



TOWN OF ARLINGTON

MASSACHUSETTS

CONSERVATION COMMISSION

February 1, 2021

Zoning Board of Appeals
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02474

**RE: Thorndike Place – Application for Comprehensive Permit
Draft Recommended Permit Conditions**

Dear Chairman Klein and Members of the Board:

The Arlington Conservation Commission (ACC) provides this draft of recommended conditions regarding wetlands and stormwater management for the Thorndike Place Comprehensive Permit. These draft recommended conditions reflect the comments summarized in the five letters the ACC has submitted to the ZBA in response to the Thorndike Place Proposal. These comment letters are dated July 9, 2020, October 9, 2020, November 20, 2020, December 8, 2020, and December 18, 2020. The ACC may provide subsequent edits or changes to these draft conditions based on additional information presented at permit hearings.

The Conservation Commission urges the ZBA not to grant any waivers requested by the Applicant from the Town's Wetlands Protection Bylaw (Bylaw) and Regulations for Wetlands Protection (Regulations) as these provide flood control, storm damage prevention, wildlife and habitat preservation, and other interests of local concern.

We hope the ZBA finds the enclosed list of recommended conditions helpful. Please contact us should you have questions.

Very truly yours,

Susan

Susan Chapnick, Chair
Arlington Conservation Commission

General Conditions

No uncovered stockpiling of materials shall be permitted within the 100 foot Wetland Buffer Zone or Adjacent Upland Resource Areas ("AURA") or other Resource Areas.

No dumpsters shall be allowed within the 100 foot Buffer Zone or AURA or other Resource Areas.

No heavy equipment may be stored overnight within 50 feet of resource areas and no refueling or maintenance of machinery shall be allowed within the 100-foot Buffer Zone, AURA, or within any Resource Area.

Any dirt or debris spilled or tracked onto any paved streets shall be swept up and removed daily.

Any water discharged as part of any dewatering operation shall be passed through filters, on-site settling basins, settling tank trucks, or other devices to ensure that no observable sediments or pollutants are carried into any Resource Area, street, drain, or adjacent property. Any catch basins, drains, and outfalls to be used in dewatering operations shall be cleaned out before operations begin.

The Applicant shall work with the Arlington Conservation Commission and Arlington Land Trust to create a Conservation Restriction (CR) for the undeveloped 12 acres of the property to protect the open space in perpetuity. The CR shall include a restoration plan for the entirety of the protected open space, and detail invasive management and native planting strategies.

The Applicant must hire a qualified environmental monitor to be on-site during project construction. The monitor shall submit an electronic report to the ZBA weekly regarding construction progress and relation to resource areas. During the duration of construction and mitigation plantings or other activities permitted, the qualified environmental monitor shall also submit an electronic report after every rain event exceeding 0.5 inches of rain in a 24-hour period to the ZBA regarding the condition of the site during and after the rain event, as well as the status of erosion controls and any additional measures to address stormwater management issues caused by said rain event.

Stormwater Management Conditions

The Applicant will provide design detail confirming that the rooftop detention system will conform to the runoff assumptions and calculations used in the Stormwater Analysis.

The Applicant shall provide thorough documentation establishing seasonal high groundwater elevations at the site to ensure that there is a minimum of a two foot separation between the bottom of the stormwater management infiltration chambers

and the seasonal high groundwater table. The design of the field data collection program to be conducted in March or April 2021, including location and number of test pits and wells, shall be submitted to the ZBA for approval. After site specific field data collection by a competent professional, the Frimpter Method or other methodology acceptable to Arlington shall be used to compare data to USGS data for nearby groundwater monitoring wells.

The Applicant shall use the NOAA Atlas 14+ data to recalculate the stormwater calculations and make appropriate changes to the proposed stormwater system's design to accommodate additional precipitation.

The Applicant must hire a qualified stormwater monitor or engineer to oversee the installation of the stormwater management system. The qualified stormwater monitor shall be a certified engineer. A stormwater mitigation report must be submitted to the ZBA within 10 days of the completion of the stormwater management system. The stormwater report shall include as-built plans, photographs from installation, and a written summary of the installation of the stormwater management system and stormwater best management practices (porous pavement, rain gardens, etc.).

To avoid adding excess nitrogen runoff, the Applicant shall only treat the planted areas within resource areas with slow release nitrogen fertilizer. Application of this fertilizer cannot occur in the summer, or after storm events. Lawn fertilizer shall only be applied twice a year, in spring and fall. The application of plant nutrients shall otherwise comply with 330 CMR 31.00. No other herbicides or treatment methods are approved. No pesticides or rodenticides shall be used to treat pest management issues within resource areas. These shall be continuing conditions in perpetuity that survives the expiration of this permit.

Pervious surfaces shown on the project plans shall be maintained and not be replaced by impervious surfaces. This shall be a continuing condition in perpetuity that survives the expiration of this permit.

No snow storage is permitted within 100-feet of resource areas. This shall be a continuing condition in perpetuity that survives the expiration of this permit.

The Applicant shall protect all adjacent catch basins using silt socks during construction.

The Applicant shall conduct catch basin sump cleanings at the end of the project work period.

Floodplain Management

The Applicant shall provide a minimum ratio of 2:1 cubic feet of compensatory flood storage. Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at

each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project.

Landscape Conditions

The Applicant shall submit a detailed landscape plan identifying all trees proposed for removal that are within the AURA and other resource areas. The plan shall identify the species, quantity, and size in diameter at breast height (DBH) of the trees proposed for removal. The quantity and size of replacement trees shall adhere to the standards set forth by Section 24: Vegetation Removal and Replacement of the Arlington Regulations for Wetlands Protection (2015). The landscape plan shall also identify the species and quantities of other vegetation proposed onsite (including Latin and common names, size of each plant, quantity of each species).

The Applicant shall submit for review by the ZBA a restoration plan for the proposed compensatory flood storage area of the site to mitigate for the negative environmental impacts of the vegetation removal and grading to create the compensatory flood storage area.

The Applicant shall submit for review and approval by the ZBA an invasive management plan for work in the AURA and other resource areas outlining all locations for invasive management, the species and quantities of invasive plants to be managed, and the method of management.

All mitigation plantings and all plantings within resource areas shall be native, and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). No cultivars of native plantings shall be allowed. This shall be a continuing condition in perpetuity that survives the expiration of this permit.

All plantings planted and invasive species removed through this project shall be monitored for three years. A survival rate of 100% must be maintained for the approved plantings at the end of the third monitoring year. If there is less than a 100% survival rate of the plantings after the third year, the Applicant must submit recommendations for replacements to the ZBA for approval. A monitoring report shall be submitted annually in June for the three year monitoring period, reporting on the health of the new plantings and the success of the invasive plant management.

Work Proposed in the AURA

The AURA to all resource areas on site shall be protected as follows: No work is allowed within 25 feet of the resource area; No disturbance is allowed within 50 feet of the resource area; limited activity only is allowed within 50 to 75 feet of the resource area; and mitigation must be provided for any disturbances of the 50 to 100 feet area of the AURA. Definitions of "work," "disturbance," "limited activity," and "mitigation" are as defined in the Arlington Regulations for Wetlands Protection (2015), Sections 4 and 25.