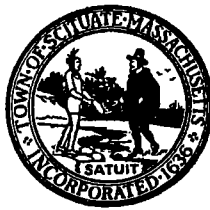


TOWN OF SCITUATE

Planning Board



600 Chief Justice Cushing Hwy
Scituate, Massachusetts 02066
Phone: 781-545-8730
FAX: 781-545-8704

Stormwater Permit – Central Field Decision: APPROVED with Conditions

Owner: Town of Scituate c/o Maura Glancy, Recreation Department
Applicant: Scituate Little League c/o Darryn Campbell
Date: January 23, 2023
Location: Central Field – 26 Central Park Drive/0 Branch Street
Assessor's Map Nos.: 38-1-2

Recording Info: Plymouth County Registry of Deeds Book 1915 page 532

Plans: Plan entitled Stormwater Permit Application Town of Scituate 90' Baseball Field Renovation, Scituate, MA dated November 2, 2022 by Activitas consisting of 11 sheets; Cover, Topographic Survey, SP 1.1 Site Preparation Plan, SP1.2 Site Preparation Details, L1.1 Layout and Materials Plan, L2.1 Grading Plan, L3.1 Drainage and Utility Plan, L3.2 Drainage and Utility Details, L4.1 Planting Plan, L4.2 Planting Details, L5.1 Detail Sheet 1; Stormwater Permit Application dated 10/28/22; Stormwater Report Scituate 90' Baseball Field, 26 Central Park Drive, Scituate, MA 02066 by Activitas dated October 28, 2022; Response to Peer Review of Stormwater Management by Activitas dated 1 December 2022.

Background: A Stormwater Permit was requested by Activitas on behalf of Town of Scituate and Scituate Little League for property known as Central Field located at 26/Central Park Drive/0 Branch Street. This property is currently shown as Assessor's Map/Block/Lot 38-1-2. Megan Buczynski, P.E. of Activitas stamped the Stormwater Permit Application Plan and the Stormwater Report and signed the engineering certification.

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TOWN OF SCITUATE
PLANNING BOARD

The site consists of a lot of approximately 6.67 Acres. of land currently consisting of two ballfields. The property is in the Town of Scituate R-2 Residential Zoning District. The site is located off Central Park Drive and Branch Street. The existing topography slopes from elevation 114 by Central Park Drive northeastward toward Branch Street at approximately elevation 103. The project consists of increasing the size of the existing baseball diamond to 90', constructing a new softball field, adding team areas, two batting tunnels, accessible walkways, landscaping and stormwater improvements. It is proposed to use the existing utilities and irrigation system.

At the Special Town Meeting on September 19, 2022, the 90-foot Baseball Field Construction Phase was approved by the Town by a vote declared unanimous in favor.

Under the Stormwater Bylaw, Section 32050 of the General Bylaws, all development and redevelopment projects that will disturb over 15,000 sq. ft. of land in a Residential zoning district, render 25% or more of an undeveloped lot impervious or increase impervious area of a developed lot by 25% or more, even if that disturbance is conducted over separate phases and/or by separate owners require a Stormwater Permit. The proposed total impervious area for the site is 13,008 sq. ft. +/- from the existing of 7,790 sq. ft. or approximately a 1.9% increase according to the application. The proposed area of disturbance for re-grading or clearing is approximately 114,825 sq. ft.

Ms. Buczynski has certified that the drainage system can be expected to result in the post development runoff characteristics (including peak flow, total volume of runoff and water quality of runoff) being equal to or less than pre-development runoff characteristics. The peak discharge rate and volume are equal to or less than pre-development discharge rates for the 2, 10, and 100-year storms. The proposed project will utilize existing drainage system catch basins and also adds a rain garden/detention basin to mitigate runoff rates and volumes. Soil testing has been provided. 80% TSS will be provided. Adequate recharge has been provided.

The public hearing was opened on December 8, 2022. Mr. Novak and Ms. Buczynski reviewed the plans and the Stormwater system. The Town's Consulting engineer, Janet Bernardo of Horsley Witten said two peer review letters were issued and found that the stormwater does meet the necessary requirements and she was comfortable with the design. A continuance was needed until January 12, 2023 as there was no draft decision. On January 12, 2023, Mr. Novak indicated all peer review comments were addressed. Gregory J. Morse of 167 Tack Factory Pond Road had several concerns about the peer review which were addressed by the peer review engineer. The hearing was closed.

The Stormwater Permit Application Plan dated November 2, 2022 with revisions through peer review comments dated December 1, 2022 and Stormwater Report dated October 28, 2022 with revisions in Peer Review of Stormwater Management Comments dated December 1, 2022 are approved with the conditions noted below:

1. Construction shall comply with the Stormwater Permit Application Plan dated November 2, 2022 with revisions through peer review comments dated December 1, 2022 and Stormwater Report dated October 28, 2022 with revisions through peer review comments dated December 1, 2022 by Megan Buczynski, P.E. of Activitas and the Operation and Maintenance Plan for Scituate JV Baseball Field latest revision except as they may be modified to conform to the conditions below. Any or all owners of the property or site contractors for grading, site work, and installation of utilities, site amenities, and/or

walkways shall be advised of this approval and these conditions. A copy of the approved plan and conditions shall be kept on the site at all times during construction.

2. Any plan changes or changes from the proposed materials shall be submitted to the Planning Office to determine if the changes are insignificant or require a permit modification approved by the Town Planner. The stormwater management system including the detention basin and swales, grading, drainage and field components shall not be changed or expanded without the prior written approval of the issuing authority. Expansion includes additional pavement areas. Failure to obtain written approval is a violation of the Town of Scituate General Bylaw and subject to fines.
3. Copies of this approval and the approved Stormwater Permit Plan and Conditions shall be provided to all owners who shall be advised of the need for periodic maintenance of the stormwater system and the need to retain the grading of the lot as approved. Prior any transfer of the property, the owner shall provide to the subsequent owner and the Planning Office an inspection report certified by a Professional Engineer showing compliance with the Operation and Maintenance Plan. **The Planning Office must receive written notification at least one week prior to any change in the ownership of the property occurring during construction.**
4. Where this Stormwater Permit requires approval, permitting or licensing from any local, state or federal agency, such permitting or licensing is deemed a condition of this Stormwater Permit. All necessary permits and approvals must be received prior to commencement of construction.
5. A SWPPP must be submitted to the Planning Office two weeks prior to construction commencing. The SWPPP must be found in compliance with the Stormwater Permit. The activated NPDES Permit shall be provided with the SWPPP. All operators are to be advised that the SWPPP and Stormwater Permits must be adhered to during construction.
6. The Applicant shall consent to allow members and Town officials from the Planning Board and other persons acting under the Planning Board or its agents, to enter upon any lands and carry out such inspections as may be deemed necessary. The Applicant shall cooperate with the Planning Board and Town officials and assist them in their effort to verify that the layout, design and construction work for the Stormwater Permit are satisfactory and conform to Town specifications and requirements of the Board.
7. This Stormwater Permit must be recorded at the Registry of Deeds with proof furnished to the Planning Office prior to construction. Failure to record the Stormwater Permit is a violation of the permit and subject to fines included in the Town of Scituate General Bylaws.
8. A second test pit performed by a licensed soil evaluator and witnessed by the Town's

consulting engineer, shall be conducted at the beginning of construction to confirm the groundwater elevation in the detention basin. If results vary, design corrections will be necessary.

9. The detention basin shall be installed to have the bottom elevation a minimum of two feet above seasonal high groundwater elevations. Stormwater during construction as well as after construction is not allowed to increase in rate or volume to adjacent properties, the street or offsite.
10. No clearing beyond the limit of work/limit of clearing/erosion control line as shown on the plan is allowed. The limit of clearing shall be staked in the field prior to construction commencing and shall be maintained throughout the construction phase. Snow fencing shall be placed around a majority of the site to clearly delineate the limit of work.
11. Construction work shall not begin prior to 7:00 AM on weekdays and 8:00 AM on Saturdays and shall cease no later than 7:00 PM or sunset whichever is earlier. No construction shall take place on Sundays or legal state and/or federal holidays. Construction work includes any operation of machinery and idling of vehicles. No truck idling on the site or on adjacent streets is allowed.
12. A stand-alone copy of the signed and sealed copy of Operation and Maintenance Plan must be provided to the Planning Office for inclusion with the Stormwater Permit to be filed at the Registry of Deeds.
13. The detention basin must be retained and maintained as designed as it is a component of the stormwater management system. Maintenance must be per the approved Operation and Maintenance Plan and is required in perpetuity.
14. **A Stabilized construction entrance shall be installed prior to any work on the site and shall be maintained throughout construction to prevent dirt tracking on to the road.**
15. Prior to any land disturbance, erosion control shall be installed and inspected by the Town Planner or approved agent. At that time the site shall also be staked to show the fields and drainage improvements. All stockpiles shall be surrounded by an erosion control barrier. Additional erosion control, such as silt fence, silt sock and/or haybales placed **prior** to a precipitation event, may be needed to prevent sediment from reaching the road or adjacent properties during construction. **All erosion control shall be installed per the plan and shall be maintained in good working condition throughout construction.** The Applicant is responsible for maintaining and managing stormwater on-site throughout the construction period and during the transition to fully functional operations and maintenance. Construction approval in no way relieves the Applicant from its obligation to ensure stormwater does not impact the abutting properties and the Applicant shall take all necessary steps to prevent such occurrences.
16. **The Town Planner shall be notified when installation of the construction entrance and**

erosion control are complete. If any permit inspection is being requested this notification shall occur 48 hours in advance of an inspection.

17. No on-street parking or loading or unloading of construction equipment or vehicles shall be permitted during construction unless a police detail is provided if warranted as determined by the Police Department. Noise mitigation and proper dust controls shall be used.
18. All disturbed areas associated with this Stormwater Permit shall be loamed and seeded with 6" of loam.
19. No staging or stockpiling is allowed within the detention basin.
20. A pre-construction conference will be required on site to verify the contractor is aware of the Stormwater Permit conditions and required inspections. Attendees to the preconstruction conference shall include the design engineer, owner, contractor, Town Planner and any other town officials deemed necessary. Recording of the permit must occur prior to the pre-construction conference with proof of recording furnished to the Planning Office.
21. Construction inspections will be provided as follows:
 - a. All inspections for the Town shall be performed by the **Town Planner or a designated representative of the Planning Department or Planning Board and by the record design engineer.** All inspections shall be documented with written reports that describe compliance with the approved plan(s) and supporting application documents and construction specifications. Any variations shall be noted.
 - b. The Town Planner and record design engineering firm must be notified 48 hours prior to:
 - i. Installation of construction entrance and erosion control, and staking of corners of the fields, limit of work, and the drainage improvements;
 - ii. Conducting the second test pit excavation per Condition 8;
 - iii. Bottom of the detention basin;
 - iv. Installation of detention basin and swales;
 - v. Rough grading of site including both fields to verify grades are as designed;
 - vi. Finish grading of the detention basin including the inlet and outlet elevations with the elevations submitted to the Town Planner and design engineer for verification;
 - vii. Inspection of site and site amenities including loamed & seeded or sodded areas;
 - viii. Inspection of final completion of site work including cleanup to determine compliance with the conditions prior to issuing a Certificate of Completion (COC). All landscaping must be installed and grass growing.

Work shall be subject to removal if necessary inspections are not requested. If the property is sold prior to completion of the work, the Planning Board reserves the right to inform the buyer that the Stormwater Management System is incomplete. Spot grades shall be performed during rough grading and

finish grading to insure any swales will drain and no standing water will be present.

22. The Property Owner shall be responsible for the proper maintenance and operation of the stormwater control system. A best management practices inspection schedule and maintenance checklist and plan is attached and shall serve as a guide for the proper maintenance of the system which is required in perpetuity.
23. Construction of the proposed stormwater management system, site utilities, site amenities and grading shall be supervised by a registered professional engineer who shall certify to the Planning Board that the site was constructed according to the approved plans. The certification shall be accompanied by an As-Built Plan stamped by a registered surveyor and the registered professional engineer who designed the system and shall be submitted to the Planning Office within ten days of completion of the work. This plan shall include the construction conditions of the stormwater management system including top and bottom elevations and inverts, spot grades as necessary, grading, site amenities and walks. The final As-Built Plan must be submitted prior to obtaining a Certificate of Completion for the Stormwater Permit and all work must be found in compliance with the approved permit. All grading and landscaping must be complete prior to the final as-built submittal.
24. If the drainage system is not performing as designed and conditioned hereinor stormwater is observed going to abutting properties or the street, the Stormwater Authority can request necessary mitigation to remedy the situation. This includes the bioretention basin; all plants must be living at all times in perpetuity.
25. New underground irrigation systems are prohibited from connecting to the town's water distribution system or in any manner using municipal water. All new irrigation systems installed must be supplied by on-site sources at the expense of the property owner. Violations of this policy shall result in a fine to the property owner, with an equal fine levied on the installer of the system.
26. A water meter shall be installed if one is not already present and water meter readings shall be taken and reported on annual basis to the Planning Board.

Very truly yours,



Patricia A. Lambert
Planning Board Chair

KJ:kaj
Encls

Cc: Robert Vogel, Building Commissioner (As required by the General Bylaw)

Maura Glancy, Recreation Department
Mark Novak, Activitas
Megan Buczynski, Activitas
Janet Bernardo, Horsley Witten Group
Jim Boudreau



Operation and Maintenance Plan

Scituate JV Baseball Field

26 Central Park Drive
Scituate, MA 02066

Owner:

*Town of Scituate
600 Chief Justice Cushing Highway
Scituate, MA 02066*

Submitted To:

*Town of Scituate
600 Chief Justice Cushing Highway
Scituate, MA 02066*

Applicant:

*Activitas, Inc.
16 School Street
Dedham, MA 02026*

October 28, 2022

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1.0 Operation and Maintenance Plan

The Massachusetts Stormwater Standards require that a long-term pollution prevention plan (LTPPP) be included with the Stormwater Report. This Operation and Maintenance Plan details management recommendations for long-term pollution prevention.

The areas to be renovated is the athletic fields located between Branch Street and Central Park Drive in Scituate, MA. The area limit of work for this project is 1.97 acres. The proposed project includes installation of a new baseball infield, installation of a new softball infield, team areas, bullpens, and batting tunnels associated with the fields, and ADA walkways to the infield areas. While renovation of an existing athletic field, there is an increase in impervious cover at the site and therefore the project is considered a mix of new and redevelopment under the Stormwater Standards.

1.1 Catch Basins

Catch basins on site will have sumps a minimum of 4 feet deep and hooded outlets to trap debris, sediment, and floating contaminants. Catch basins should be cleaned twice per year. Catch basins should be checked after every storm event, typically within 72 hours after the end of the rainfall event.

- Record all maintenance and repairs. Submit reports every year for compliance.
- Inspect all catch basins after every storm (or at least four times a year) and at the end of the foliage and snow-removal seasons.
- If sediment is more than six inches deep and/or there are floatable pollutants, they will be removed from the basin and disposed of.
- During colder periods, basin grates shall be kept free of ice and snow.
- During warmer periods, basin grates shall be kept free of leaves, litter, sand, and other debris.

1.2 Area Drains

Area drains should be cleaned twice per year. Area drains should be checked at least four times a year and at the end of the foliage and snow-removal seasons.

- Record all maintenance and repairs. Submit reports every year for compliance.
- Inspect all area drains after every storm (or at least four times a year) and at the end of the foliage and snow-removal seasons.
- If sediment is more than six inches deep and/or there are floatable pollutants, they will be removed from the drain and disposed of.
- During colder periods, area drain grates shall be kept free of ice and snow.
- During warmer periods, area drain grates shall be kept free of leaves, litter, sand, and other debris.

1.3 Vegetated Areas Maintenance (Maintained Areas Only)

Although not a structural component of the drainage system, the maintenance of vegetated areas may affect the function of stormwater management practices. This includes the health/density of vegetative cover and activities such as the application and disposal of lawn and garden care products, disposal of leaves and yard trimmings.

- Inspect planted areas on a semi-annual basis and remove any litter.
- Maintain planted areas adjacent to pavement to prevent soil washout.
- Immediately clean any soil deposited on pavement.
- Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming.
- Plant alternative mixture of grass species in the event of unsuccessful establishment.
- Follow Town protocols and practices already in place for athletic field maintenance.

1.4 Infiltration Basin

Infiltration basins shall be inspected and maintained 2x per year and after a storm where runoff exits through the outlet basins. Important items to check include:

- Signs of differential settlement,
- Cracking,
- Erosion,
- Leakage in the embankments
- Tree growth on the embankments
- Condition of riprap,
- Sediment accumulation and
- The health of the turf.

1.5 Spill Prevention and Control Plan

The Property Owner will be responsible for training of people in the proper handling and cleanup of spilled materials. No spilled hazardous materials or hazardous wastes will be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated stormwater.

In order to minimize the potential for a spill of hazardous materials to come into contact with stormwater, the following steps will be implemented:

1. All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
2. The minimum practical quantity of all such materials will be kept on the site.
3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dustpans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the maintenance area of the site.
4. Manufacturers recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.

In the event of a spill, the following procedures should be followed:

1. All spills will be cleaned up immediately after discovery.
2. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with hazardous substances.
3. The Owner will be notified immediately.
4. Spills of toxic or hazardous materials will be reported to the appropriate federal, state, and/or local government agency, regardless of the size of the spill.

The Property Owner will be the spill prevention and response coordinator. He/She will designate the individuals who will receive spill prevention and response training. These individuals will each become responsible for a particular phase of prevention and response. The names of these personnel will be posted in the material storage area and other applicable areas onsite.

2.0 Appendices

2.1 Operations and Maintenance Logs

Inspection for Year: _____

NOTE: See Operations and Maintenance Plan for details of inspection requirements.

Structural Best Management Practice	Action	Date Completed	Comments	Completed By	Action	Date Completed	Comments	Completed By
Catch Basins	Inspect				Clean (if required— See Plan for details.)			
Area Drains	Inspect				Clean (if required— See Plan for details.)			
Detention Basin	Inspect				Clean (if required— See Plan for details.)			

