

APRIL 4, 2023

Mr. Chuck Tirone
Conservation Agent / Reading Conservation Commission
Reading Town Hall
16 Lowell Street
Reading, MA 01867

RE: Response to Comments, RDA Application – Reading YMCA 36 Arthur B Lord Drive

Dear Mr. Tirone,

Thank you for your review and the comments and questions you provided during the Conservation Commission meeting on March 22, 2023 regarding the RDA filing for site improvements at the Reading YMCA. We have reviewed your comments and questions and consulted with the applicant and SYN Lawn representatives to provide answers and responses. Please see comments and/or questions from the Commission below in bold and responses in italics.

1. What is the life expectancy of the artificial grass product?

According to SYN Lawn, the typical life expectancy of this product is greater than 15 years. The product is also fully covered by warranty for the first 15 years.

2. What happens to SYN Lawn artificial grass products when they are removed, are they recycled?

According to SYN Lawn, following its useful life, the turf material is recycled into a composite material that is used for nailer board to support future SYN Lawn turf installations.

3. What is the typical life expectancy of the organic sand infill used in SYN Lawn projects?

According to SYN Lawn, the organic sand infill (Environfill) has the same life expectancy as the turf itself (15+ years). There should not be a need to re-apply sand infill as it is not typically tracked around the turf or outside of the turf area like the black rubber pellet infill would. The sand infill in SYN Lawn only accounts for the bottom 1/8" of the 1-7/8" turf pile height, so it is typically not even visible.

4. Is there a manufacturer operation & maintenance plan for this product?

According to SYN Lawn, maintenance typically involves keeping the area free of organic matter such as leaves, or other debris using a blower or by raking. There is also a product specific broom that owners are encouraged to purchase and use to groom the area and "stand-up" the fibers periodically.

5. There is a proposed door leading from the indoor pool area to the proposed turf area. Will infill be tracked from the proposed turf area into the pool area?

According to the applicant, it is anticipated there would be negligible to no traffic through this door as it currently remains closed and locked. The applicant anticipates that the turf area will be accessed only from the non-pool entrances. Additionally, the manufacturer has noted that the sand infill used with this product typically is not tracked from the turf as it only fills the bottom 1-7/8" of the turf pile height.

6. Are there concerns about sand infill potentially spreading/tracking to the parking lot?

See comments/responses above regarding sand infill tracking. Significant tracking of infill is not anticipated.

7. Does the YMCA have a current operation & maintenance plan for the existing parking lot and is there additional operation and maintenance anticipated as a result of this project?

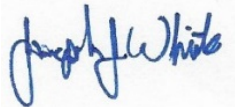
There is no current parking lot operation & maintenance plan in place. With the information provided by SYNlawn regarding the potential for tracking of sand infill being negligible, we do not anticipate the need for additional parking lot O&M due to the turf installation.

8. Can you confirm that construction materials being removed from the site will not be stockpiled for any significant length of time?

While a contractor has not yet been selected for the project, the applicant anticipates requiring that materials designated for removal be removed promptly and not be stockpiled on site for any significant length of time.

We hope that we were able to adequately address your comments and questions with our responses provided above. We look forward to discussing the project further at the upcoming Conservation Commission meeting. If you require any additional information, please feel free to contact me at (617) 896-4582 or at jjwhite@bscgroup.com.

Sincerely,
BSC GROUP, INC.



Joseph J. White, P.E.,
Project Manager / Associate