MEMORANDUM

TO: Bloomfield Inland Wetlands and Watercourses Commission

FROM: David Peter Castaldi, Civil Engineer and Wetlands Agent

DATE: March 9, 2020

RE: Wetlands Map Amendment, 1390 Blue Hills Avenue, Lot 2A, Map 373

Applicant: H. G. Conn Realty Corp.
c/o TJX Companies, Inc.
300 Value Way
Marlborough, MA 01752

Property Owner: WE 1330 Blue Hills Avenue, LLC
150 Baker Avenue Ext.
Concord, MA 01742

Soil Scientist: Joshua H. Wilson, RSS

Wetlands File #75-2020-03

This application was submitted on January 28, 2020. It was officially received at the regular meeting of February 18, 2020 and is scheduled for a Public Hearing at the March 16th meeting.

This property is located on the north side of Blue Hills Avenue approximately 900 feet southeast of the Phoenix Crossing intersection. It is about 23.7 acres in size and includes a one acre pond in the westerly part. The banks of the pond are steeply sloped and the on-site wetlands exist in a narrow strip around the pond. According to the Official Map of Wetlands and Watercourses there are about 2.03 acres of wetlands on the property including the pond. Please refer to the appendix for additional background information.

Sufficient information has been submitted for the Commission to make an informed decision on this application. The Commission may continue the Public Hearing and table the application to the
next meeting, close the Public Hearing and proceed to a vote on the application or close the Public Hearing and delay their vote until the next meeting. The Commission may continue the Public Hearing once without the applicant’s consent.

This application to amend the Official Map of Inland Wetlands and Watercourses has been filed in accordance with Section 15. of the 2019 Wetlands Regulations. This amendment is based on the Soil Scientist’s flagging of the limits of the wetland soils and the field survey of the wetlands flags. The Official Map is not based on a field survey and the limits of the wetlands are approximate only.

The area of wetlands as defined by the soil scientist’s flagged limits is less than the area defined on the Official Map of Wetlands and Watercourses. The flagged limits indicate there are about 1.24 acres of wetlands on the site. The Official Map indicates that there are about 2.03 acres. The soil scientist identified less wetlands on the east side and northerly end of the pond than are shown on the Official Map.

The wetlands were originally flagged in November of 2017 for the KAMAN Corporation as part of a Wetlands Map Amendment application. Mr. Wilson, the Soil Scientist, prepared a Wetlands Delineation Report in 2017, and this report was submitted in support of the present application. There was no proposed development near this pond in 2017 and these flagged wetlands were not included in the KAMAN Map Amendment approved in 2017.

The site was checked in the field on several occasions in 2020. Several soil cores were dug and compared with the Soil Report. The line flagged by the Soil Scientist appears to be generally accurate but it appears that additional wetlands may exist to the north and east of the pond.

A field meeting was held with the soil scientist on March 9, 2020 and a small area of additional wetlands were identified north of the pond and north of flags A120-A122. The approximate line is the existing 126 contour.

The wetlands on this property all wooded or forested wetlands. The pond appears to be very shallow with exposed hummocks and shallow submerged areas.

In accordance with Section 15.4 of the Wetlands Regulations the plans and supporting documentation have been reviewed. The originally submitted plan set included a Wetlands Map Amendment/Impact plan. A separate Wetlands Map Amendment plan was requested and submitted. The revised plan is by F. A. Hesketh and Associates, Sheet WA-1, at 1” = 40’ scale and dated 03-02-2020. This plan will need some minor technical revisions.
Recommendation and Conditions of Approval

It is recommended that the Commission approve this application to amend the Official Map of Inland Wetlands and Watercourses, after the close of the Public Hearing, subject to the following conditions:

1. The permittee shall submit separate Wetland Map Amendment plans which incorporate all technical plan revisions. Final plans are subject to the approval of the Wetlands Agent. The final plans shall also be submitted in a digital form that is compatible with the Town of Bloomfield GIS.

2. The permittee shall submit three (3) sets of paper prints and one (1) set on fixed lined Mylars of the final Wetland Map Amendment plan (sheet WA-1), signed and sealed by the Surveyor and Soil Scientist, for signing by the Commission.

3. The permittee shall file the signed Mylar of the final Wetlands Map Amendment plan (Sheet WA-1) on the Bloomfield Land Records.
APPENDIX - IWWC Map Amendment - 1390 Blue Hills Avenue

This property is located on the north side of Blue Hills Avenue approximately 900 feet southeast of the Phoenix Crossing intersection.

The property is about 23.7 acres in size and includes a one acre pond and its surrounding wetlands located in the westerly part. The on-site wetlands were flagged as part of a recent Wetlands Map Amendment application and are about 1.24 acres including the pond.

The pond is a former irrigation pond. The property was formerly in agriculture and shade tobacco was grown on this property in the 1900’s. In the middle 1990’s the pond was raised about a foot with the new storm culvert constructed with the widening of Blue Hills Avenue.

This site has been vacant for several decades. It was formerly owned by the KAMAN Corporation and abuts the lots for 200 Phoenix Crossing to the north, 100 Phoenix Crossing to the north and west, KAMAN to the east and 1360 Blue Hills Avenue to the south.

The topography of the site is relatively flat except at the pond where 25% slopes exist down to the edge of the water. The property includes about 7.3 acres of open land and the remaining land is wooded.

The parcel is zoned Industrial 2 and is surrounded by the Ind-2 zone.

This property is contained within sheet 373 of the Official Map of Inland Wetlands and Watercourses, adopted July 21, 2014. The inland wetlands and watercourses shown on the plans are from a recent Boundary Amendment.

The wetland soil identified on the Official Map of Wetlands and Watercourses is:

15 Scarboro VPD loam [Se] – a sandy glacial outwash soil formed over glacial meltwater deposits of sand and gravel.

The wetland soil identified by the Soil Scientist, immediately around the pond, is:

103 Rippowam PD sandy loam [Ru] – a floodplain Soil formed in alluvium deposited by streams and rivers:

There are no FEMA flood hazard zones on this property.

This property and its pond are in the upper reaches of one of the tributaries of Beaman Brook that drains into the Blue Hills Flood Water Retention Reservoir about 1.5 miles to the south. Beaman Brook is one of the tributaries to the North Branch of the Park River.