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## **Section 2**

### **Project Overview**

*Site Plan Review Application*  
HUNNEWELL FIELD SOFTBALL  
RENOVATION PROJECT

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## PROJECT OVERVIEW

### Project Summary

This report is being submitted in support of a Site Plan Review Application to the Wellesley Zoning Board of Appeals on behalf of the Wellesley Natural Resources Commission (the Applicant). The proposed project is for the renovation of two (2) existing softball fields, Lee Field and Hunnewell Field at the Hunnewell Field Complex.

The Town of Wellesley Natural Resources Commission owns and operates the Wellesley Hunnewell Fields and associated grounds, and the property address is 438 Washington Street in Wellesley. The project site (the Site) is located in the Parks, Recreation and Conservation District and is generally bounded to the north by Washington Street, to the south by Wellesley High School Track & Field, to the west by Whole Foods, and to the east by Rice Street. See attached Figure 1, Locus Map, for the project site location.

In addition, to the baseball fields, the Hunnewell Field Complex includes multiple grass and fields serving soccer, lacrosse, softball, baseball and other sports. The fields are used by the students from various schools as well as Town sports groups and residents. The Hunnewell Field grounds consist of athletic playing fields, landscape areas, grass lawn areas, associated utilities, asphalt pavement parking areas, access drives and walkways. Refer to the Locus Map on plan set cover sheet. It should be noted there are water fountains and bathrooms at the Hunnewell Field Complex.

The facility is accessed by the path along the Cochituate Aqueduct from Rice Street to the east, a driveway access on Washington Street for the tennis courts to the north, and from a driveway access from the High School Track & Field Complex on Rice Street from the south. Persons using the softball fields typically park on Washington Street or the parking lot for the tennis courts, which is open to the public.

Renovations to the Hunnewell Field and Lee Field are necessary due to the requirements of the MIAA, Massachusetts Interscholastic Athletic Association, which has specific requirements on infields, base paths, foul lines, backstop to home plate, pitching rubber to home plate and "home run fence".

The facility has been used by both the Middle School and the High School softball teams. The facility is open to the general public for use. Lighting

is not proposed for this project.

The Site is not located within the Town's Water Supply Protection Overlay District.

### **Proposed Changes**

Meetings were held with the School Department, Athletic Department, Department of Public Works, Facilities Maintenance Department, Natural Resources Commission and other Town Departments to review and discuss the project. Under Article 15 at the 2018 Annual Town Meeting it was voted unanimously to approve funding to renovation of the Hunnewell Softball Fields.

While the facility has served Wellesley Schools and residents well, the fields were not built to MIAA standards. The project will completely reconstruct Lee Field and Hunnewell Field so that the dimensions of the infield and outfield follow the MIAA standards. This work involves shifting the fields to accommodate the new dimensions and fit the space for each field.

At Lee Field, the proposed site work includes improvement to the infield, including new skinned infield with Dura Edge, brick seat-wall and brick pavers, an underdrain system for both the infield and outfield, grading low spots, installation of two dugouts, bleachers, stonedust walkway, relocate irrigation heads, solar scoreboard and landscaping. The infield will consist of a Dura Edge material that has been used by many professional ball field and allows infiltration of stormwater runoff. A new water service is under review for Lee Field as the existing water line does not provide enough pressure to provide water to the field or for hydration needs.

Hunnewell Field will be designed comparable to Lee Field, however, a smaller underdrain system is proposed, which will discharge to an existing 6-inch drain line. An electrical scoreboard is proposed for Hunnewell Field as power is available and tree cover would make solar power difficult.

The project proposes on both fields to infiltrate stormwater runoff from playing field, both infield and outfield, to a subsurface drainage system that consists of 2-inch perforated pipes. For Lee Field, the subsurface drainage system discharges to the drainage channel. At Hunnewell Field, stormwater runoff is connected to a 6-inch drain line. A constructed wetland is proposed to compensate for the land under water and bank that is proposed to be culverted by the drainage channel.

## **Design Considerations**

### **Lee Field**

The new field configuration will shift to the southwest and closer to the drain channel by approximately 12 feet. Improvements include upgrades to the infield and outfield, player's benches, spectator seating, storage and ADA accommodations/dugout, adequate field dimensions, greater setbacks from residential property and improved landscaping. Fencing in the backstop area is proposed without an overhand.

The shifting of the softball field is achieved by culverting a portion of the existing drain channel, approximately 150 linear feet and removal of the foot bridge, which will provide access to the softball field for equipment and pedestrian traffic. An underdrain will be installed in the infield and outfield to infiltrate stormwater runoff and discharge to the drain channel.

A constructed wetland is proposed to compensate for the culverting of the drain channel. The constructed wetland will provide additional habitat and resource area by creating new wetlands area. A forebay will provide entrapment of sediment as stormwater runoff passes through the constructed wetland.

Lanscaping will include mixed native vegetation, expanded tree canopy with shade trees and understory plants to provide a buffering for the field and residents.

### **Hunnewell Field**

Hunnewell field is proposed to shift to the east and closer to the Cochituate Aqueduct. Improvements include, improved ADA accessibility, new dugouts, infield and outfield, underdrains, bleachers, adequate field dimensions and improved storage. The softball field will also include a hydration station behind the backstop area. Fencing in the backstop area is proposed without an overhand. The outfield will be fine graded in low spots to help eliminate puddles and convey stormwater runoff away from the infield.

## **Existing Conditions**

The Hunnewell Field Softball Renovation project site is located at 438 Washington Street in Wellesley, Massachusetts and is identified as Assessors Map 98 Parcel 1. The parcel is under the jurisdiction of the Town of Wellesley Natural Resources Commission.

The approximately 826,183 square foot (18.96 acres) site is located in the Parks, Recreation and Conservation District and is bounded by residential properties along Rice Street to the east, Whole Foods to the west, Washington Street to the north and the High School Track & Field (see Figures 1 & 2) to the

south.

The Hunnewell Field Complex athletic fields grounds consist of grass turf playing fields, bituminous paved parking areas, access drives and walkways, as well as landscape areas and associated utilities. The Hunnewell Field Complex includes multiple grass fields serving soccer, lacrosse, softball, baseball and other sports. The fields are used by the students from various schools as well as Town sports groups and residents. It should be noted there is a water fountain and public restrooms on site.

Parking for the use of the Lee Field and Hunnewell Field is mainly provided at the Washington Street and the parking lot for the tennis courts. The tennis court parking lot is surfaced with asphalt pavement.

According to the USDA Natural Resources Conservation Service (NRCS) Soil Survey of Norfolk and Suffolk County, the on-site soils consist primarily of Udorthents, sandy. The smaller remaining portions of on-site soils consist of Urban Land (0-15% slopes) and Canton-Urban Land (3-15% slopes). See Figure 3.

Soil test pits were performed by Weston & Sampson on Monday, March 25, 2019 to determine soil properties, permeability, and groundwater depth. Testing indicated a majority of the site contains a top layer of loam/fill, fill and bottom layer of silt and fine sand, between 2 to 6 feet. Mottling was observed between 2 to 3 feet. A copy of the Soil Evaluation Report is included in Appendix 1.

The Site is not located within the Town's Water Supply Protection Overlay District or the state jurisdictional Zone II Water Supply Protection District.

According to the FEMA Flood Insurance Rate Map (FIRM) for Norfolk County (Panel 17 of 430, Map Number 25021C0017E, Effective Date July 17, 2012) the entire property is located outside the 100-year flood zone. See Figure 4.

According to the MA NHESP online map (2008), there are no Estimated Habitats of Rare Wildlife or Priority Habitats of Rare Species at or near the Site.

### **Building Improvements**

The project proposed two dugouts per softball field, with dimensions of 11'x40', a sloped shelter roof, storage area and player's benches. The plans include details of the foundation, siding, roof and fence. The existing fields do not have a permanent storage area but rely on bins for storage.

### **Site Improvements**

The project will include the renovation of Lee Field and Hunnewell Field. Also included are stormwater system upgrades and associated landscaping improvements.

At Lee Field, invasive tree and shrubby species are located along the outer edges of the field. The trees are made up of black locust and Norway Maple, which are proposed to be removed as a part of this project. An extensive landscaping has been prepared by Weston & Sampson to provide native plants, increased tree cover and additional screen for residential property. Pine trees along the Cochituate Aqueduct are also proposed to be removed and replaced due to the close proximity of the trees to the dugout area and infield.

The project includes a new subsurface stormwater infiltration system to be located in the grassed area and infield area. The proposed infiltration systems will be constructed using rows 2-inch perforated pipe. Overland overflow during larger storm events will still discharge to the existing Town of Wellesley storm drainage system. As a result of the project there will be a reduction in the peak stormwater runoff rates from existing conditions. The proposed stormwater system upgrades will improve water quality and quantity for the project site.

A Stormwater Constructed Wetland is proposed to treat both Total Nitrogen and Total Phosphorus. The proposed Constructed Wetland is designed to capture and treat up to the 10-yr storm event. The proposed Stormwater Constructed Wetland will improve the stormwater quality of water from the upgradient drainage area.

The irrigation systems will be improved in terms of controller system upgrades, new heads if necessary, new zones and additional irrigation heads added to the fields.

### **Parking & Site Circulation**

The facility is accessed by paved driveway connected to the Washington Street parking lot, parking spaces and sidewalk on Washington Street, the walking trail on the Cochituate Aqueduct and a walking path by the Town High School Track & Field.

No changes are proposed to the existing parking lot areas, access drives or the site circulation at and around Hunnewell Field.

### **Landscaping and Open Space**

Weston & Sampson has developed the planting plan and planting schedule for the

project. The design project has been prepared to ensure the protection of the existing mature trees located on the project site. The majority of existing trees will be preserved and protected during construction operations. There are 20 trees designated to be removed from the project due to the proximity of the trees to the field and condition. In addition to protecting several established trees on the project site, several new tree plantings are proposed as part of the project.

### **Zoning District**

As previously mentioned, the Site is not located within the Town's Water Supply Protection Overlay District or the state jurisdictional Zone II Water Supply Protection District.

The proposed project is considered a Major Construction Project subject to Site Plan Review. The project proposes to recharge stormwater runoff from the playing surface areas. Under existing conditions, there are no groundwater recharge measures in place. Refer to Section 3 – Stormwater Management for further details regarding the proposed groundwater recharge.

### **Site Lighting**

Existing site lighting is considered to be adequate for the project site area and no new site lighting is proposed as part of the Hunnewell Field Softball Renovation project.

### **Traffic Impact Evaluation**

The DPW Engineering Division has evaluated the traffic impacts associated with the proposed Hunnewell Field Softball Renovation Project. The following summarizes our analysis.

The proposed Wellesley Hunnewell Field Softball Renovation Project does not result in any change to the number of existing fields or the use of the existing fields. With no change in the number of fields, it is expected there will be minimal change in vehicle trips to the site and there will be no impact to the adjacent roadway network. It is expected there might be a slight increase initially as people may want to try out the new fields. Since there will be no increase in the number of fields, the proposed Hunnewell Field Softball Renovation Project should not have an adverse impact to the roadway, sidewalk and intersection areas located near the project area.

An assessment of existing pedestrian and bicycle safety was accomplished by the Department of Public Works Engineering Division. The assessment of sidewalks within the project area was performed and found there are adequate sidewalks to provide access to the Hunnewell Fields.

Since no new traffic will be traveling to and from the site, and because the proposed project will not generate additional traffic and is not a Project of Significant Impact and a detailed traffic analysis is not required. However, the Town of Wellesley DPW Engineering Division prepared a traffic impact evaluation for the project.

In conclusion, in our professional opinion, the proposed Hunnewell Field Softball Renovation Project will result in no substantive change to existing traffic in the area surrounding the project site.

### **Project Schedule**

Our goal is to start construction of Lee Field and Hunnewell Field in the Summer or Fall of 2019 and complete the construction by Spring of 2020.