



Conservation Commission Meeting

Wednesday, October 9, 2024 at 7:00 PM

Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on October 9, 2024 at 7 pm. Location: Remote Participation Only
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/99597080710>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 995 9708 0710
 - E. Public may comment through email: sjenness@watertown-ma.gov
 - F. Please Visit the Conservation Commission Website here: <https://www.watertown-ma.gov/199/Conservation-Commission>
1. Call to Order
 2. Roll Call
 3. Informational Update
 - A. Arsenal Park Phase A (MassDEP #: 321-0169) and B (MassDEP #: 321-0181) updates: Pavilion, Athletic Field, and Community Garden
 4. Public Hearings
 - A. (Continued from September 4, 2024 meeting) - 10-30 Manley Way (MassDEP #: 321-0188). Notice of Intent submitted for the re-purposing of the existing structure at 10 Manley Way, Watertown, MA, for light industry, lab/R&D/non-nuisance manufacturing, or warehousing use. Proposed work is within the locally regulated 150 ft buffer zone and state-regulated 100 ft buffer zone that includes new landscaping, new stormwater retention system, and fostering connectivity from Walker Pond to the rear of the site. PPF Industrial 20 Seyon LLC c/o Morgan Stanley Real Estate (Property Owner) and Christopher Lucas (Representative).
 - B. (Continued from July 10, 2024 meeting) - 550 Arsenal Street (MassDEP #: 321-0189). Watertown Mall: Notice of Intent submitted for the redevelopment of three parcels (31.4 acres) located at 480 Arsenal Way, 500 Arsenal Street, and 550 Arsenal Street in Watertown, Massachusetts into a campus of office, residential, lab, and retail uses with two multi-story parking garages. Proposed work is within the locally regulated 150 ft buffer zone and state-regulated 100 ft buffer zone and associated resource areas including inland bank, bordering vegetated wetland, riverfront area, and isolated

vegetated wetland that includes an increase in open space and landscaping improvements, and stormwater improvements. Alexandria Real Estate Equities (Property Owner) and VHB (Representative).

5. Updates
 - A. CPC Updates
 - B. Administrative Update
 - i. 2025 Conservation Commission filing and meeting calendar
 - C. Agent Report
 - i. Arsenal Park Phase B Construction Updates (MassDEP #: 321-0181)
 - ii. Ongoing site monitoring: 23 Elm Street (MassDEP #: 321-0172)
 - iii. GSA Annual site inspection update
 - iv. Walker Pond Project update
 - v. Lowell School Playground equipment at Walker Pond siting area
 - vi. MACC Fall Conference: Sat. 10/19 from 8-3:30 pm in Devens, MA.
6. Acceptance of Minutes
 - A. July 10, 2024, Conservation Commission Meeting
 - B. September 4, 2024, Conservation Commission Meeting
7. Adjourn



CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201

Stoneham, MA 02180

781-279-0180

www.rjoconnell.com

October 1, 2024

Town of Watertown
Conservation Commission
149 Main Street, 3rd Floor.
Watertown, MA 02472
Attn: Katie Swan, Environmental Planner/Conservation Agent

Regarding: 10-30 Manley Way
DEP file No. 321-0188
Response to Conservation Commission Comments

Dear Commission Members and Ms. Swan:

This letter is in response to the remaining comments from the Commission as discussed at the last meeting on September 4th.

The comments discussed at the meeting are listed below in *italics* with responses provided by RJOC following in **bold**. Accompanying this letter are the following documents in response to the comments:

- Drawing Sheet L-4, Landscape Planting Plan – N. Enlargement, dated 09/26/2024.
- Attachments are included with this letter as referenced in the following responses.

Comments

1. *Review the proposed sewer repair on the city property with the City Engineer and confirm he agrees with the design and work.*

Response: The proposed sewer repair plan, Sheet C-2D, Off-Site Sewer Repair Plan, dated 08/28/2024, was submitted to the City Engineer for review. This is the same sewer repair plan submitted to the Conservation Commission on 08/28/2024. The City Engineer responded in an email to RJOC on 09/09/2024 that he takes no exception to the proposed sewer repair as shown on the plan and will issue formal approval during the building permit process. See Attachment A for a copy of the City Engineer email correspondence.

2. *Ask the Watertown Tree Warden for any additional recommendations on replacing the existing trees that have to be removed for the new drain pipe installation and removal of invasive trees.*

Response: The Tree Warden has recommended replacement of the 16” tree that will be removed, with either eight 2” or six 3” trees. The Tree Warden has no requirement for the replacement of invasives. See Attachment B for a copy of the email correspondence from the Tree Warden. Enclosed with this letter is a copy of the revised Sheet L-4, Landscape Planting Plan with an additional six 3” trees added in the wetland buffer zone as recommended.

3. *The Conservation Commission Chair will contact the appropriate City authorities to determine if the City Manager’s memo dated August 23, 2024, to the Conservation Commission regarding the subsurface stormwater drainage system easement is sufficient to allow the Commission to approve the project.*

Response: As of this date the applicant has not received any update on this issue.

Please call me at 781-279-0180 or email brian.mccarthy@rjoconnell.com if you have any questions.

Sincerely,

RJO'CONNELL & ASSOCIATES



Brian J. McCarthy
Vice President

cc: PPF Industrial 20 Seyon LLC
MassDEP – NERO

Attachment A:
E-mail Correspondence from City Engineer

From: [Glode, Tyler](#)
To: [Brian McCarthy](#); [Micieli, Michael](#); [Swan, Katherine](#)
Cc: [Brian Beck](#); [Michael Capachietti](#); [Christopher Lucas](#)
Subject: RE: Watertown, MA 10-30 Manley Way
Date: Monday, September 9, 2024 12:43:00 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

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Good Afternoon Brian,

I have reviewed the attached sanitary sewer repair plan, Sheet C-2D and take no exception on the proposed repairs. I will issue a formal approval during the building permit process, but you are authorized to proceed with this design for Conservation Commission's review.

I have discussed the alterations Mr. Micieli has requested and take no exception. You may move forward with these items as well in which case I will perform a final review and issue any formal findings during the building permit process.

Thank you,



Tyler R. Glode, PE

City Engineer
Department of Public Works

Phone 617-972-6420 x13107

Mobile 617-655-4551

Email tglode@watertown-ma.gov

124 Orchard St. Watertown, MA 02472

From: Brian McCarthy <brian.mccarthy@rjoconnell.com>

Sent: Friday, September 6, 2024 2:53 PM

To: Glode, Tyler <tglode@watertown-ma.gov>

Cc: Brian Beck <bjbeck@seyonmanagement.com>; Michael Capachietti <michael.capachietti@rjoconnell.com>; Christopher Lucas <cml@lucasenviro.com>

Subject: Watertown, MA 10-30 Manley Way

Hi Tyler,

We completed a video inspection of the existing sewer on the City Lot and found that the pipe is in fairly good condition with a portion of one

section that needs to be replaced. We intend to line all of the existing pipe with the exception of the section to be replaced, as there is some small hair root penetration at some joints and the lining will seal up the pipe and prevent any further root penetration. The attached letter and Sheet C-2D detail the lining and pipe repair.

You can use this link to download copies of the sewer videos and attached is a marked-up plan showing the sewer manhole numbers associated with the videos.

 [2024-09-06 Sewer Videos - City Lot](#)

Also attached is a copy of Sheet C-2B, Grading, Drainage and Utility Plan, that has been revised to show the relocation of the drainpipe to Walker Pond. This relocation was made based on the recommendation of the Watertown Tree Warden to minimize the removal of existing trees. He noted that you reviewed this option as well and just noted that the drain easement should be centered on the new drain line. We have shown the proposed easement as suggested. A copy of the Tree Warden memo is attached.

Lastly, in case you don't have a copy, I attached a copy of the Watertown City Manager memo to the Conservation Commission that states the City will work with us to get the necessary easements for the drainage.

The Conservation Commission continued the hearing on this project until October 9th, 2024, and requested that we get your approval of the proposed sewer repair noted on Sheet C-2D before that meeting. Therefore, we respectfully request your review and approval of the sewer repair so we can submit it to the Conservation Commission by the deadline of October 2nd.

I'm happy to get on a call or meeting (in-person or virtual) to discuss so we can expedite your review in time to meet the deadline.

Thanks very much for your time and review.

Brian McCarthy
Principal
Cell:617-839-2941
brian.mccarthy@rjoconnell.com



**CIVIL ENGINEERS, SURVEYORS
& LAND PLANNERS**

*80 Montvale Avenue, Suite 201
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When writing or responding, please remember that any email sent or received by an employee of the City of Watertown is subject to the Massachusetts Public Records Law (M.G.L. c. 66).

Attachment B:
E-mail Correspondence from Tree Warden

From: [Swan, Katherine](#)
To: [Brian McCarthy](#)
Subject: FW: Watertown, MA 10-30 Manley Way
Date: Wednesday, September 25, 2024 8:36:51 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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Hi Brian,

Please see Mike's response regarding the three trees.

Thank you,
Katie

Katie Swan
Environmental Planner/Conservation Agent
City of Watertown
C: 857-303-9427

When writing or responding, please remember that any email sent or received by an employee of the City of Watertown is subject to the Massachusetts Public Records Law (M.G.L. c. 66).

From: Micieli, Michael <mmicieli@watertown-ma.gov>
Sent: Tuesday, September 24, 2024 1:00 PM
To: Swan, Katherine <kswan@watertown-ma.gov>
Subject: RE: Watertown, MA 10-30 Manley Way

Hi Katie,

I would like to see replacement of the good tree being removed; I currently operate under a diameter for diameter replacement standard. This 16" DBH tree would require eight (8) 2" Trees or six (6) 3" Trees. I don't have any requirement for replacement of any invasives, if they would like to remove the ones within the scope of construction, I have no issue with that. However, I will defer to the you and the conservation commission on regarding that issue.

I hope that helps, let me know if you need anything else.

Thank you!

Mike

Mike Micieli
ISA Certified Arborist NY-6330A, ISA TRAQ

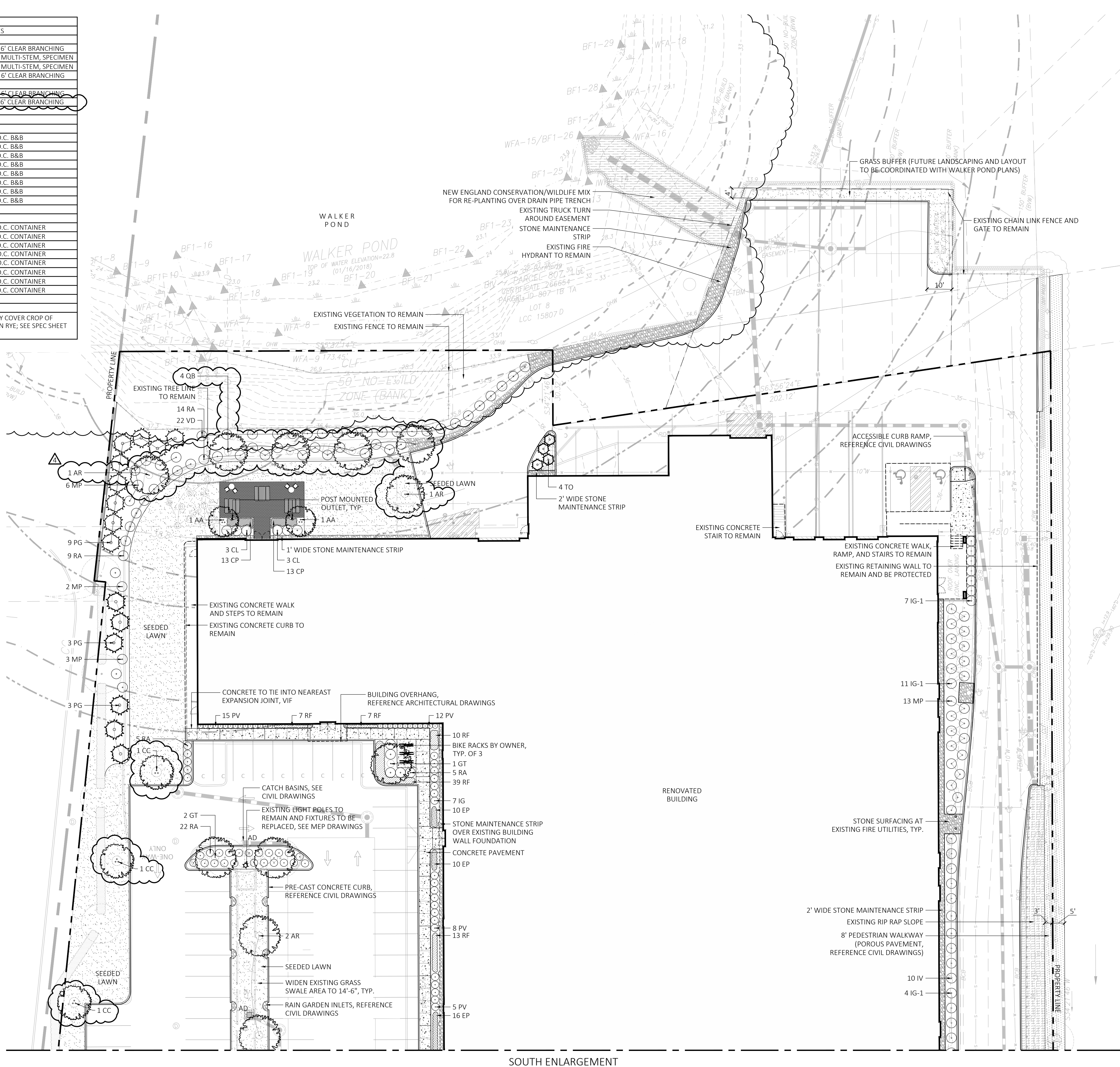
PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	15	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3-3.5" CAL	B&B, 6' CLEAR BRANCHING
AA	5	AMELANCHIER X 'AUTUMN BRILLIANCE'	SEVERCERRY	7-8" HT	B&B, MULTI-STEM, SPECIMEN
CC	3	CERCIS CANADENSIS	EASTERN RED BUD	7-8" HT	B&B, MULTI-STEM, SPECIMEN
GT	5	GLEDITSIA TRICANTHOS 'SKYLINE'	SKYLONE HONEYLOCUST	3.5"-4" CAL	B&B, 6' CLEAR BRANCHING
PG	15	PICEA GLAUCA	WHITE SPRUCE	7-8" HT	B&B
PB	1	PRINUS SERBILATA 'KWANZAN'	KWAZAN FLOWERING CHERRY	8-10" HT	B&B, 6' CLEAR BRANCHING
QS	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3-3.5" CAL	B&B, 6' CLEAR BRANCHING
IG	8	PICTA O. CO. HYBRIDS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8" CAL	B&B
SHRUBS AND GROUND COVER					
CA	20	CORNUS S. 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	48" O.C. B&B
CL	6	CLETHRA ALNIFOLIA	SUMMERSWEET	5 GAL	36" O.C. B&B
IG	94	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3" TALL	36" O.C. B&B
IG-1	39	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	4" TALL	48" O.C. B&B
IV	17	ILEX VERTICILLATA	WINTERBERRY HOLLY	5 GAL	48" O.C. B&B
MP	66	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	5 GAL	48" O.C. B&B
RA	82	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	3 GAL	36" O.C. B&B
VD	22	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5 GAL	36" O.C. B&B
PERENNIALS AND ORNAMENTAL GRASSES					
CK	75	CALAMAGROSTIS X ARTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	24" O.C. CONTAINER
CP	26	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	18" O.C. CONTAINER
EP	98	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	18" O.C. CONTAINER
NW	26	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	24" O.C. CONTAINER
PA	32	PROVSKIA A. 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL	24" O.C. CONTAINER
PH	47	PENNISTEMUM A. 'HAAMEL'	HAAMEL FOUNTAIN GRASS	1 GAL	24" O.C. CONTAINER
PV	158	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	24" O.C. CONTAINER
RF	196	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	1 GAL	18" O.C. CONTAINER
SEED MIX					
		NEW ENGLAND WETLAND PLANTS 413-548-8000	NEW ENGLAND CONSERVATION/WILDLIFE MIX	25 LB/ACRE	APPLY COVER CROP OF GRAIN RYE; SEE SPEC SHEET

PLANTING NOTES:

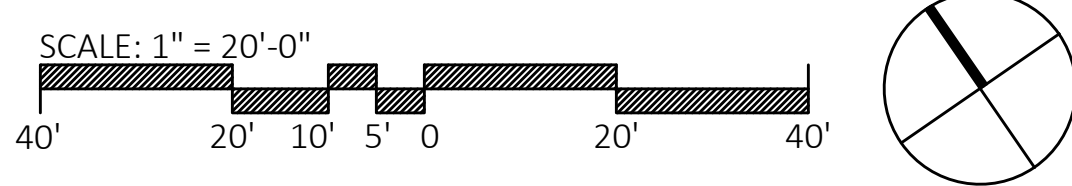
1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
7. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
11. SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUND COVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOIL/SEED: 6" MIN.
12. PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATYPUS EARTH ANCHORS, SIZE FOR CALIPER

PLANTING LEGEND

- | | |
|---|---------------------------------|
|  | EXISTING TREES |
|  | EXISTING SHRUBS |
|  | PROPOSED TREES |
|  | PROPOSED SHRUB |
|  | EXISTING TREE LINE |
|  | LAWN |
|  | PERMEABLE ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | STONE SURFACING |
|  | STABILIZED STONE DUST SURFACING |
|  | LIGHT BOLLARD (LB) |
|  | BIKE RACK |



1 LANDSCAPE PLANTING PLAN - NORTH ENLARGEMENT



SITE PLAN REVIEW SET

**NOT FOR
CONSTRUCTION**



535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

CIVIL
R.J. O'Connell & Associates
80 Montvale Ave #201
Stoneham, MA 02180
781.279.0180 | T

LANDSCAPE
Michael D'Angelo Landscape Architecture
LLC
840 Summer Street, Suite 201A
Boston, MA 02127
203.592.4788 | T



20 SEYON

10 - 30 MANLEY WAY
WATERTOWN, MA 02472

THE SEYON GROUP

535 Boylston St. 11
Boston, MA 02116

PROJECT: 2301

No.	Description	Date
1	Revised per City Comment	04/23/2024
2	Notice of Intent Submission	05/13/2024
3	Revised per ConCom Comments	08/28/2024
4	Revised per Tree Warden	09/26/2024

DATE: 06.30.2023

SCALE: AS NOTED

**LANDSCAPE PLANTING
PLAN - N. ENLARGEMENT**

L-4

446–550 Arsenal Street

PREPARED FOR



A L E X A N D R I A.

Alexandria Real Estate Equities, Inc.
215 First Street, Suite 100
Cambridge, MA 02142

PREPARED BY

REED HILDERBRAND

130 Bishop Allen Dr,
Cambridge, MA 02139
617.923.2422

August 2024

The following maintenance guidelines are proposed to ensure that the landscape is stewarded in a sustainable manner that fully establishes plantings, promoted continued health and vigor of plantings, maintains landscape's original design intentions.

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- 1.2 Groundcovers and Perennials
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- 2.3 Turf

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- 3.2 Microforest
- 3.3 Bioretention area
- 3.4 Woodland edge
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- 4.2 Soils

1.0 ESTABLISHMENT MAINTENANCE

1.1 Trees and Shrubs

- Establishment period for the Installer shall be two years starting at project Acceptance. All plants shall be guaranteed by the Installer for a period of two years.
- Dead plants must be replaced by the Installer within the next digging season.
- The Installer will guarantee all replacement plants for an additional one year period from the date of their acceptance after replacement.
- Establishment Maintenance shall be by the Installer and begin immediately after each plant is planted and shall continue for a period of two years.
- Establishment Maintenance shall be by the Installer and consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, resetting plants to proper grades and upright position, all necessary care to keep plantings free of harmful insects and disease, and in a healthy growing condition.
- Establishment weeding shall be conducted a minimum of twice a year and sufficient to keep plant beds free of weeds, grass, and other undesired vegetative growth.
- Establishment watering and monitoring of irrigation shall be by the Installer, and sufficient to maintain proper soil moisture levels.
- Reference figure 2.1

1.2 Groundcovers and Perennials

- Establishment period for the Installer shall be two years starting at project Acceptance. All plants shall be guaranteed by the Installer for a period of two years.
- Dead plants must be replaced by the Installer within the next growing season.
- The Installer will guarantee all replacement plants for an additional one year period from the date of their acceptance after replacement.
- Establishment Maintenance shall be by the Installer and begin immediately after each plant is planted and shall continue for a period of two years.
- Establishment Maintenance shall be by the Installer and consist of watering, cultivating, weeding, mulching/composting, and necessary care to keep plantings free of harmful insects and disease, and in a healthy growing condition.
- Establishment weeding shall be conducted a minimum of twice a year and sufficient to keep plant beds free of weeds, grass, and other undesired vegetative growth.
- Establishment watering and monitoring of irrigation shall be by the Installer, and sufficient to maintain proper soil moisture levels.
- Reference figure 2.2

1.3 Turf

- Establishment period for the Installer shall be at least 60 days from project Acceptance AND turf roots are thoroughly knitted to the soil with a uniform stand of grass in healthy condition.
- Lawn or grass sowed in the fall require establishment maintenance to continue into spring months.
- Areas which fail to show a uniform stand of grass shall be replanted as often as necessary to establish an acceptable stand of grass.
- Establishment Maintenance includes all operations required to produce an established lawn. This includes mowing, replanting, watering, weeding, and organic feeding.
- Establishment watering shall be daily or as necessary to maintain moist soil to a depth of 4 in to promote deep rooting.
- Establishment mowing shall not remove more than 40% of the grass leaf.
- Weeds and growth other than varieties of grass named in grass seed formula shall be removed. Removal may be accomplished by physical removal and when necessary judicious use of suitable herbicides that meet all local, state, and federal requirements.
- Reference figure 2.3

2.0 REGULAR MAINTENANCE BY PLANT TYPOLOGY

2.1 Trees and Shrubs

- Engage a certified arborist to inspect trees annually for any signs of stress, disease, pests, or structural pruning needs. While light pruning to thin and clean the crown can be performed by ARE staff, an Arborist should perform any significant or structural pruning that will raise the crown, reduce the size of the tree, or otherwise substantially alter the overall form of the tree.
- Submit annual arborist report to Building Superintendent.
- Monitor for signs of disease or pests including defoliation, cankers on the woody growth or leaves, burrows, sawdust accumulation, and unseasonal leaf discoloration. If disease or pest infestation is suspected, promptly have the tree inspected by a certified arborist to determine the best course of treatment or removal. Consider spreading compost over tree root zones that show signs of stress or lack of vigor. Immediate action will mitigate further decline or spread to other plants.
- Regular Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, and care to keep plantings in a healthy growing condition.
- Regular weeding shall be conducted a minimum of three times a year and sufficient to keep plant beds free of weeds, grass, and other undesired vegetative growth.
- Regular watering shall be sufficient to maintain proper soil moisture levels 18"-24" deep to encourage deep rooting. Avoid frequent light watering.
- Regular feeding shall include composts, compost teas, organic fertilizers, and biological amendments. Avoid feeding in the late season and during periods of drought.

- Regular mulching shall consist of aged wood chips and/or compost, applied in the spring at a depth of 1". Do not allow much to build up against tree trunks.
- Reference figure 2.1

2.2 Groundcovers and Perennials

- Monitor for signs of disease or pests. If disease or pest infestation is suspected, promptly have a horticulturalist determine the best course of treatment or removal.
- Regular Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, and care to keep plantings in a healthy growing condition. Perennials shall have minimal mulch or compost as mulch material.
- Regular pruning shall remove entire unruly branches to the base only when necessary. Plants are intended to grow densely.
- should be allowed to grow densely
- Regular weeding shall be conducted a minimum of three times a year and sufficient to keep plant beds free of weeds, grass, and other undesired vegetative growth.
- Regular watering shall be sufficient to maintain proper soil moisture levels 12" deep to encourage deep rooting. Avoid frequent light watering.
- Regular feeding shall include composts, compost teas, organic fertilizers, and biological amendments.
- Reference figure 2.2

2.3 Turf

- Cutting & Pruning - lawns should be cut as needed to maintain a clean appearance. Timing and frequency will vary throughout the year. Alternate direction of mowing between cuts. Cut more frequently to a slightly taller height during the peak of summer to allow the grass to retain more moisture. Trim edges with a string trimmer to match lawn height; avoid angular cuts that create tapered edges.
- Where possible, remove crab grass, dandelions, nutsedge, plantain, and other common broadleaf weeds by hand before they go to seed. Regular mowing and diligence with removal will minimize the need for non-organic treatments.
- Coordinate with a certified turf maintenance professional to monitor SOIL health of lawns. This includes pH, compaction levels, thatch build-up, nutrient balance, and biological activity. Maintaining healthy soils will result in healthier lawn conditions that is more resistant to diseases, pests, and drought.
- Reference figure 2.3

3.0 SPECIAL GARDEN MAINTENANCE

3.1 Gorky Garden

- Reference section 2.0 Regular Maintenance for planting typology specific maintenance requirements
- The design intent for the Gorky Garden is to be a floral meadow in character, with finely textured fescues interspersed with dots of color coming from the flower heads of forbs.
- A certified horticulturalist should be consulted annual to monitor and make maintenance recommendations.
- Maintain “drift” layout of plants by controlling overly aggressive plant material.
- Some annual loss of perennials is natural and annual replacement of less long-lived species should be anticipated. Replacement planting to be completed in the spring.
- Overly mature perennials may require rejuvenation division. This should happen in the fall or early spring.
- Top dress the soil with organic matter (compost) each spring to maintain soil health.
- Reference figure 3.1

3.2 Microforest

- Reference section 2.0 Regular Maintenance for planting typology specific maintenance requirements
- The design intent for the Microforest is to have tree grow into a thicket of young trees. Trees are planting densely and overtime, some trees will thrive while others will not succeed. Cut down dead or dying trees to the ground but do not remove root systems.
- Monitor understory for invasive species including Japanese Knotweed, Bittersweet, Black Mugwort, Buckthorn and Norway Maple. If invasives are found, vigilantly manage invasive presence through treatment and continue to monitor in the following years
- Add organics matter and compost to groundcovers and trees every other year, or more frequently if plants exhibit yellowing or stunted growth.
- Keep beds free from weeds. Allow plant’s natural leaf duff to remain within the microforest area.
- Reference figure 3.2

3.3 Bioretention Area

- Reference section 2.0 Regular Maintenance for planting typology specific maintenance requirements
- Reference Stormwater Management System Operations and Maintenance Plan prepared by VHB.
- The design intent for the bioretention area is to be a grassy meadow in character, with finely textured sedges and forbs, and provides a stark contrast to the woody material on the microforest hammocks.
- Bioretention area should be composed of a variety of perennial species. Monitor to ensure that a monoculture of one species does not develop.

- Knotweed, Bittersweet, Black Mugwort, Buckthorn and Norway Maple. If invasives are found, vigilantly manage invasive presence through treatment and continue to monitor in the following years.
- Remove any accumulation of trash. Infill bare spots in late spring by raking the spot clear and seeding with New England Wetland Plants Wet Mix as needed.
- Reference figure 3.3

3.4 Woodland Edge

- Reference section 2.0 Regular Maintenance for planting typology specific maintenance requirements.
- The design intent for the Woodland Edge is to create naturalistic planting in keeping with the existing greenway landscape character
- Monitor existing trees and overhead limbs for risk of breaking or falling. Have existing mature trees inspected annually by a certified arborist. All pruning of mature trees should be performed by a certified arborist. Remove pests and fertilize as necessary.
- Keep beds free from weeds. Allow plant's natural leaf duff to remain within dripline of trees
- Reference figure 3.4

3.5 480 Garage Vines

- Reference section 2.0 Regular Maintenance for planting typology specific maintenance requirements.
- Allow Virginia Creeper vines to grow along building face, but cut back tendrils that run along the ground.
- Minimal feeding and fertilizing is required for the plants in this bed. If desired, apply an organic compost or compost tea in early spring.
- Keep beds free from weeds, especially in late spring to minimize summer effort. Monitor for invasive plants such as Bittersweet or Black Swallow-wort. Mulch beds with a natural, un-dyed shredded bark or leaf-duff mulch, preferably using on-site materials.
- Monitor growth and spread of vines and prune as desired. Tendrils can also be carefully moved to encourage filling of bare spots. Fill bare spots on the ground by dividing and replanting healthy cared plants in early spring as necessary.
- Reference figure 3.5

4.0 PLANTING INFRASTRUCTURE

4.1 Irrigation

- Reference Landscape Irrigation Best Management Practices, PG 3: Practice Guideline for Landscape Water Management, by IRRIGATION ASSOCIATION & AMERICAN SOCIETY OF IRRIGATION CONSULTANTS
- Provide weekly monitoring when irrigation is active.
- Provide leak detection monitoring software and soil moisture detectors will be provided to minimize water loss and maximize efficiency.
- Spring activation and fall winterization

4.2 Soils

- Soil health is plant health. Monitoring and managing soil health is essential. Soils should be tested every 2 to 3 years for nutrient levels, pH, and bioactivity. Send samples to UMASS Soil and Plant Nutrient Testing Laboratory or equivalent.
- Annual landscape maintenance plans and procedures should incorporate execution of test recommendations.



Figure 1.0 Planting Maintenance Zones



Figure 2.1 Trees & Shrubs



Figure 2.2 Groundcovers & Perennials



Figure 2.3 Turf

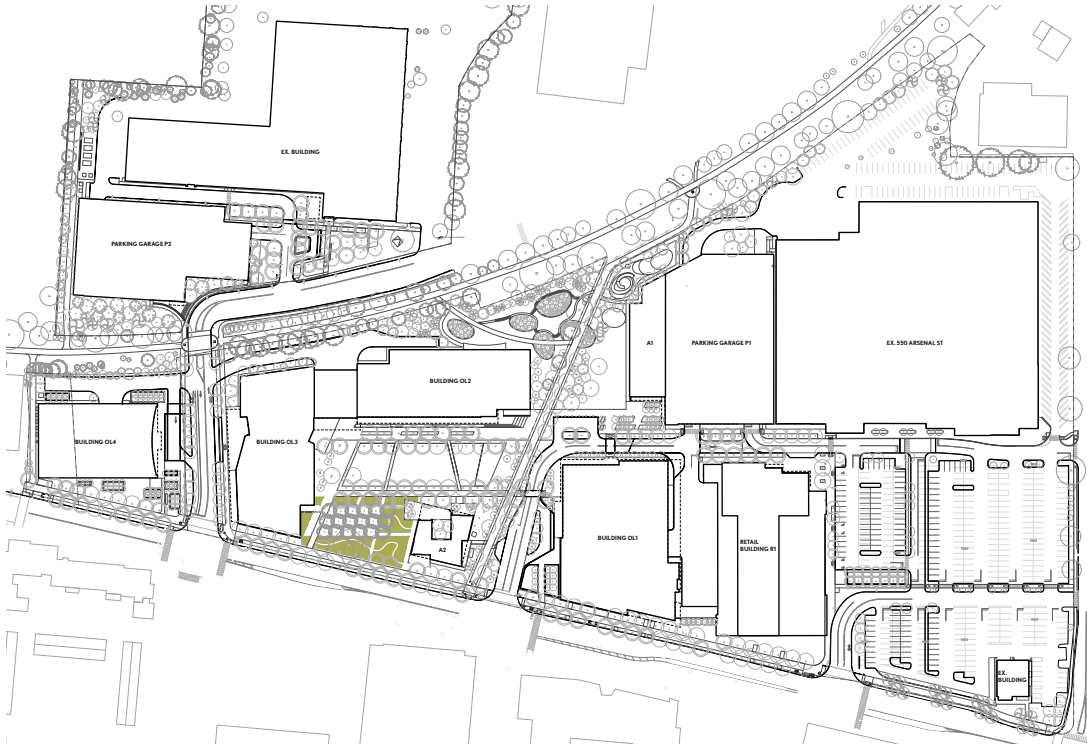


Figure 3.1 Gorky Garden

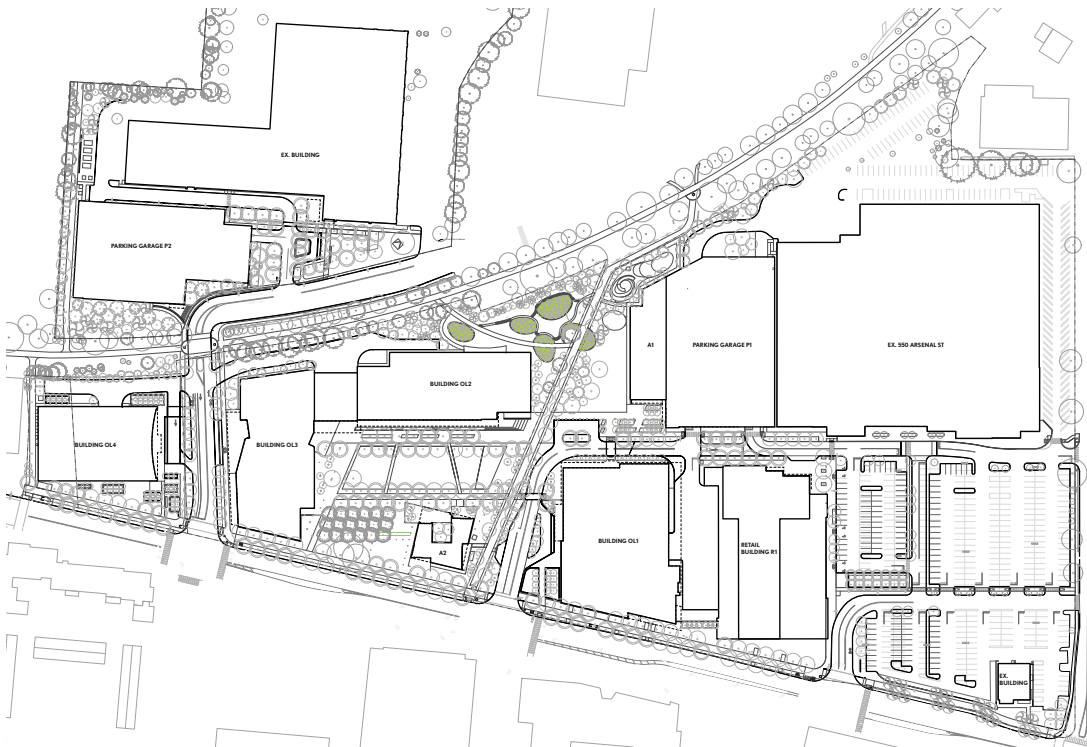


Figure 3.2 Microforest

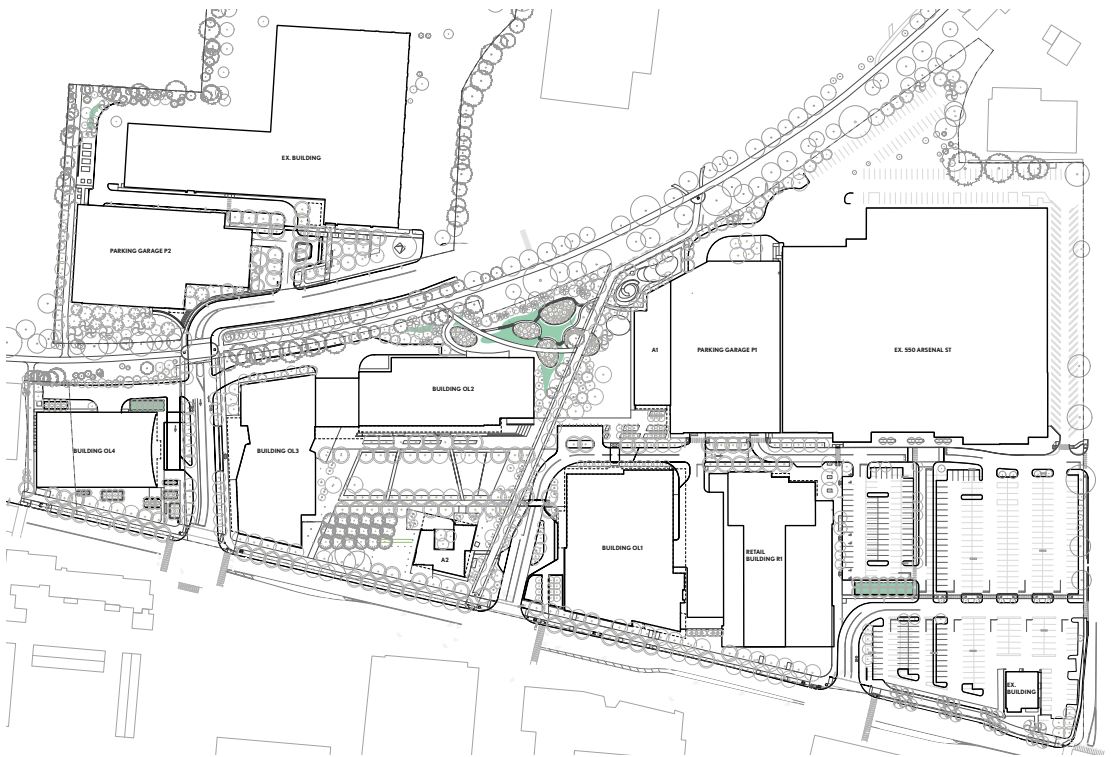


Figure 3.3 Bioretention Area



Figure 3.4 Woodland Edges

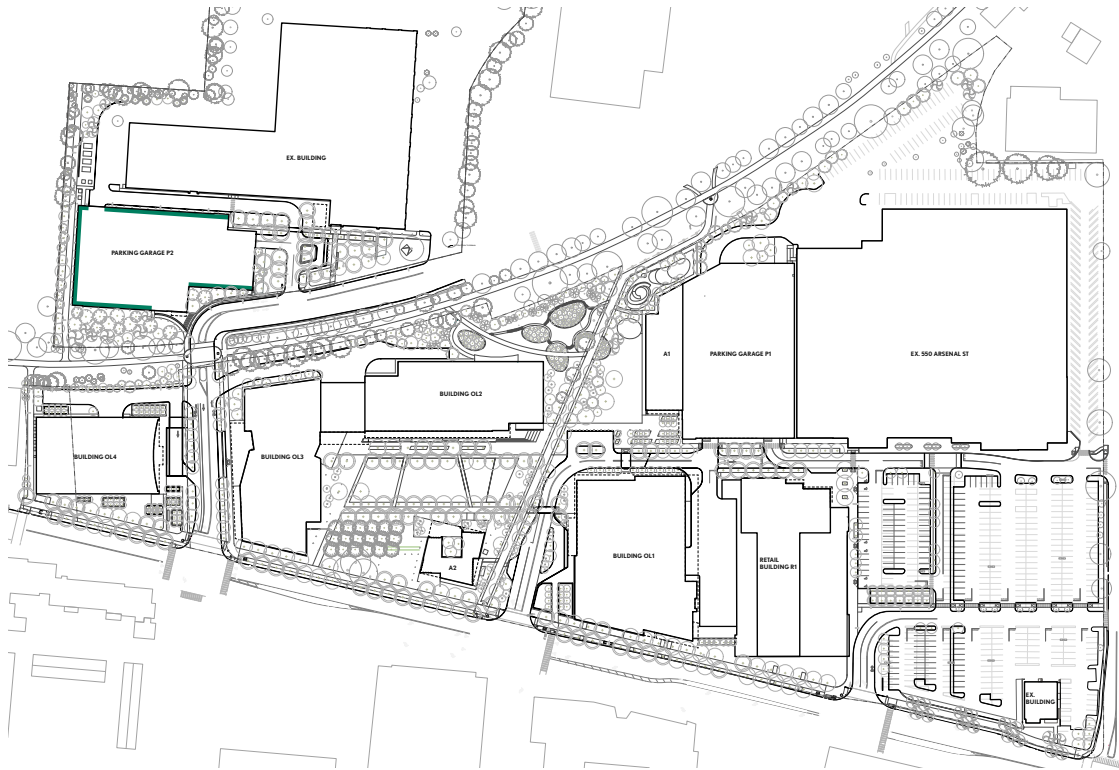
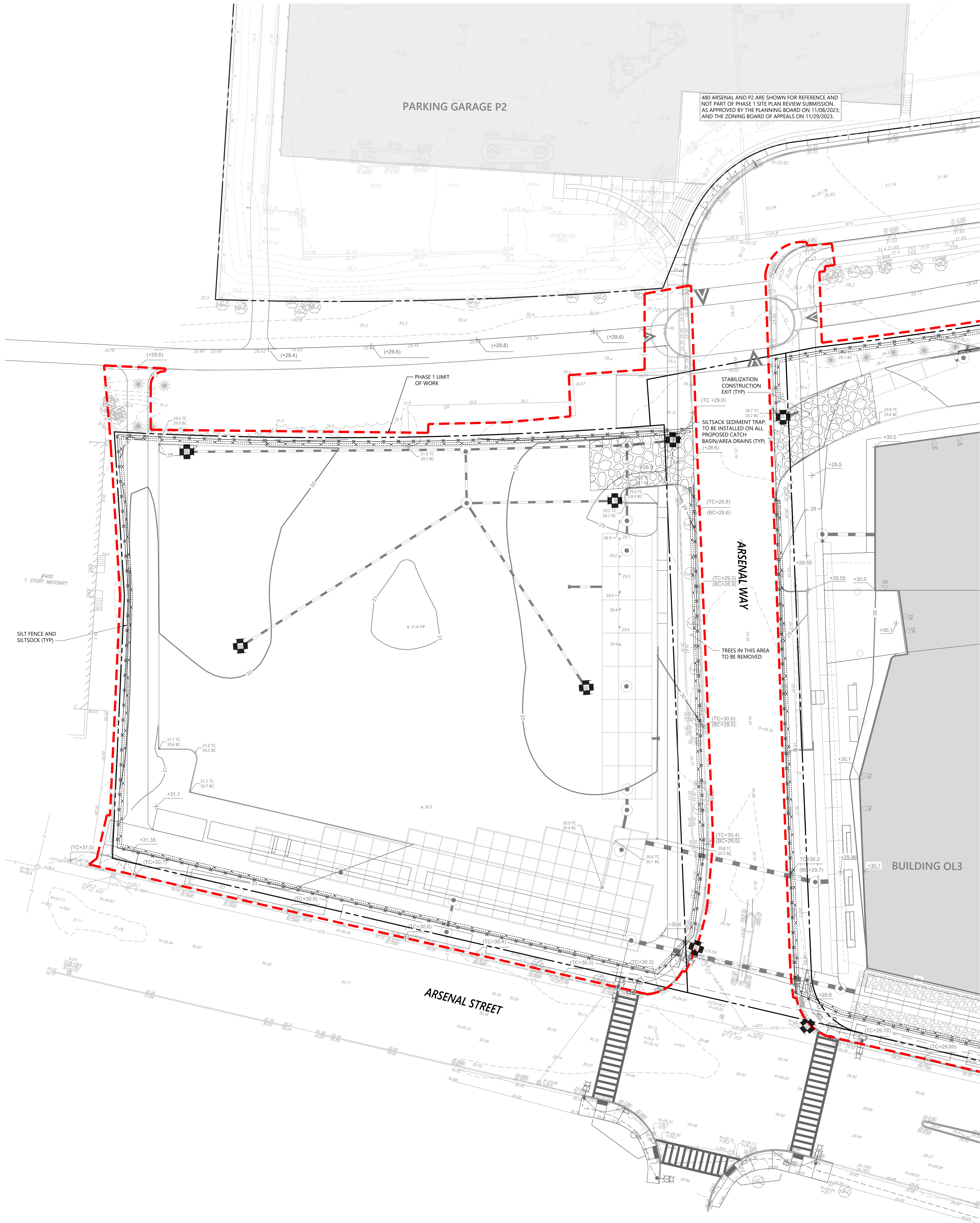


Figure 3.5 480 Garage Vines



THIS BASE PLAN ILLUSTRATES THE MINIMUM PERIMETER EROSION & SEDIMENTATION CONTROLS. THE SWPPP OPERATOR SHALL UPDATE THIS PLAN THROUGHOUT THE DURATION OF CONSTRUCTION TO SHOW THE LOCATIONS OF PROPOSED/CONSTRUCTED ERS CONTROLS DEEMED NECESSARY TO MEET THE REQUIREMENTS OF THE NPDES CGP.

EROSION AND SEDIMENTATION CONTROL TECHNIQUES

THE EROSION AND SEDIMENTATION CONTROLS SHOWN HEREON ARE PERIMETER MEASURES ONLY AND ARE PROVIDED AS A STARTING POINT FOR CONTRACTOR'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS REQUIRED TO PROVIDE ADDITIONAL INTERIM EROSION AND SEDIMENTATION CONTROLS, INCLUDING BUT NOT LIMITED TO THOSE LISTED BELOW. THE CONTRACTOR SHALL MANAGE EROSION AND SEDIMENTATION DURING CONSTRUCTION TO PREVENT IMPACTS TO RESIDUE AREAS, ROADWAYS, AND ADJUTING PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION.

CATCH BASIN PROTECTION

NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT

A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

VEGETATIVE SLOPE STABILIZATION

STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT INFILTRATION, VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF FOOTWEAR. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SOERING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIVE FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

TEMPORARY SEDIMENT BASINS

TEMPORARY SEDIMENT BASINS WILL BE DESIGNED EITHER AS EXCAVATIONS OR BERMED STORMWATER DETENTION STRUCTURES (DEPENDENT ON GRADING) THAT WILL RETAIN RUNOFF FOR A SUFFICIENT PERIOD OF TIME TO ALLOW SUSPENDED SOIL PARTICLES TO SETTLE OUT PRIOR TO DISCHARGE. THESE TEMPORARY BASINS WILL BE LOCATED BASED ON CONSTRUCTION NEEDS AS DETERMINED BY THE CONTRACTOR AND OUTLET DEVICES WILL BE DESIGNED TO CONTROL VELOCITY AND SEDIMENT POINTS OF DISCHARGE FROM SEDIMENT BASINS WILL BE STABILIZED TO MINIMIZE EROSION. AT A MINIMUM, SEDIMENTATION BASINS SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE STORAGE FOR THE VOLUME OF RUNOFF GENERATED FROM A 2-YR, 24-HR DESIGN STORM, OR AT LEAST 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINING TO THE BASIN.

STOCKPILE MANAGEMENT

SOILSLOPES OR STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. STRAW BALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOP OF SLOPE.

DUST CONTROL

TREAT EXPOSED SURFACES TO REDUCE AND CONTROL DUST AS NECESSARY TO COMPLY WITH THE NPDES CGP REQUIREMENTS.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MAINTENANCE (THROUGHOUT CONSTRUCTION)

THE SITE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A BIWEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

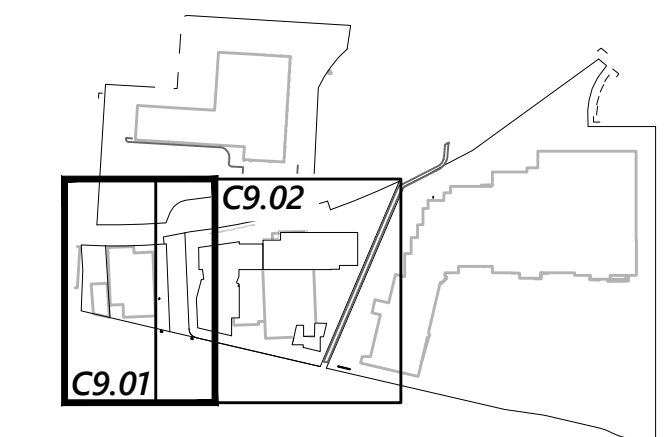
INFILTRATION AREA PROTECTION DURING CONSTRUCTION

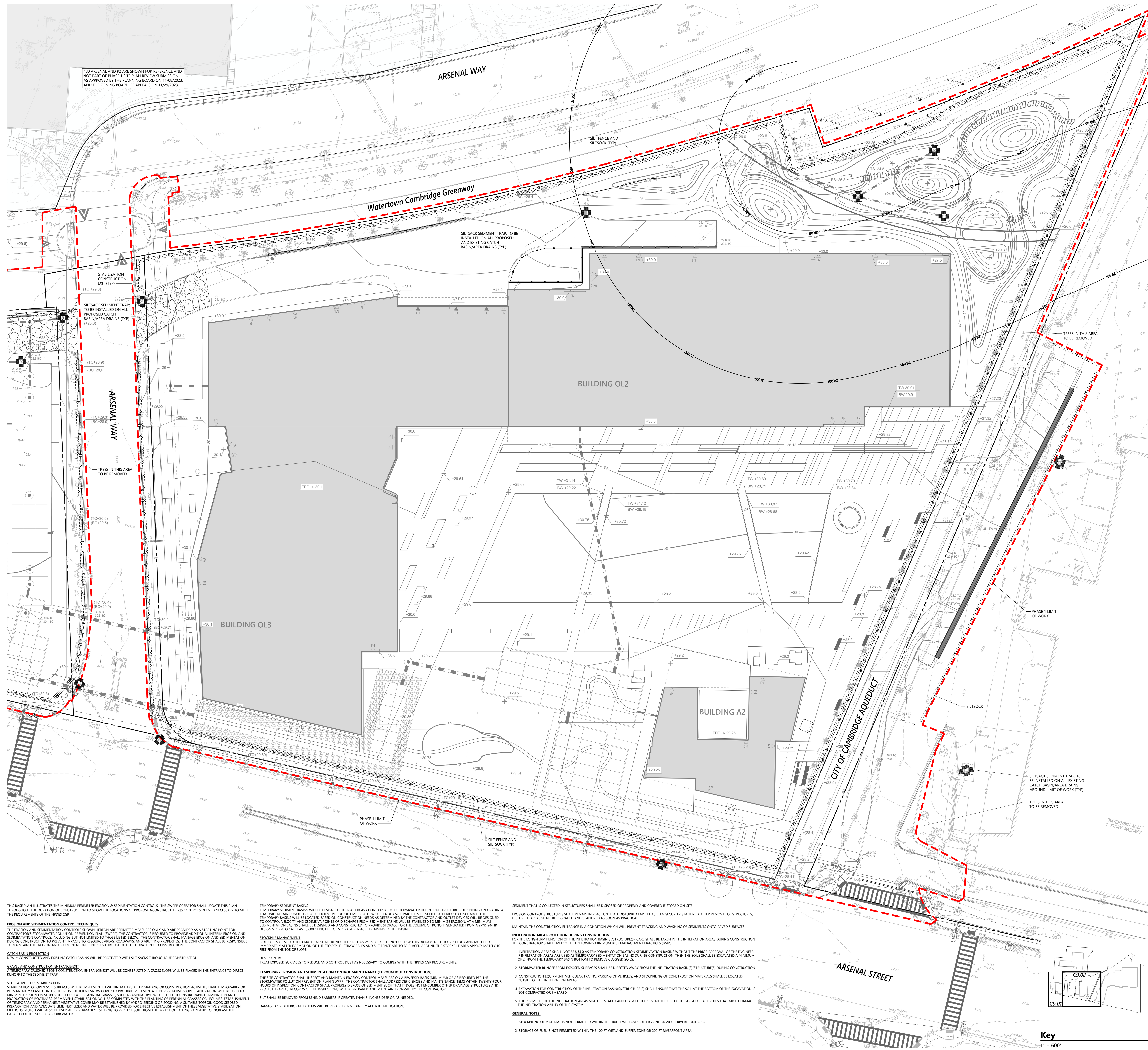
THE LONG-TERM FUNCTION OF THE INFILTRATION BASINS/STRUCTURES, CARE SHALL BE TAKEN IN THE INFILTRATION AREAS DURING CONSTRUCTION FOR THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMPs):

1. INFILTRATION AREAS SHALL NOT BE USED AS TEMPORARY CONSTRUCTION SEDIMENTATION BASINS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. IF INFILTRATION AREAS ARE USED AS TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION, THEN THE SOILS SHALL BE EXCAVATED A MINIMUM OF 2' FROM THE TEMPORARY BASIN BOTTOM TO REMOVE CLOGGED SOILS.
2. STORMWATER RUNOFF FROM EXPOSED SURFACES SHALL BE DIRECTED AWAY FROM THE INFILTRATION BASINS/STRUCTURES DURING CONSTRUCTION.
3. CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE OF THE INFILTRATION AREAS.
4. EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION BASINS/STRUCTURES SHALL ENSURE THAT THE SOIL AT THE BOTTOM OF THE EXCAVATION IS NOT COMPACTED OR SMEARED.
5. THE PERIMETER OF THE INFILTRATION AREAS SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF THE AREA FOR ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION ABILITY OF THE SYSTEM.

GENERAL NOTES:

1. STOCKPILING OF MATERIAL IS NOT PERMITTED WITHIN THE 100 FT WETLAND BUFFER ZONE OR 200 FT RIVERFRONT AREA.
2. STORAGE OF FUEL IS NOT PERMITTED WITHIN THE 100 FT WETLAND BUFFER ZONE OR 200 FT RIVERFRONT AREA.





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