



SUSTAINABLE ENERGY COMMITTEE

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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MEMORANDUM

To: Wellesley Office Park Development Team

From: Marybeth Martello, SEC Administrator, Laura Olton, SEC Chair

Date: November 15, 2018

RE: Sustainability and the Wellesley Office Park Development

Thank you for the information you have provided to the Town of Wellesley and for this opportunity to pose questions about the Wellesley Office Park (WOP) development plans. Wellesley is a leader in promoting sustainability, is a state-designated Green Community, and has a goal (adopted in 2011 and revised in 2014) to significantly reduce the community's greenhouse gas (GHG) emissions. To achieve this goal and align with the town's long-standing commitment to sustainability, development projects in Wellesley should conserve resources, minimize environmental degradation, and support the health and productivity of users.

The Sustainable Energy Committee (SEC) recently drafted Sustainable Building Standards (SBS or Standards) to guide future Town-owned projects. SBS are currently under review by Town departments, but many elements of these Standards are evident in the approach the Town is taking in the development of a new Hunnewell Elementary School. That project will have a very low energy use intensity, will strive toward zero net energy and will meet a high level of standards as prescribed by a certification program such as Leadership in Energy and Environmental Design (LEED).

To better understand Wellesley Office Park's approach to sustainability, the SEC would appreciate answers to the following questions:

- Your presentation to the Advisory Committee noted a commitment to sustainability and resiliency in relation to the wetlands and disturbance of open space around WOP. Do you have plans for a more comprehensive approach to sustainability through compliance with a green building certification program, such as LEED? Such certification programs promote sustainable materials management (including recycling and reuse of demolition materials), daylighting, minimal building footprints, high indoor air quality,

and minimal/highly efficient use of energy, water and materials, among other sustainable criteria.

- Have you estimated the energy use intensity of the development and its GHG emissions? Will you explore the possibility of using renewable energy and/or making the development zero net energy or zero net energy ready? Minimizing energy use and emissions is a core goal of Wellesley's SBS and critical to construction throughout Wellesley.
- Have you considered the resiliency and adaptability of the entire WOP development so that the facility can change over time to accommodate evolving environmental conditions and user needs? Conventional parking facilities that can easily morph into other types of structures, for example, will be advantageous in the face of projected changes in parking needs.

We look forward to future discussion of these and other sustainability issues.



NATURAL RESOURCES COMMISSION

Town Hall, 525 Washington Street, Wellesley, Massachusetts 02482-5992

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Brandon Schmitt, Director
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To: Michael Zehner, Planning Director
Re: Wellesley Office Park
Date: November 15, 2018

QUESTIONS AND THOUGHTS FROM THE NATURAL RESOURCES COMMISSION

1. **Trees:** How many trees need to be removed across the site?
2. **Trees:** How many public shade trees are present and how many would be impacted by the development?
3. **Paths and Trails:** Is there a commitment to expand the pervious path on site?
4. **Paths and Trails:** How will existing and new pathways be maintained?
5. **Recreation:** Are there any additional open space amenities being proposed for the residential portion of the development (playgrounds, courts, sports fields, etc.)?
6. **Lawn Care:** The NRC would hope that the developers would at least consider eliminating the use of fertilizers and pesticides on the landscaped areas of the property to reduce the impact on the adjacent watershed.
7. **Landscape Material:** we hope that the landscape design will maximize the use of hardy, native and pollinator friendly plant species wherever possible.

QUESTIONS AND THOUGHTS FROM THE WETLANDS PROTECTION COMMITTEE

1. **Rezoning:** We are concerned that this development uses the "opt-outs" available to avoid regulations other than those related to the state Wetlands Protection Act. What "opt-outs" are unavoidable if the rezoning went forth, and what would be negotiable, what do we not want to give away as a Town in any new zoning agreement?
2. **Stormwater:** What is the net impervious cover change between existing and (final) proposed in the following: entire area to be developed, and wetland resource areas?
3. **Stormwater:** What is the expected runoff rate and volume pre- and post-development? Using the latest NOAA rainfall data.
4. **Wetland Resource Areas:** The site was delineated on October 28, 2014, so that delineation has expired and the characteristics should be confirmed under a new delineation.
5. **Riverfront Area:** Some portions of the site work may qualify as a **redevelopment** project within state and bylaw regulated riverfront, as the project proposes to improve the existing conditions for resiliency and sustainability. Within RFA, Wellesley bylaws require a wildlife habitat evaluation for more than 5,000 sf of alteration, mitigation plantings for any tree removals, and requires the

project to protect the capacity of the site to provide for recreation. Additionally, there are strict stormwater management and sedimentation controls. Redevelopment standards would be used to evaluate any Riverfront alterations in previously developed areas: Proposed work may not be located closer to the river than existing conditions, or 100 feet, whichever is less, except in accordance with any restoration or mitigation work. Proposed work including expansion of existing structures, shall be located outside the RFA or away from the river, again, unless areas will be mitigated and restored at minimum ratios. Proposed work shall not exceed the amount of degraded are. Any Certificate of Compliance given at the completion of projects would include a condition prohibiting further alteration to any restored or mitigated area.

6. **Bordering Vegetated Wetland:** (BVW) is present along the River and Hurd Brook. These have 100-foot Buffer Zones under the Bylaw and the Act.
7. **Isolated Vegetated Wetlands:** (IVW) are present on the site. The Bylaw protects these as long as they cover at least 2,500 sf. The IVW may also qualify as Isolated Land Subject to Flooding and possible Vernal Pool Habitat. VPH has a 100-foot No-Alteration Zone connected to it.
8. **Bank:** is present along Hurd Brook and the Charles River.
9. **Land Under Water Bodies and Waterways** (LUW) (Water Bodies and Waterways under the Bylaw) is found in Hurd Brook and the Charles River.
10. **Bordering Land Subject to Flooding** (BLSF): What is the flooding character of the site currently? FIRM map from 7/17/12 showed the majority of the site in FEMA Floodplain Designation Zone AE, within the 100-year flood zone, base flood elevations determined (approx. elevation 66).
 - a) What are expected cut and fill calcs on a 1' foot elevation increments in Bordering Land Subject to Flooding? They should think about providing compensatory storage if they are proposing to fill any portion of BLSF.
 - b) Any CFSA shall have an unrestricted hydraulic connection to and shall be provided within the same reach when associated with a stream or river.
 - c) Any work within BLSF shall not restrict flows so as to cause an increase in flood stage or velocity.

Overall, we invite the project team to ask the question, what would make this great? What can they do to make it a model development and not just get permitted?

In anticipation of an application to the Wetlands Protection Committee, project representatives may wish to review the permitting associated with 900 Worcester St to glean an idea on how WPC handled a project with some of the similar site challenges.

Sincerely,

Brandon Schmitt, NRC Director

Richard Howell, WPC Chairman

Julie Meyer, Wetlands Administrator