainage system provided by the pit being constructed under the turf they have described. Ms. Purcell then mentioned that this property is not a parking lot, so many of the regulations and rules do not apply. T. Bandrowicz asked if their proposal complies with the DEP Storm Water Management codes? Mr. Huntress explained, that because the proposal is not a parking lot, the proposal does not need to meet certain criteria, and that to keep the water clean it will flow through two layers of filter fabric. Ms. Purcell explained that the field will hold a majority of the water, and reiterated it would take quite a storm for water to start flowing to the Humphrey Street drain. Ms. Purcell also mentioned that water that does not drain to the field will leach to either side of the property.

Mr. Huntress stated that the existing sites where water leaves will be changed in the proposal, and that the water will drain towards the field.

Mr. Kane clarified T. Bandrowicz point, and stated that there will be no drainage to the beach, Mr. Huntress agrees and reiterates it will take a very large storm to have water flow to the culvert on Humphrey Street.

M. Tamborini stated that the NOI looks very good.

T. Bandrowicz then opened up the hearing to the public.

Interim Town Administrator and head of Town Public Works, Gino Cresta, who was present, stated that he is also present with Scott Barker and Matt Leahy who are all on the turf field Board for the Town, and were there in support of the proposal. M. Andler asked Mr. Cresta who will maintain the property, Mr. Cresta responded that Public Works will.

M. Tamborini mentioned that the property will look so much better once the work is done.

Mr. Huntress responded by explaining that the fence around the front park will be ornamental and the granite piers in the front as a welcome were added after working with the turf field Board.

M. Tamborini asked when they believe the field will be completed. Mr. Cresta mentioned that by the end of August. Mr. Huntress explained that they hope to go out to bid in a public process by January or February, and construction, as explained, due

to weather and climate, cannot truly begin till around April, Mr. Cresta mentioned it will take approximately four months to build and then fix up the field

T. Bandrowicz asked if there were any more questions, there were none.

At this time the Board went to close the hearing, but it was brought to their attention that the Massachusetts Department of Environmental Protection (MassDEP) had yet to file a project number yet for the project, and because of this, the public hearing cannot close. Mr. Huntress stated that he had sent all of the forms and documents to MassDEP and paid them. Due to the absence of a MassDEP number, the hearing could not close, and the Orders of Conditions could not be voted on. Due to the absence of the DEP file number the members of the Commission continued the hearing to December 20th.

MOTION : By M. Tamborini to approve the Blocksidge Field NOI pending the Mass DEP file number, seconded by M. Andler, unanimously approved.

ADMINISTRATIVE BUSINESS

The Commission discussed the idea of having every third Thursday of the month be the set meeting time for the Commission. The members present stated they would try and follow this when scheduling their next meetings.

T. Bandrowicz mentioned that she had spoken with Commission Chair T. Ruskin and wanted to do something for former Commission members Mark Mahoney and Nelson Kessler at the Swampscott Board of Selectmen meeting, January 18th, 2016. T. Bandrowicz mentioned that she had also spoken with Chairwoman of the Board, Naomi Dreeben and was trying to work out something for the two retired Commission members. M. Tamborini stated that a plaque would be a nice gesture to thank both Mr. Kessler and Mr. Mahoney for their service to the Town. T. Bandrowicz mentioned she would provide the Commission with more information when she receives it.

The Commission then re-discussed the date for their January meeting. January 19th was decided on as the date, but it still needs to be confirmed by all members.

Other business was then discussed by the Commission.

T. Bandrowicz mentions a letter sent out to Conservation Commissions in Massachusetts by the Massachusetts Associations of Conservation Commissions which is asking Commissions to vote on signing a letter to Governor Baker regarding energy pipelines in Massachusetts. A vote of yes would mean the members would sign the letter, and be in support of asking Governor Baker to stop allowing energy pipelines to be built in the Commonwealth. The Commission could not vote on approving the signing of the letter because M. Andler abstained from the vote, which meant there was not enough members for a quorum and there could be no vote.

T. Bandrowicz inquired into the status of looking up deeds for land deeded for conservation in Swampscott.

The Commission also discussed an appeal filed by an abutter for a previous granting of Orders of Conditions by the Commission. T. Bandrowicz stated that she would try and make the site visit being set up by the Massachusetts Department of Environmental Protection.

The Commission also discussed a pamphlet sent to the Commission regarding forest resiliency

APPROVAL OF THE NOVEMBER 7th, 2016 MEETING MINUTES

The minutes from the previous meeting were reviewed.

MOTION : By M. Tamborini to approve the November 7th minutes, seconded by M, Andler, unanimously approved.

MOTION by M. Tamborini to end the meeting, seconded by M. Andler, meeting closed at 8:38PM.

Andrew Levin

Assistant Town Planner