

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2019-59

Petition of Town of Wellesley Natural Resources Commission
438 Washington Street – Hunnewell Field

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 11, 2019, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Town of Wellesley Natural Resources Commission requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for renovation of two existing softball fields at the Hunnewell Field Complex that includes shifting the fields to accommodate MIAA standard dimensions. Proposed work at Lee Field includes a new skinned infield, brick seat-wall and brick pavers, an underdrain system for both the infield and the outfield, grading low spots, installation of two dugouts, bleachers, stonedust walkway, relocation of irrigation heads, solar scoreboard, landscaping, and review of existing water line. Proposed work at Hunnewell Field will be designed comparable to Lee Field but with a smaller underdrain system and an electrical scoreboard. The property is located at 438 Washington Street, in a Parks, Recreation & Conservation District.

On May 2, 2019, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing were David Hickey, Town Engineer, representing the Department of Public Works (DPW) and the Playing Fields Task Force, and Gene Bolinger, Consultant, Weston & Sampson.

Mr. Hickey said that the proposal is to renovate the multi-purpose field and Lee Softball Field at the Hunnewell site. He said that Mr. Bolinger and his team were brought in to do an analysis of the whole complex. He said that one of the bigger challenges was that Lee Field is just short of meeting MIAA requirements for girls' softball. He said that it is a tight space and there is a drainage channel that is very close behind the third base area. He said that Mr. Bolinger's team came up with a mitigation plan that would allow them to fill the channel in. He said that the project went through Wetlands Protection Committee (WPC) and Design Review Board (DRB) processes. He said that they held at least three meetings and one public input meeting with the Natural Resources Commission (NRC), who are the caretakers of the property. He said that it has been a long and involved process. He said that there will be some irrigation, underdrains, four new dugouts with two at each field with storage capability, new scoreboards, new fencing and a new wetlands feature.

Mr. Bolinger said that the goal was to restore the fields to a state of better repair. He said that the girls' High School softball team uses Lee Field and substandard conditions prevented the team from hosting fully sanctioned State events at the property. He said that renovation of the multi-purpose field will bring

it into better compliance with Title IX requirements where women and girls are entitled to have facilities that are equivalent to what are offered to men.

Mr. Bolinger said that they worked closely throughout the process with the Task Force and people who came out to the public forums to develop an improvement strategy that was mindful of the environmental resources on the property, the landscape character and quality that is inherent to the park and open space setting and to the recreational uses that occur on a daily basis. He said that they were cognizant of the needs and concerns of adjacent residential abutters. He said that they met several times with DPW, Engineering, the working group, NRC, WPC, DRB, and the residents. He said that after several meetings with WPC, it was determined that WPC is not jurisdictional.

Mr. Bolinger said that existing conditions are similar at both fields. He said that the turf is stressed and in need of repair, the grading is somewhat irregular, the drainage is either nonexistent or nonfunctioning, the players' bench, backstop and bleachers are in need of repair and upgrading, both fields are lacking ADA accommodations, and the field alignment is not perfect. He said that, in the case of Lee Field, the dimensions are not adequate for the girls' High School Softball Team. He said that there is also a lack of support features and amenities to go with a sports facility of this nature. He said that there is interference from invasive vegetation in some places.

Mr. Bolinger said that the recommended improvement plan at Lee Field will be a limited restoration approach, not a full strip. He said that they will leave the turf in place, do deep tine aeration, top dressing with sand, and cutting in new irrigation systems, with the hope of bringing the turf to a much higher quality and to a place where it can be more easily maintained to support the level of use.

Mr. Bolinger said that ancillary features around the field will be improved with more formalized dugouts with small storage areas, an area for bleachers, and a bullpen area. He said that there will be new access to the field from the parking lot. He said that the pathways will be stone dust. He said that there will be a small brick paver area to the rear of the backstop with a brick seating wall, brick dugouts and bench areas to mimic the Reidy Field, which is the Little League complex at the same park.

Mr. Bolinger said that they will introduce a good amount of new, native mixed deciduous and evergreen plantings around the perimeter of the outfield to provide a greater buffer between the field and the closest residents to the east. He said that the whole softball field footprint will be shifted further to the southwest and further away from the residential properties to the east to achieve the adequate dimensions for the outfield.

Mr. Bolinger said that in order to provide more aggressive stormwater treatment, they will introduce a constructed wetland area where there is currently open lawn. He said that water that flows below Washington Street will be captured and redirected to the new area to flow through the park to outlets and other water bodies where it will be treated before flowing off of the premises. Mr. Hickey said that the pond is designed to take the flow from a watershed that is off-site and is designed for a 25-year storm. He said that the field itself is mostly pervious with small underdrains that outlet to a culverted pipe.

Mr. Hickey said that they submitted a Notice of Intent (NOI) to WPC and after three meetings and much discussion, it was concluded that because the drainage channel, which is basically a hand dug ditch with little wetlands vegetation, comes from and discharges to closed drainage, it is not a wetlands resource. Mr. Bolinger said that there is no historic precedence for a stream flowing through the area.

Mr. Bolinger discussed improvements at the multi-purpose field including development of more formalized amenities surrounding the infield, reconstructing the infield, turf reconstruction throughout the outfield area, more formalized dugouts and storage. He said that on the southwest side, they will introduce just a dugout, foregoing the storage area. He said that there will be a stone dust pathway extension to the bleachers so that they can preserve a highly regarded white oak tree. He said that they were able to reduce excavation in the vicinity of the white oak to next to nothing. He said that there will be a new, paved handicapped accessible pathway from the Washington Street sidewalk. He said that the other pathways will be stone dust. He said that the two visitor bleachers will be portable and will sit on the grass just outside the canopy of the white oak.

Mr. Hickey discussed the Construction Management Plan (CMP). He said that this type of project usually involves a series of stages. He said that primarily the access points will be from Washington Street. He said that they added details about how they will protect the pavement and curbing to get in and out. He said that there is a new water feed that comes down the Aqueduct and there may be times when they will access the site from there. He said they will bring in material for the skin of the infield, material for the outfield track, and organic sand mix for the rejuvenation of the fields. Mr. Bolinger said that approximately 600 yards of materials will be brought on site in stages. He said that surplus materials from excavation will be reused in the outfield areas to create a bit of undulation. He said that materials storage areas and all activities will be within the limits of work. He said that there is a modest sized parking lot that may be used on occasion for access but construction access has been identified outside of the parking lot. Mr. Hickey said that the intention is to do everything that they can to keep the tennis courts operational. He said that there are only limited phases when they expect to take up parking spaces there.

Mr. Bolinger said that they may stage the project so that Lee Field is done before the multi-purpose field. He said that they expect eight weeks of construction for each of the footprints, for an overall time period of four to five months. He said that activities at the High School and other town programs complicate the schedule. He said that construction on Lee Field may begin during the late summer or early fall but construction at the multi-purpose field will begin next June, July or August to accommodate spring activities there. He said that because it will be rejuvenation of turf, not full depth reconstruction the growing period will be much shorter.

The Board said that the project is subject to Section XIVC 2.b of the Zoning Bylaw, which requires a Special Permit for dams, excavations or changes to watercourses to create ponds or pools in a Parks, Recreation, and Conservation District.

The Chairman said that the CMP discussed hours of operation at alternate times during weekends and holidays. He said that the Board traditionally allows work on Saturdays but not on Sundays or holidays. He asked Mr. Hickey to discuss impacts, given that this will be outdoor work. Mr. Hickey said that in addition to giving the grass time to season, the project could face weather delays. He said that they like to keep their options open so that they can deliver the field as projected. He said that they are willing to accept a condition that requires permission of the Police Chief or another official to work on weekends or holidays.

A Board member asked about handicapped accessibility. Mr. Bolinger said that the pathways will all be shallow pitched with either fixed or stone dust pavement. He said that because the grade is so flat, they

believe that the stone dust pavement will be very stable. He said that because of the white oak tree at the multi-purpose field, access will be to the left field side where the bleachers are located. He said that handicapped buddy spaces will be located adjacent to the bleachers.

A Board member confirmed that the footbridge will be removed and will be replaced with a flat surface. He asked that the planting and dugouts plans be reviewed and stamped by a landscape architect. He asked that the wetlands replication area be reviewed because it is fairly complicated. He asked that plans be submitted that show the setbacks from property lines to structures such as dugouts.

A Board member asked if any trees will be removed and if the Tree Bylaw will be implicated in the project. Mr. Hickey said that there are a number of self-seeded trees on the shoulder of the stream and four trees near the first base side of Lee Field. He said that they discussed plans with NRC and DPW's on-staff horticulturalist to mitigate their removal with replacement plantings. He said that all of the trees are on park land and are not street trees.

A Board member asked about increased use of the fields once they are brought up to Code. Mr. Hickey said that it has never been the objective to expand the use but to renovate what is there to bring it up to a higher standard. He said that potentially, if the girls get into a tournament with a home game, they will be able to host it.

A Board member asked where the scoreboards will be located and how they will be regulated. Mr. Hickey said that the scoreboard will be located on an existing light tower at the multi-purpose field. He said that it will be a multi-use scoreboard for various sports. He said that it will have a remote control, the same as what they use using for the High School Field and Track as well as indoors for basketball. He said that the light control box has 120 power and is approximately 25 feet away.

Mr. Hickey said that the only power that they will bring to Lee Field is to the outlets and some lights in the dugouts. He said that they will need power for the pitching machine for practice. He said that because there is good southerly exposure there, they are proposing a solar powered LED light in left center field. He said that there will be no night games.

A Board member asked about water fountains at both fields. Mr. Hickey said that currently there is a water fountain at the multi-purpose field that they will change to a hydration station where users can refill their bottles and a low faucet where coaches can fill larger containers, using the existing water line. He said that they will add a hydration station at Lee Field.

Mr. Hickey said that a lot of detail went into positioning and the shape of the backstops.

Mr. Bolinger said that an interpretative panel sign is proposed that describes that rationale behind the constructed wetland area for stormwater treatment. He said that the language will be about environmental protection, enhancement and education. He said that the sign will be designed to meet the standards established for the multi-use trails in town.

A Board member asked about additional signage. Mr. Bolinger said that the backstops sometimes have signs with regulations relative to the use of the facility, usually a square foot or two. Mr. Hickey said that the NRC is working on renaming Hunnewell Field as a separate project. He said that there may be a plaque in the brick paver area to recognize the fund raising component of this project. He said that a rock

on the ground with a plaque typically does not qualify as a sign. He said that they have similar plaques at the High School Field and Track, as well as at Sprague. He said that DPW will take care of installation of the plaque. A Board member said that there is a big piece of granite at Lee Field with a small plaque located down the first base line that is worth protecting or enhancing. The Chairman said that the Sign Bylaw does not anticipate signage in the Parks, Recreation and Conservation District.

A Board member asked about advertising on the scoreboards. Mr. Hickey said that the Lee Field scoreboard may say, "Wellesley Raiders", and the scoreboard at the multi-purpose field may have the new name if the field is renamed. He said that there will be no advertisement or sponsorship.

A Board member asked if anyone had looked at trajectory of foul balls. Mr. Hickey said that said that there will be small tweaks to home plates. He said that currently there are no issues.

Martha Collins, 17 Rice Street, said that she is one of the abutters. She asked what the dimensions of the field and the distance to the property line will be. She said that it is reasonable and fair to the neighbors to restrict construction hours on Sundays and holidays as the Board suggested. She asked how close construction at Lee Field will come to the two rows of hemlocks, one row on town property and the other on neighbors' properties, and disturbing the soil and the root systems.

Ms. Collins asked about the water service and where the line will run from for the new water fountain. She asked if contact information will be provided for the neighbors and what path the neighbors should follow for questions or comments during construction hours. She asked if there are plans to restore the Aqueduct path after construction if vehicles use it to access the site. She asked how big the scoreboards will be, how they compare to other scoreboards in the field complex and the sign bylaws.

Ms. Collins said that she reviewed the permit application and did not see anything about lights in the dugouts. She asked about the noise level of the pitching machine.

Raina McManus, NRC, said that the project has been a long time coming and has involved many boards, committees, staff and the Weston & Sampson team. She read a letter to the Zoning Board of Appeals, dated July 3, 2019, from Brandon Schmitt, NRC Director, into the record.

Mr. Bolinger said that his experience is that it is a rare request to work on a project of this nature on a holiday or Sunday. He said that under the current condition, the foul poles at Lee Field are underneath the row of hemlocks and one of the benefits of shifting the field to the southwest is that it will be pulled away from the row of hemlocks. He said that there will be no excavation in the vicinity of the hemlocks. He said that the shift was made to preserve the hemlocks, in response to neighbors' concerns. Mr. Hickey said that the right field foul pole will be 18.5 feet from the property line and about 9 to 10 feet from the tree. He said that the existing foul pole is 14 feet from the property line and five to six feet from the closest tree.

Mr. Hickey said that the new water service for the new hydration station at Lee Field will come down the Aqueduct. He said that currently irrigation at these fields is done with free water in the Aqueduct. He said that there is a two pump system that can irrigate almost the entirety of Hunnewell Field. He said that the water service will serve the sprinkler heads of the outfields at Lee and the multi-purpose field. He said that they have to go to the electric panel, engage it, monitor it and switch the zones. He said that

there is currently a hose bin at the multi-purpose field that coaches can activate to spray the infield. He said that they will add a hose bin at Lee Field.

Mr. Bolinger said that any areas outside the defined limits of work that are disturbed will be restored to original condition. He said that the thought is that any trips to the site other than the workers arriving on a daily basis and for materials will be fairly limited since the quantity of materials needed is not great. Mr. Hickey said that the project specifications will also require that any defects caused by the contractor will have to be repaired as part of the project.

Mr. Bolinger said that the lights in the dugout are shown on the plans that were submitted to ZBA. He said the lights will be located on the underside of the ceiling. He said that the facility will not operate during evening hours or under conditions of darkness. He said that the intent is to shed a little light during the daylight hours in an area that could, in certain circumstances, become a little bit darker. He said that there will be a switch in a secured cabinet. Mr. Hickey said that the lights can be put on a timer. He said that they have been working with NRC on the Hunnewell Field site with respect to dark sky lighting. He said that it is not the intent to change the hours of operation. A Board member expressed concerns that the lights not be left on all night.

Mr. Bolinger said that his understanding is that a pitching machine is currently used at the field but is powered differently and the new system may actually be quieter.

Ms. Collins said that there is bollard pathway lighting on the way to the tracks. She questioned the need for lighting in the dugouts for fields that are only used during the day. She said that her experience has been that getting the lights turned off at night can be a challenge.

Mr. Bolinger said that the scoreboard will be 4.5 to 5 feet high and 12 to 14 feet long, which is approximately the size required for a softball facility. He said that there are smaller and larger models available but the intention was to keep this on the small size. He said that from the dugout area behind home plate, the letters will be just about large enough to read. He said that the letters will appear larger to someone standing immediately adjacent to it.

A Board member asked about the necessity for lighting in the dugout, given that the games will only be played in the daylight. Mr. Hickey said that having the lights is safety related. He said that lighting was standard in all of the dugout packages that they looked at. He said that the dugout is the place to go when a weather event comes through. He said that the players may need a little light to pack up their things at the end of a game. He said that it seemed to make sense to have lights. He said that the lights will be under the roof, downcast LEDs. He said that a condition that limits the hours would be acceptable.

A Board member said that the Board typically requires that something be posted during construction with a phone number or email address for people with questions to have someone to contact.

Submittals from the Applicant

- Table of Contents
- Application for Site Plan Approval
- Site Plan Approval Review Plans and Submittal Checklist

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- Development Prospectus
- Project Overview
- Stormwater Management
 - Approach and Summary
 - Consistency with MADEP Stormwater Policy
 - Illicit Discharge Compliance Certificate
- Site Utilities
 - Water
 - Sanitary Sewer
 - Stormwater
 - Electric & Telecommunications
 - Gas
- Notice of Intent
 - Application
 - Request for Waiver
 - WPA Form 3 – Notice of Intent
 - Project Description
 - Notification to Abutters
 - Wetlands Delineation Memorandum
 - Tree Inventory
 - Draft Notification of Non-significance
- Figures
 - Locus Map
 - Aerial Map/Environmental Receptors
 - NRCS Soil Map and Report
 - Flood Insurance Rate Map
 - Site Circulation Sketch
- Appendices
 - Appendix 1 – Geotechnical Information
 - Appendix 2 – Construction Management Plan
 - Appendix 3 – Hydrology Calculations
 - Appendix 4 – Cut and Fill Calculations Plan Sheet
 - Appendix 5 – Project Plan Sheets 1-24 (reduced size)
- Summary for Subcatchment A1: SUB-A1 Impervious /Pavement, HSG A (2 dugouts)
- Summary for Reach 3R: Proposed Culvert 36.9" Round Pipe Calculations
- Rain Guardian – Pretreatment for Bioretention – Maintenance Guide
- Hunnewell Field Renovations, dated 07.03.2019

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
C1.00	Cover Sheet – with Locus Map	2/21/19	Weston & Sampson	
L0.00	General Notes	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19

L1.00	Overall Site and Existing Conditions Plan	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L1.01	Existing Conditions Plan – Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L1.02	Existing Conditions Plan – Enlargement – Hunnewell Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L2.01	Site Preparation Plan Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L2.02	Site Preparation Plan Enlargement – Hunnewell Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L3.01	Materials Plan Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L3.02	Materials Plan Enlargement – Hunnewell Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L4.01c	Grading Plan Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L4.01	Grading Plan Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L4.02	Grading Plan Enlargement – Hunnewell Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L5.01	Planting Plan Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L5.01a	Planting Plan Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L5.01b	Planting Plan Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L5.01c	Planting Plan Enlargement – Lee Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L5.02	Planting Plan Enlargement – Hunnewell Field	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L6.00	Site Construction Details	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L6.01	Site Construction Details	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L6.02	Site Construction Details	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L6.03	Site Construction Details	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L6.04	Site Construction Details	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
L6.05	Site Construction Details	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19

L6.06	Site Construction Details	2/21/19	James I. Pearson, P.E.	2/28/19, 3/21/19, 3/26/19, 5/03/19
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On March 28, 2019, the Wetlands Protection Committee issued a Notice of Non-Significance, MA-DEP File #324-0906.

On May 28, 2019, Deputy Chief Mortarelli, Wellesley Fire Department, reviewed the project and approved the plans.

On June 17, 2019, Doug Stewart, Assistant Town Engineer, reviewed the project and submitted comments.

On June 19, 2019, the Design Review Board reviewed the project and voted to approve the project with recommendations.

On July 3, 2019, Brandon Schmitt, Natural Resources Director, reviewed the project and submitted comments.

On July 5, 2019, George Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the project and submitted comments.

DECISION

The Board voted unanimously to approve the Site Plan Approval, subject to the conditions listed below. The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

Pursuant to Section XIVC 2.b. and Section XXV of the Zoning Bylaw, a Special Permit is granted, as voted unanimously by this Authority at the Public Meeting, for construction of a dam, excavation, or changes in watercourses to create ponds, pools for swimming, fishing, wildlife or other recreational or agricultural uses, scenic features, or for drainage improvements.

CONDITIONS

General Conditions

1. This Site Plan Approval shall expire two years from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.

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2. Except for the relief granted by the Board as listed in these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on July 18, 2019.
3. The Project shall be designed and constructed materially in compliance with the drawings and data submitted with the Application for Site Plan Approval.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. This Site Plan Approval is subject to the Applicant's compliance with the recommendations of the Wetlands Protection Committee for MassDEP File Number 324-0906 "Notice of Non-Significance" dated as of June 3, 2019, as may be amended or modified under applicable law. The Applicant shall provide a copy of the executed Notification of Non-Significance.
5. The Applicant will establish a website, or use an existing website during the duration of site construction activities, or establish site signage visible from one or more public ways to provide Town officials and residents access to the most current scheduled activities and to notification of upcoming Project events that reasonably have the potential to impact the surrounding neighborhood. In addition to the website, the Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the construction activities or compliance with the Conditions of the Site Plan Approval. The number will be provided to Town officials, posted at the Site in a conspicuous location visible to the public from Washington Street, and published once in the Townsman prior to or concurrent with the start of construction.

Design Conditions

6. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.
7. Along the boundary of the Site abutting Rice Street, the final landscaping plans shall use no trees smaller in height than those shown on the Approved Plans unless otherwise approved by the Board.

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Construction Conditions

8. The Applicant shall implement its “Construction Management Plan – Hunnewell Field Softball Renovation Project” as specified in its submittal dated May, 2019, as modified or clarified by these Conditions.
9. During the period of construction, all construction equipment and material deliveries shall utilize: (1) Route 128/I-95 to Route 9 to Washington Street to the Site entrance; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use, provided that the construction entrance shall be on Washington Street with secondary access from Rice Street.
10. Insofar as is reasonably practicable, the Applicant will cause the deliveries of equipment and material and/or the removal of material to be consolidated and coordinated such that the total time for such traffic during any day is minimized, and such that the total number of days during the construction process for such traffic is also minimized.
11. The Applicant will install and use the truck wheel wash detailed on the Approved Plans to prevent traffic from importing materials into the Site as well as to prevent materials on-site from being carried off-site.
12. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted on the Site, and no vehicles of construction supervisors or workers and no construction equipment shall be parked or staged on Washington Street, Rice Street, or any other public way of the Town. The Applicant may park vehicles of employees and construction vehicles on-site in the areas shown on its drawings incorporated into its Construction Management Plan. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes in accordance with M.G.L. c.90, §16A.
13. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. The Applicant may perform construction work on Saturday between the hours of 8:00 a.m. and 4:00 p.m. If in exceptional circumstances or, due to delays resulting from inclement weather the Applicant determines that construction work is required to be completed outside the above stated hours, such work may be performed after three day prior notice to the Inspector of Buildings and the Wellesley Police Department provided that no such work will exceed the noise levels specified in DEP’s noise regulations at 310 CMR 7.10. No work shall be permitted either on Sunday or on a legal holiday in the Town of Wellesley.

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14. During the period of construction, noise emissions from the Site shall not exceed the values specified in DEP's noise regulations at 310 CMR 7.10.
15. Insofar as practicable, refueling of construction equipment on the Site shall be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied in a Park, Recreation and Conservation District.
16. During the period of construction, damage caused by the Applicant to the Cochituate Aqueduct will be repaired prior to completion of the Project.

Use Conditions

17. The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan submitted by the Applicant. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect at the time of this Site Plan Approval.
18. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant. For the plantings along the northerly and easterly boundaries, in the event that construction activities cause any of the existing trees to die within two years of the completion of construction, the Applicant will replace the failed tree(s) with the tree in the Plant Schedule shown on the Approved Plans that is closest in species and closest in size to the tree that died. In the event that any new plantings die within two years of the completion of the construction, the Applicant will replace the failed plantings with like species and size as that shown in the Plant Schedule.
19. Use of Lee Field and Hunnewell Field #2 prior to the completion of the landscaping shown on the Approved Plans is specifically authorized, provided that (1) the Building Inspector finds that such use is safe; (2) a plan for completion of the landscaping is in place; and (3) the scoreboard at any field for which the landscaping is not completed shall not be used until such landscaping is completed.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2019 AUG 26 A 10:11

ZBA 2019-59

Petition of Town of Wellesley Natural Resources Commission
438 Washington Street – Hunnewell Field

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Chairman


Robert W. Levy


Derek B. Redgate

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2019 AUG 26 A 10:11

ZBA 2019-59
Applicant Town of Wellesley Natural Resources Commission
Address 438 Washington Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



NATURAL RESOURCES COMMISSION

Regina LaRocque, Chair
Raina McManus, Vice Chair
Laura Robert
Katie Griffith

Brandon Schmitt, Director
Telephone: 781.431.1019, Ext. 2298
Website: www.wellesleyma.gov/NRC

7/3/2019

TO: Wellesley Zoning Board of Appeals
FROM: Brandon Schmitt, Natural Resources Commission Director
RE: ZBA 2019-59: Hunnewell Field Softball Renovation

The NRC is pleased to see renovations to the 2 softball fields at Hunnewell Field. We believe the Town Engineering Division and project development team have done an excellent job balancing the needs of the users with preserving and enhancing the ecological function and form of the parkland.

The NRC has received comments and concerns from the neighbors about additional lighting and amplified sound, as well as impacts during construction. The NRC has reviewed the submitted plans and is satisfied with them as proposed, as they contain neither a sound system or field lighting. Should those amenities be proposed in the future, the NRC would expect that the proposal would go through a formal approval process through the NRC and/or ZBA. The NRC would similarly need to review any substantive changes, including additional storage units, fences or vertical structures, or landscaping changes for approval.

The NRC has also worked with the DPW's Park and Tree Division staff to develop tree protection measures for the existing white oak along the first baseline at Hunnewell #2. The NRC requests that these protection measures, as outlined in the accompanying letter, be included explicitly in the zoning decision.

Thank you for your consideration of this matter.

TOWN OF WELLESLEY



MASSACHUSETTS

**DEPARTMENT OF PUBLIC WORKS
PARK DIVISION**

30 MUNICIPAL WAY • WELLESLEY, MA 02481-4925

JUSTIN MONTA
ASSISTANT SUPERINTENDENT

CRICKET VLASS
LANDSCAPE PLANNER

FACSIMILE (781) 431-7569
JMONTA@WELLESLEYMA.GOV
CVLASS@WELLESLEYMA.GOV
TELEPHONE (781) 235-7600

Date: May 23, 2019

To: Doug Stewart, Assistant Town Engineer

From: Justin Monta, Assistant Superintendent
Cricket Vlass, Landscape Planner

Re: Hunnewell Field Softball Renovation: Revised May 3, 2019

The current design proposal for bleachers along the first base line of the multi-purpose field will require extensive digging, which is well within the drip line of the existing 48" DBH White Oak. Excavation required to install the stone-dust base for the spectator bleachers and the bituminous concrete slab for ADA seating will sever structural and feeder roots for the tree. Tree roots grow in the top 24" of soil and the stone-dust path requires a minimum of 12" of excavation. This excavation damage will lead to reduced vigor and create a destabilized root system of large tree in a high use facility. Root destabilization is dangerous and needs to be avoided when possible.

We recommend the spectator bleachers be movable and placed on top of the existing grass surface and relocation of the 5'x5' ADA slab. These changes will eliminate the need for the stone dust path along the first base line.

During construction, a Massachusetts Certified Arborist or International Society of Arboriculture Certified Arborist must be on site to inspect exposed roots and to minimize damage.

Include Tree Protection Detail on plans.