



Town of Reading
16 Lowell Street
Reading, MA 01867

Andrew MacNichol
Staff Planner
Phone: 781.942-6674
Fax: 781.942-9071
Website: www.readingma.gov

RECEIVED
TOWN CLERK
READING, MA.
JP
2019 AUG 13 PM 1:47

August 13, 2019

Site Plan Review **DECISION**

Project: Lower Field Improvements
Applicant: Austin Preparatory School, 101 Willow Street

To the Town Clerk:

This is to certify that, at a public hearing of the Community Planning and Development Commission opened on June 10, 2019, continued on July 8, 2019, and closed on August 12, 2019, by a motion duly made and seconded, it was voted:

“We, the Reading Community Planning and Development Commission, upon request from the Austin Preparatory School, pursuant to Sections 4.3 and 4.6 of the Zoning Bylaws of the Town of Reading, to consider the contemplated site plan for 101 Willow Street (Assessors Map 25 Lot 43; Map 25 Lot 45; and Map 26, Lot 74 are the site of the proposed project (“Site”)) – as shown on the ‘Lower Field Improvements’ Site Plan prepared by Marchionda & Associates, LP and Huntress Associates, Inc., dated May 24, 2019, revised June 26, 2019 – do hereby vote 3-0-0 to **approve** the said plans, inclusive of the requested waivers, subject to the Findings and Conditions below.”

Materials Submitted:

The following materials were submitted into the public record:

- a) Site Plan Review Application and Project Narrative, dated 5/8/19.
- b) Certified List of Abutters, dated 5/2/19.
- c) Email from Staff Planner to Applicant deeming submission Substantially Complete, with a list of additional information needed, dated 5/16/19.
- d) Public Hearing Legal Notice, stamped by Town Clerk 5/23/19.
- e) ‘Lower Field Improvements’ Site Redevelopment Plans – Austin Preparatory School, 101 Willow St, Reading, MA, prepared by Marchionda & Associates, LP and Huntress Associates, Inc., dated 5/24/19, revised 6/26/19, including:
 - a. Cover Sheet – Locus Plan, dated 5/24/19, revised 6/26/19.
 - b. Sheet EX-1 – Existing Conditions Plan, dated 5/10/19.
 - c. Sheet S-1 – Baseball and Tennis Site Preparation Plan, dated 5/24/19, revised 6/26/19.
 - d. Sheet L-1 – Baseball and Tennis Layout and Materials, dated 5/24/19, revised 6/17/19 and 7/29/19.
 - e. Sheet L-2 – Baseball and Tennis Grading and Drainage, dated 5/24/19, revised 6/24/19.
 - f. Sheet L-3 – Athletic Field Construction Details, dated 5/24/19.

- g. Sheet L-4 – Athletic Field Construction Details, dated 5/24/19.
 - h. Sheet L-5 – Baseball Field Construction Details, dated 5/24/19, revised 6/17/19.
 - i. Sheet L-6 – Baseball Field Construction Details, dated 5/24/19.
 - j. Sheet L-7 – Baseball Field Grandstand Layout, dated 5/24/19.
 - k. Sheet L-8 – Athletic Field Construction Details, dated 5/24/19.
 - l. Sheet L-9 – Tennis Court Construction Details, dated 5/24/19.
 - m. Sheet P-1 – Baseball and Tennis Landscape Plan, dated 5/24/19, revised 6/26/19.
 - n. Sheet Sk-2 – Baseball Field Sound System Plan by Huntress Associates Inc., dated 7/03/19;
- f) Photometric Plan, Austin Prep School Baseball and Tennis, Reading, MA, prepared by Musco Lighting, dated 5/23/19, revised 6/26/19 and 8/12/19.
 - g) Stormwater Report – Austin Prep Lower Field Improvements, Reading, MA, prepared by Marchionda & Associates, LP, dated 6/27/19.
 - h) Austin Prep Lower Field Improvements Stormwater Report Narrative, June 27, 2019, revised July 22, 2019, with Curve Number Computations by Marchionda & Associates, LP.
 - i) Memo from Town Engineer to Community Development Director, dated 8/1/19.
 - j) Memo from Conservation Agent to Community Development Director, dated 8/7/19.

Findings:

- 1) Overview: The Applicant is proposing to redevelop and convert the existing outdoor ‘Lower Sports Field’ area which currently consists of two baseball fields, two soccer fields and a shotput pit into one synthetic turf multipurpose field. The Applicant proposes to regrade the fields and construct a subsurface stormwater infiltration and recharge system covered with synthetic turf, upon which will be located the multipurpose field. The project also includes the construction of six tennis courts, appurtenant bleachers, a press box, dugouts, a practice baseball infield on clay and grass, storage facilities, walkways, retaining walls and fences on the two lots. (“Project”)
- 2) Zoning: The Site is within the S-15 Zoning District and the Aquifer Protection Overlay District.
- 3) Conservation: The southern end of the Site is within a wetland resource area and a FEMA Floodway Zone AE. The Applicant has filed a Notice of Intent with the Conservation Commission for a small portion of the site work. The Conservation Commission hearing on July 24th was canceled due to lack of quorum. To keep the project moving, an informal meeting was convened on August 6th and comments from that meeting were provided in a memo from the Conservation Administrator to the Community Development Director dated 8/7/19. The Conservation Commission will open their hearing on this matter on August 14th.
- 4) Impervious/Grading/Drainage: The proposed work would add about 1.48 acres of impervious surface to the Site. The area of the proposed synthetic turf will be replaced with a gravel layer, panel drains, and an infiltration bed for drainage. A recharge system located in right/center field will be designed under the synthetic turf and is expected to improve recharge and water quality while reducing flooding in the area. Two raingardens have also been proposed; one located towards the rear of the proposed tennis courts and one outside of the synthetic turf outfield.

- 5) Parking/Circulation: None of the existing parking on-site will be affected by this Project; pedestrian access to the fields will be enhanced by the provision of 6-10' wide asphalt walkways around the fields.
- 6) Handicap Accessibility: The site will ensure ADA compliance and access.
- 7) Lighting: The Applicant is proposing new lighting for both the multipurpose field as well as the tennis court area, as depicted on the Photometric Plan most recently revised on 8/12/19. Seven (7) 'Sports Lighting' fixtures have been proposed for the multipurpose field, which will vary in height. Another eight (8) Sports Lighting fixtures have been proposed within the tennis court area. The sports lighting fixtures can be preset with turn-on and shut-off times to mitigate late night impact to abutters; the lighting shall be turned off after all games or no later than 9:30PM. All lighting is proposed to be directed on site, with minimal light spillover at the property lines; blocking will be installed as needed.
- 8) Sound: Speaker locations are depicted on plan sheet Sk-2. The sound system can be controlled in pairs of two to adjust volumes and mitigate noise impacts to residential abutters.
- 9) Landscaping: The field will be primarily constructed out of synthetic turf but work also includes loam and seed in the surrounding area. A variety of trees has also been proposed as well as two bio retention/raingarden areas. Upland, wetland and wildlife seed mix has been proposed in wetland replication areas and will be reviewed by the Conservation Commission.
- 10) Screening: As shown on Sheet L-1, a 6' solid board fence has been proposed both at the south-westerly property line to screen Causeway Road abutters and along the north-easterly property line to screen access to the MBTA railroad. Such fencing will be installed in the School's reasonable discretion in a manner and locations to try to reasonably limit the removal of existing mature trees in the path of said fences.
- 11) Utilities: The Project will utilize public water and electric services.
- 12) Signage: Standard directional, seating rows and numbers, safety and handicap accessibility signage is proposed substantially consistent with those depicted on plan L-7. In addition, a scoreboard is proposed as depicted on plan L-3. The Applicant will seek approval for any additional non-religious signage that may hereafter be proposed.
- 13) Public Safety: The Fire Department and Police Department have no issues with the Project at this time.
- 14) Trash Removal: Trash will be privately collected and disposed of, consistent with Austin Prep's current practice.
- 15) Hours of Operation: The athletic use of the fields and tennis courts will be consistent with that of the existing fields. The athletic hours of operation will be from 6:30AM to 9:30PM. Austin Prep may rent the fields to outside users when such use is not in conflict with the school's educational, athletic and religious uses and scheduling. Any such non-religious outside rental use shall be limited to between the hours of 6:30AM to 9:30PM. Explicitly excepted herefrom is the use of the fields / Site for non-athletic educational and or religious activities.

- 16) The Site Plan Decision herein does not include approval for any future uses or site renovations that may – on their own merits and design – trigger the requirements of site plan review and/or require a special permit. All future proposed uses requiring a site plan review or a special permit shall obtain such approval(s).

Waivers from Site Plan Checklist Requirements:

The Applicant has requested the following waivers:

Q. Traffic Study – waiver from providing a full Traffic Study as the proposed additions will not dramatically increase traffic.

The CPDC voted 3-0-0 to approve the requested waiver.

Conditions:

General:

- 1) **Public Health, Safety and Welfare:** If, at any time, the site becomes a nuisance to public health, safety or welfare – as shall be evidenced by substantiated complaints to the Police Department or Public Services Office – the Applicant/Owner shall agree to reasonably work with staff to rectify the problem. Should the situation warrant it, an additional Site Plan Review by the CPDC may be required.
- 2) **Engineering Concerns:** In general throughout the Project, the Applicant shall work with the Town Engineer to address any outstanding concerns in the memo to the Community Development Director, dated August 1, 2019.
- 3) **Order of Conditions:** At all times throughout construction of the Project and occupancy of the site, the Applicant shall comply with all provisions of any Order of Conditions issued for the project by the Reading Conservation Commission.

Prior to the Start of Construction:

- 1) **Other Permits:** The Owner/Applicant is responsible for meeting all other requirements and obtaining all other permits including but not limited to: an Order of Conditions from the Conservation Commission, utility connections, street opening, and Jackie’s Law excavation permits from the Engineering Department (prior to excavation).
- 2) **Pre-Construction Meeting:** The Owner/Applicant and contractors shall coordinate with the Community Development Director to schedule a pre-construction meeting with Town staff prior to applying for demolition and/or building permits, in order to review these conditions and any and all final construction sequencing, details and plans for this Project.

During Construction:

- 1) **Construction Hours:** Construction shall be limited to the hours stated in Section 8.9.8 “Construction Hours” of the Reading General Bylaws and said hours shall be posted in a conspicuous place at the entrance prior to any work on the site.
- 2) **Construction Activities:** Construction activities shall be conducted in a workmanlike manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down, and proper storage and disposal methods, subject to the approval of the Health Director or designee. The Applicant shall ensure that the abutting local streets are kept clear of dirt and debris arising from the Project, which may accumulate as a result of construction activities for the Project.

- 3) **Site Inspections:** Town staff or their designee shall have reasonable access to inspect the Site to determine compliance with this Decision.

Conditions for Ongoing Maintenance:

- 1) **As-Built Plans:** Two full size paper copies and electronic AutoCAD final As-Built plans showing the building footprint, drainage systems and utility connections shall be submitted to the Community Development Director and Town Engineer to ensure compliance with this decision and other applicable Town standards.
- 2) **Landscaping:** The landscaping shall be maintained in a healthy condition in perpetuity. In the event that landscaping is damaged, the property owner shall replace such landscaping during the next growing season.
- 3) **Lighting:** The Applicant shall post a sign in a visible location with contact information in case the lighting is left on outside of the hours agreed to herein.
- 4) **Fencing:** Perimeter fencing shall be maintained by the Applicant.

Modifications/Revisions - Plan Changes after Approval by the Approving Authority:

Contemplated future changes to the plan approved herein shall be presented to the Community Development Director and the Zoning Enforcement Officer/Building Inspector, or other relevant Town staff, for review prior to implementation of proposed changes.

1. Minor Modification: Changes that do not substantially alter the concept of the approved Plan in terms of the specific location, the proposed land use, the design of building form and approved building details and materials, site grading or egress points. These include but are not limited to small changes in site layout, topography, architectural plans, landscaping plan, traffic circulation, parking, lighting, signage, open space or other criteria set forth in Section 4.6.9.1. Requests for approval under a minor modification for future renovations/alterations to the approved site plan or for future tenant changes shall be reviewed by the Community Development Director to determine if the proposed work qualifies for review through the Minor Site Plan Review process of Section 4.6.3 of the Reading Zoning Bylaw. If the work is eligible for review under Minor Site Plan review, the Community Development Director may review and grant approval of the proposed work by administrative approval of the Minor Modification. At the determination of the Community Development Director, the Applicant may be required to present the proposed project at a public meeting of the CPDC.

2. Major Modification: Substantial additions, deletions or deviations from the approved plan, including but not limited to changes in site layout, topography, architectural plan, landscaping plans, traffic circulation, parking, lighting plan, signage, open space or other criteria set forth in Section 4.6.9.1 of the Reading Zoning Bylaw. (Note: Approval of the major modification shall be grounds for reconsideration of the Site Plan application. Denial of proposed major modifications shall not invalidate the Site Plan in conformance with the previously approved Plan).

Signed as to the accuracy of the vote as reflected in the minutes:


Andrew MacNichol, Staff Planner

8/13/19
Date

Cc: Applicant, Town Clerk, DRT Staff, planning file

