



Arlington Conservation Commission

Date: May 21, 2020

Time: 7:30pm

Location: Conducted through Remote Participation using Zoom

Minutes

Attendance: Commission Members Susan Chapnick (Chair), Pam Heidell, Dave Kaplan, Nathaniel Stevens, Chuck Tirone (Vice Chair), and David White; Associate Commissioners Cathy Garnett and Mike Gildesgame; and Conservation Agent Emily Sullivan. Members of the public included Steve Garvin, Lori Cowles, Kevin Sanders, Daniel Norman, Haipeng Zhu, and John Amato.

05/21/2020 Meeting Minutes

The Commission discussed edits to the draft 05/07/2020 minutes. D. White motioned to approve the minutes as edited, N. Stevens seconded, all were in favor, motion approved.

Notice of Intent: 869 Massachusetts Avenue, Arlington High School MassDEP File #091-0323

Documents Reviewed:

- 1) *Notice of Intent for work at Arlington High School, 869 Massachusetts Avenue, Arlington MA prepared by HMFH Architects and Samiotes Consultants, Inc., dated 05/07/2020*
- 2) *Existing Conditions Plan Set for Arlington High School, 869 Massachusetts Avenue, Arlington MA prepared by HMFH Architects and Samiotes Consultants, Inc., stamped by James P Horgan PLS#50302, dated 04/23/2020*
- 3) *Civil Engineering Plan Set for Arlington High School, 869 Massachusetts Avenue, Arlington MA prepared by HMFH Architects and Samiotes Consultants, Inc., stamped by Stephen R Garvin PE#42772, dated 05/07/2020*
- 4) *Sports Fields Plan Set for Arlington High School, 869 Massachusetts Avenue, Arlington MA prepared by HMFH Architects and JJA Sports LLC, stamped by John J Amato. PE#34799, dated 05/07/2020*
- 5) *Stormwater Report for Arlington High School, 869 Massachusetts Avenue, Arlington MA prepared by HMFH Architects, Crosby/Schlessinger/Smallridge LLC, and Samiotes Consultants, Inc., stamped by Stephen R Garvin PE#42772, dated 05/07/2020*

Resource Areas:

- 1) *Mill Brook*

- 2) *100-Foot Wetlands Buffer Zone*
- 3) *100-Foot Adjacent Upland Resource Area*
- 4) *200-Foot Riverfront Area*
- 5) *Bordering Land Subject to Flooding*

S. Garvin presented the project proposal. The proposed project includes razing the existing high school and constructing a new high school with associated new paved parking areas, landscaping, artificial turf athletic field, bathroom building, utilities, and a new stormwater management system in accordance with the Massachusetts DEP Stormwater Standards. The existing football stadium will remain as is and is not included within the scope of this project.

M. Gildesgame asked about the proposed stormwater quality units. S. Garvin stated the units were designed for pollution reduction, including Total Suspended Solid (TSS), phosphorous, and nitrate removal.

P. Heidell asked for more information on how this project impacts the Adjacent Upland Resource Area, including increase in impervious area.

N. Stevens asked for clarification regarding the proposed compensatory flood storage in the sports field design.

D. Kaplan asked about the proposed rain garden design and whether the existing football field and track would tie into the proposed stormwater system.

S. Chapnick asked about the chemical levels of Perfluoroalkyl and polyfluoroalkyl substances (PFAS) and Polycyclic aromatic hydrocarbons (PAHs) in the proposed artificial turf fields. N. Stevens clarified that the Commission is most concerned with the ecological impacts of the chemicals in artificial turf, and human health implications are under the purview of the Board of Health.

C. Garnett requested more information regarding the proposed rain gardens and landscape plans.

Through the hearing, the Commission requested the following additional items to be submitted as supplemental information:

- 1) Impervious area increase calculation in AURA/100-ft Buffer
- 2) Cornell modeling for stormwater report
- 3) Expanded riverfront area analysis to include criteria in 310 CMR 10.58(5)
- 4) An alternative analysis for work in the AURA/100-ft Buffer
- 5) Specifications for the possible stormwater quality units that could be installed onsite
- 6) Send the stormwater quality specifications to the Engineering Division for review
- 7) Papers/information about artificial turf fields and impact on ecological health
- 8) New York State's standards and specifications for the proposed artificial turf fields

- 9) A climate change resiliency narrative for the proposed artificial turf fields
- 10) The current artificial turf maintenance contract for AHS and whether maintenance includes chemical treatments
- 11) The site's Stormwater Pollution Prevention Plan (SWPPP)
- 12) More information about the proposed rain gardens
- 13) A summary of the site constraints in alternatives analysis
- 14) Landscape plans

D. White motioned to continue the hearing to the Commission's 06/04/2020 meeting, N. Stevens seconded, all were in favor, motion approved.

**Deliberation: Notice of Intent: 1297 Mass Ave
MassDEP File #091-0321**

Documents Reviewed:

- 1) *Notice of Intent for work at 1297 Mass Ave, Arlington MA dated 03/03/2020*

Resource Areas:

- 1) *Mill Brook*
- 2) *100-Foot Wetlands Buffer Zone*
- 3) *100-Foot Adjacent Upland Resource Area*
- 4) *200-Foot Riverfront Area*

The Commission reviewed the draft permit for 1297 Mass Ave project, summarized by S. Chapnick as the excavation and remediation of soil contaminated by commercial kitchen soy bean oil grease within the 100-ft Wetlands Buffer. The project was previously presented to the Commission at its 04/16/2020 and 05/07/2020 meetings. The Notice of Intent was closed for public comment on 05/07/2020 and subsequently a draft permit was prepared for deliberation. The Commission discussed the special conditions of the draft permit, including:

- All plantings shall be native and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
- All plantings planted through this project shall be maintained for three years. A survival rate of at least 75% must be maintained for the approved plantings. The Conservation Agent shall be contacted by the Property Owner to conduct annual inspections of the plantings sometime between September 15- November 1 2021, 2022, and 2023.
- The Applicant shall implement a weekly inspection for the grease container with a standardized inspection report through which the Commission will be informed of any future grease spills. The inspection form shall be the same form submitted to the Commission in the Supplement Materials Packet dated May 12, 2020. Each completed inspection forms shall be kept and maintained in a secure location by the Applicant at the Project Site and be available for the Commission's review; each inspection form shall be kept for three years from the date of the inspection. This shall be a continuing condition that survives the

expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

- The Applicant shall maintain a spill kit onsite, conforming to the specifications submitted to the Commission in the Supplement Materials Packet dated May 12, 2020. This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

N. Stevens motioned to approve the project for 1297 Mass Avenue under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection with the special conditions discussed by the Commission, D. Kaplan seconded, all were in favor, motion approved.

**Deliberation: Notice of Intent: 105 Lafayette Street
MassDEP File #091-0322**

Documents Reviewed:

- 1) *Notice of Intent for work at 105 Lafayette Street, Arlington MA prepared by LEC Environmental, dated 04/20/2020*
- 2) *105 Lafayette Street NOI Plan set, prepared by Gala Simon Associates, Inc., revised 03/26/2020*

Resource Areas:

- 1) *Alewife Brook*
- 2) *100-Foot Wetlands Buffer Zone*
- 3) *100-Foot Adjacent Upland Resource Area*
- 4) *200-Foot Riverfront Area*
- 5) *Bordering Land Subject to Flooding*

The Commission reviewed the draft permit for 105 Lafayette Street project, summarized by S. Chapnick as razing and construction of a single family home within the 100-ft Wetlands Buffer, 200-ft Riverfront Area, and Floodplain. The project was previously presented to the Commission at its 05/07/2020 meeting, where the Notice of Intent was closed for public comment and subsequently a draft permit was prepared for deliberation. The Commission discussed the special conditions of the draft permit, including:

- The 1% Annual Flood Chance Hazard Floodplain boundary shall be staked prior to construction and the pre-construction meeting with the Conservation Agent. The Conservation Agent shall review the staking during the pre-construction meeting. The floodplain boundary stakes shall remain intact for the entire duration of the project.
- The 12 native shrubs proposed in this project shall be planted anywhere on the property, but not on adjacent publicly owned land.
- The project shall include the replacement of the existing topsoil with new topsoil to grade, as a mitigation strategy for controlling invasive plants that are currently on site. Invasives removed as part of this project shall be monitored and controlled for three years. The Conservation Agent shall be contacted by the Property Owner to conduct annual inspections of the invasives management sometime between September 15- November 1 2021, 2022, and 2023.

- All plantings shall be native and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
- All plantings planted through this project shall be maintained for three years. A survival rate of at least 75% must be maintained for the approved plantings. The Conservation Agent shall be contacted by the Property Owner to conduct annual inspections of the plantings sometime between September 15- November 1 2021, 2022, and 2023.
- The engineer of the approved stormwater and pervious surface plans shall inspect the porous pavement driveway and walkway during the following stages of construction: 1) when the areas have been excavated, and 2) when the base materials have been installed and send report to the Commission.
- The fence on the property line adjacent to the publicly-owned land will be removed and any new fencing shall only be on the Applicant's property.

N. Stevens motioned to approve the project for 105 Lafayette Street under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection with the special conditions discussed by the Commission, P. Heidell seconded, all were in favor, motion approved.

Regulatory Update: Administrative Review Section

The Commission reviewed and discussed the Administrative Review Section, a new section proposed for the Arlington Regulations for Wetlands Protection, which will allow for the Agent to review and approve small / simple projects in jurisdictional areas.

D. White motioned to close the Commission meeting, N. Stevens seconded, all were in favor, motioned approved.

Meeting adjourned at 10:30pm.