

SCITUATE PLANNING BOARD MINUTES February 7, 2019

Members Present: Ann Burbine, Chairman; Stephen Pritchard, Vice Chairman; Patricia Lambert, Clerk, William Limbacher and Benjamin Bornstein, alternate Rebecca Lewis.

Others Present: Karen Joseph, Town Planner; Shari Young Planning ,Administrative Assistant

Members absent:

See Sign-in List for names of others present at this meeting.

Location of meeting: Joseph P. Norton Emergency Operations Center, Public Safety Complex, 800 C J Cushing Highway, Scituate.

Chairman Burbine called the meeting to order at 6:30 P.M. The meeting was being recorded for airing on local cable television.

Documents

- 2/7/19 Planning Board Agenda

ACCEPTANCE OF AGENDA: Chairman Burbine indicated there was a posted agenda. Mr. Limbacher seconded the motion for the posted agenda and the vote was unanimously in favor.

Public Meeting – Site Plan Administrative Review – Town of Scituate Track and Athletic Fields Restoration – 606 Chief Justice Cushing Highway

Assessor's Map/Block/Lot: 32-9-A

Applicant/Owner: Town of Scituate - Recreation Department

Documents

- PDF 1-18020-NOI Report-2019_01_07
- PDF 2-18020-Stormwater_Report – 0219_01_07
- PDF 3-18020 – SWPP-2019_01_07
- PDF 4-188020- O&M Plan – 2019_01_07
- PDF 18020_Stamped_Notice of Intent
- PDF 18020_Stamped_Site Plan
- PDF Application - _site_plan administrative_review
- Doc Transmittal letter dated 1.10.19
- Email comments from Water Department dated 1.23.19
- PDF Comments from Merrill Engineering dated 1.22.19
- Email from Al Elliot dated 2.5.19
- Email from Mark Novak dated 2.5.19
- Email from Al Elliot dated 2.6.19
- Email from Becky Malamut dated 2.6.19

Attendees: Mark Novak, Design Principal Activitas; Sean O'Connell, Project Manager, Activitas; Holly Ganser, Civil Engineer, Activitas; Bill Luetze, Scituate High School

Mr. Novak presented the project to the Board:

- Existing conditions and challenges
 - Title 9 issue
 - Woman's Softball Team has to travel 1.4 miles for practice and competitions to Central Field
 - Men only have to walk out the door
 - Non-compliance with Title 9 is illegal
 - Track - non-regulation, 2' grade change from one end to the other
 - Turf inside the track is beyond its usable life
 - Code issues with press box and seating
 - Not accessible, not ADA compliant
 - No lift or ramp into the press box only accessible by stairs
 - Number of accessible seats for the grandstand does not meet code
 - Visitor grandstand only accessible via stairs
 - Plan to renovate 2 additional fields - Varsity and JV Baseball fields
 - Fields over used with limited maintenance performed on them
 - 2016 Subcommittee looked at number of fields needed in town
 - Assessed the town is short 16-17 regulation size fields
 - Adding synthetic turf helps address the issue
 - Natural grass 200 uses/yr.
 - Turf 600 uses/yr. or more, gaining 3 new natural grass field for every synthetic field added
 - Approximately 5,000 heads use the fields
 - Completed full site analysis
 - Site is in Water Resource Protection Overlay District a portion in Zone A and half the area is in Zone II
- Complete renovation/restoration proposal:
 - Existing track and field renovated
 - New polyurethane running track surface
 - 6 lanes with 8 lane straight – will allow Town to hold competitive dual meets
 - "D" areas at ends of field will become resilient track surfacing supporting jumping events, discus, space for warm-ups
 - Field will be turf, shifted slightly to the west, to pull outside wetland buffer
 - Proposed seating 1,000 on home side and visitor side 150
 - Combination of semi-portable and permanent seating
 - Loss of some seating from existing of 1400
 - New structure to support equipment storage
 - New press box with handicapped access via a lift
 - New proposed structure for concessions and restrooms
 - Existing baseball field will be renovated to synthetic turf
 - Changed the current location for solar orientation, ideal orientation for baseball in the northeast
 - Entire field will be synthetic, including the infield
 - Provides usability for other sports – field hockey, lacrosse, etc.

- New seating areas on the sidelines, new bullpen areas and batting cage
- Existing JV Baseball field
 - Re-orientated, second most ideal position for baseball and softball in the northeast
 - Support full size football for SciCoh program, high school practices, field hockey, lacrosse, and other uses
- New seating, team areas, bullpens, and storage
- Fully accessible from a grade standpoint
- Passive recreation component providing a walking trail around the whole site
- Existing ropes/project adventure area has no real change
 - Proposing to fence in and change to playground wood chips for easier maintenance

Mr. Novak discussed how the new proposed areas are handicap accessible, including the seating areas, concession stands and press box. He indicated the bleacher area will be at grade with a walkway in front and elevated approximately 2' above the track on both sides.

- Pre-fab building
 - 3 restroom fixtures for men and 3 for women
 - New concession facility
- Lighting - all fields to have LED sports lighting technology
 - Proposing Mustco lighting
- Netting systems behind goals and back stop areas
 - All fencing black powder coated vinyl mesh

Mr. Novak presented some precedent images of what the finished product may look like when the project is complete, i.e. Weston High School.

Board Comments:

Mr. Limbacher inquired about the fencing, maintenance of the fields and handicapped parking.

Mr. Novak indicated all the fencing will be chain link black powder coated with safety fence caps on top at varying heights; the netting behind home plate is 30-40' high.

Mr. Novak indicated that maintenance depends upon use, but generally maintenance is limited to grooming the field with a drag behind brush every couple of weeks. He further noted that as part of the specifications the turf provider/installer is required to provide a day of maintenance training to DPW. The installer is also required to come back annually to groom and clean the surfaces. The warranty is for 8 yrs., but one could reasonably expect 10-12 years; there are some fields that have been in the ground for 15 years.

Mr. Limbacher opined that there is not enough handicapped parking. Mr. Novak pointed out the existing conditions currently there are 3 handicapped parking spaces and others throughout the lot; of the 3 by the field the slope does not meet regulations. He indicated the proposal is to move them to a different location and still have 3 spots that are actually accessible; he said the use is not changing and they are restoring what currently exists. He said 3 regular spaces will be lost.

Mr. Pritchard asked regardless of the existing conditions would they design that many handicapped spaces for this project. Mr. Novak opined they are meeting accessible needs of the community. Mr. Pritchard asked the applicant to review the location of the handicapped spaces and potentially relocate them.

Ms. Ganser gave a brief explanation of the drainage system. She indicated under the fields there are a series of drains that collect and infiltrate and which then go to perimeter drains along the outside of the fields and discharge to the wetlands. Everything has been designed to Mass DEP standards and they are reducing rates and volumes leaving the site. She further explained that under the football field within the track there are a series of chambers that will allow water to infiltrate back into the ground water. Mr. Novak indicated there will be no treatment in the winter on the walkways going around the site so there will be no water that needs to be collected and cleaned before it is introduced to the stormwater system.

Ms. Lambert asked what the runs off from a turf field is composed of. Mr. Novak described the materials that make up a turf field and said the fields are designed to drain at 20"/hr. He indicated in terms of leaching from the system, etc. there is nothing to worry about; he spoke of a project in Concord where abutters had similar concerns, water quality testing was performed for 5 yrs. and the water was discharging lower/cleaner than the baseline testing. Mr. Novak indicated he would provide testing reports.

Ms. Lambert asked if the fields last for 8yrs. will the entire field need to be replaced. Mr. Novak indicated just the carpet gets replaced and then gets recycled.

There was discussion about the applicant appearing before the Conservation Commission. Mr. Novak indicated they have been before Conservation; the project has been peer reviewed and they have addressed 99% of the comments and anticipate formal sign off in the next couple of days. The applicant anticipates to be wrapped up with Conservation on March 4th due to timing.

Mr. Pritchard asked how much the impervious surface has changed. Mr. Novak indicated the fields are pervious by nature, but impervious has gone up about 74,000 sq. ft.; the walking trail, additional spectator areas but, it is not a material change. He could not quote a percentage. It was noted that the decrease in flow and velocity meets the Scituate stormwater bylaw as well.

There was further discussion on the restrooms; they will be tying into the sewer running from Cushing School. Mr. Novak said the times of use will be largely when school is not in use, thus there will be no increase.

The applicant indicated they do have a plan for erosion control etc. during construction and have reviewed with the peer review engineer.

Mr. Novak showed the Board an image of the pre-engineered building for the concession stand and restrooms, indicating it will be shingled cedar siding and have a similar look to the brewery. There was additional discussion on the landscaping. Mr. Novak said they are trying to stay away from shrubbery that would require a lot of maintenance. The berm in front of the baseball fields also shields the student athletes from any headlights in the evening.

Each field will have emergency access via a bituminous concrete drive or walkway with double swing gates to allow of emergency vehicles; the fire department is going to provide information to the applicant on the type of locks to use, but they are okay with the use of the gates.

Mr. Novak addressed comments from the Water Resource Commission regarding the slope issue of 3 to 1 versus 4 to 1 and indicated the reasoning behind the slope was to maintain as much of the existing vegetation in the slope heading up to Cushing School, but they will take a look at the comments and review.

Mr. Bornstein asked about the average depth of ground water in the area. Ms. Ganser indicated that it varies, but by the track and field the system has been designed to provide 3' of separation as required.

Mr. Bornstein asked for a description on what the expansion is in the undeveloped areas. Mr. Novak indicated there is expansion to the north, into existed wooded area by 50' - 60' and regrading of the area. All vegetation will be removed and then replanted; nothing happening is happening to the east, it will only be to the back.

Mr. Bornstein asked if there will be any bike racks access to nearby neighborhoods. There was discussion about the access trail to the Cushing school it is proposed to be regraded and re-graveled the applicant also agreed to maintain the access trail from Chittenden to Cushing. Currently no bike racks proposed, but it can be a condition that bike racks be installed.

Mr. Bornstein asked the applicant to speak to how this plan will help benefit the Master Plan and long term planning that the Board is responsible for; how it might meet some of the goals of open space and recreation. Mr. Novak said the addition of the 2 new synthetic fields is like getting 4 new fields. The Recreation Department can intensify/increase the programing on these fields which will enable the town to rest some of the other fields and rehabilitate other fields in town.

There was additional discussion about the restroom/concession stand building. It was indicated that there would be a kitchen, but food preparation would be limited to plug in machines, i.e. popcorn maker, coffee pots, nothing that requires a grease trap. It was also noted that the restrooms would be shut down in the winter months. Some details are still to be worked between the Town and the schools during usable seasons.

Ms. Burbine indicated she has some concern with the parking when there are multiple events going on. Mr. Luethe indicated those concerns would need to be worked out with the schools to make sure the schedule is not overlapping; there is potential to put up signage for additional parking to go to Cushing and the middle school lots.

Mr. Novak indicated if this moves forward they would start July 1, 2019 when funding becomes available or after July 4th, the track and field would be completed in November 2019, remainder would not completed until spring 2020.

Ms. Joseph indicated she has spoken with Al Elliot regarding the gates, conditions for smoke detectors; conditions can be made regarding signage, plantings, and sewer conditions. She said she has suggested a separate pre-construction meeting for the sewer. Conservation approval and the Order of Conditions can be conditioned in the Planning Board decision as well as federal, state and local approvals.

No public comments.

Several follow items are to be addressed/discussed at the next meeting by the applicant:

- Bike racks
- Lighting on the connection to Cushing and trails
- Handicapped parking addressed along the baseball field
- Trash/waste disposal
- Clarification on % of impervious cover

Motion:

Ms. Lambert moved to accept the applicant's request to continue the public meeting for the Site Plan Administrative Review for 606 Chief Justice Cushing Highway – Town of Scituate Track and Athletic Fields Restoration until February 28, 2019 at 9:00 pm. and to continue the time for action for filing with the Town Clerk until March 15, 2019.

Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Public Hearing – Zoning Amendments for Annual Town Meeting
Extend Humarock Village Residential Overlay District – Citizen Petition
Flexible Open Space – Karen Joseph

Documents

- PDF 550 Flexible Open Space – 2
- Doc Amend Flexible Open Space Bylaw Section
- PDF Draft Greenbush Zoning Bylaw Changes
- PDF Greenbush Zoning Presentation_PB_2_7_19
- PDF Petition Article Humarock Village Overlay District
- PDF TC filed legal Notice for Posting

Extend Humarock Village Residential Overlay District – Citizen Petition Zoning Article

Attendees: Adam Brodsky, Attorney; Scott Herzog, Manager South River Realty, LLC

Ms. Burbine opened the hearing for the Humarock Village Residential Overlay District:

Amend the Zoning Map by amending the Zoning District shown as the Humarock Residential Overlay Zoning District to include all of the parcel as shown on the plan entitled "Proposed Extension of Humarock Village Residential Overlay District, Scituate, Massachusetts prepared by Morse Engineering, Inc. dated August 31, 2018, and identified on the Town of Scituate Assessor's Maps as Parcel ID: 72-19-5.

Mr. Brodsky provided a summary of the article. He indicated they would like to put the portion of the property that was held out in 2007/2008 into the Humarock Residential Overlay District as the balance of the parcel is included.

Mr. Bornstein opined he has no issue with article, but from a planning perspective he is weary of losing the commercial space frontage on Marshfield Ave. and would hope that any projects that come through would take advantage of the multi-use component of the overlay bylaw.

Mr. Brodsky indicated they are not proposing any changes to the underlying business zoning district, but by placing the remaining portion of the property into the overly district provides some flexibility regarding uses; they really want to look at multi-family use, but any development project would be before the Board and will they take the comments into consideration.

Ms. Joseph indicated that at future meeting the Board will vote on a recommendation for the Planning Board report to Town Meeting.

Motion:

Ms. Lambert moved to close the public hearing for the zoning article to amend the Zoning Map by amending the Zoning District shown as the Humarock Residential Overly Zoning District to include all of the parcel as shown on the plan entitled " Proposed Extension of Humarock Village Residential Overlay District, Scituate, Massachusetts prepared by Morse Engineering, Inc. dated August 31, 2018 and identified on the Town of Scituate Assessor's Maps as Parcel ID: 72-19-5 per the language filed with the Town Clerk on January 22, 2019

Mr. Bornstein seconded the motion with discussion; the vote was unanimously in favor. There was discussion about adding a graphic to the map to show the Marshfield Ave. bridge.

Flexible Open Space – Karen Joseph

Ms. Burbine moved to open the public hearing on Flexible Open Space and read the legal ad:

- A. Amend Section 550.3 D. to add the following language: ", or to a Homeowner's Association Trust accompanied by a draft deed restriction enforceable by the Town providing that the land shall be kept in an open or natural state and not built upon for residential use or developed for accessory uses such as roadway or parking as a method of protecting open space, or if" and change the language to "Secretary of Energy and Environmental Affairs ".
- B. Amend Section 550.6 E. to add the following language: "ownership by a Homeowner's Association Trust and subject to a recorded deed restriction as described in Section 550.3 D. above,".

The Board discussed a change in verbage to remove the word "draft" and add the work "approved and" for the warrant in A. Amend Section 550.3 D. as indicated below:

- A. Amend Section 550.3 D. to add the following language: ", or to a Homeowner's Association Trust accompanied by a deed restriction approved and enforceable by the Town providing that the land shall be kept in an open or natural state and not built upon for residential use or developed for accessory uses such as roadway or parking as a method of protecting open space, or if" and change the language to "Secretary of Energy and Environmental Affairs ".

Motion:

Ms. Lambert moved to close the public hearing for the zoning article to amend section 550.3 D and section 550.6 E Flexible Open Space Development as written per the language filed with the Town Clerk on January 22, 2019 as amended in the public hearing.

Mr. Pritchard seconded the motion; the vote was unanimously in favor.

Old Business, New Business, Correspondence, Administrative Items, Update

Minutes

Documents

- Meeting minutes 1.24.19

Ms. Lambert moved to approve the meeting minutes for January 24, 2019.

Mr. Limbacher seconded the motion; the vote was unanimously in favor.

Accounting

Documents

PO #1907605 (\$15.00), PO #1907595(\$48.24), Master PO # 1907489 (\$98,500.00)PO #1907489 (\$1,474.97), PO #1907410 (\$1,407.00), PO #1907425 (\$7.62), PO #1907360 (\$11.38), PO #1907359 (\$71.41), PO #1907702 (\$19,548.00), PO #1907775 (\$1,350.00),

Ms. Lambert move to approve the requisition of \$15.00 to Brad Washburn for reimbursement for a conference ticket, for \$48.24 to Rockland Trust Company Visa for Sustainable Communities & Campuses Conference, for \$98,500 to Harriman for Master Plan Contract 19-PD-04, for \$1,474.95 to Harriman Associates for professional service on the Master Plan, for \$1,407.00 to Chessia Consulting Services, LLC for inspections at 50 Country Way, for \$7.62 to WB Mason for office supplies for Kyle Boyd, for \$11.38 to Amazon for office supplies, for \$71.41 to WB Mason for office supplies for Kyle Boyd, for \$19,548.00 to GZA Environmental Inc. for Grant for comprehensive Wastewater Resilience Study, for \$1,350.00 to Merrill Corporation for 185 First Parish stormwater peer review, for \$856.60 to Brad Washburn for flight to APA-NCP19 Conference.

The Board removed the PO to GZA Environmental Inc. requesting information to be discussed at the next meeting.

Mr. Pritchard seconded the motion as amended; the vote was unanimously in favor.

Liaison Reports:

CPC – reported by Ms. Burbine:

- Meeting next Tuesday night to will review all items for town meeting
 - Track and Field will be discussed
 - Will have discussion on the potential of Bond for CPC to fund Fields
 - Bonding will put limitations on CPC, would not affect tax rate
 - Still sufficient funds in CPC for future projects
 - \$100K going to Affordable Housing Trust
 - Historical has some items

EDC – reported by Ms. Burbine:

- Appropriated money for the Boat Show

Planning/Development Report – Ms. Joseph

- Ethics need to be turned in
- Multiple projects ongoing including multiple stormwater permits
- Town meeting April 8th, but may go 2 nights
- Seaside at Scituate
 - Remediation ahead of schedule and they could be done next week
 - Waiting for test results for additional petroleum discovery area

Documents

- Email to the Board from Shari Young dated 2.4.19 with meeting agenda and materials for 606 Chief Justice Cushing Highway
- Email to the Board from Shari Young dated 2.4.19 with meeting minutes from 1.24.19
- Email to the Board from Karen Joseph dated 2.6.19 with meeting materials for Zoning
- Email to the Board from Shari Young dated 2.7.19 with amended agenda for 2.7.19
- Email to the Board from Shari Young dated 2.7.19 with meeting materials for 606 Chief Justice Cushing Highway

These items were distributed to the Board electronically.

Mr. Limbacher moved to adjourn the meeting at 8:04 p.m. Mr. Pritchard seconded the motion; the vote was unanimously in favor.

Respectfully submitted,

Shari Young
Planning Board Administrative Assistant

Patricia A. Lambert, Clerk

Date Approved: February 14, 2019

