

MEETING MINUTES
Belmont Conservation Commission
May 24, 2022 Meeting Minutes
Virtual Meeting
7:00 pm

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TOWN CLERK
BELMONT, MA

DATE: July 27, 2022
TIME: 3:01 PM

Attendees:

Members: Jeff North (Vice Chairman); Dan Nolan; Prassede Velle; Miriam Weil; Dan Nolan

Others: Carolyn Bishop; Hannah Miller; Jane Atkins; Franklin Tucker; Rita and Sarkis Chekijian; Vince Stanton

Call to Order:

The Meeting was Called to Order at 7:06 pm by Vice Chair Jeffrey North.

Review of Minutes: The Commission reviewed the minutes of the April 19, 2022 meeting. Based on a motion duly made and seconded, the Commission

VOTED to approve the minutes of the April 19, 2022 meeting

The motion was unanimous to approve the minutes.

Discussion: Preservation of McLean Barn, off Mill Street

The Commission briefly discussed future uses of the McLean Barn, noting that Preservation Massachusetts organization has resources available to the public.

Discussion: Minor Modification/ Certificate of Compliance request for 275 Marsh Street (106-146)

Hannah Miller and Jane Atkins, of HERhomes, LLC, noted that while they had filed for a minor modification to the Order of Conditions, the current homeowners have decided NOT to pursue the modification. Hannah Miller requested that the Commission consider the original request for a Certificate of Compliance for the project. Mary Trudeau noted that there were a few stabilization and erosion issues requiring attention earlier in the spring, but that they had been addressed. Hannah Miller noted that new photos had been submitted to the Commission documenting the additional stabilization done this past spring. The Commission agreed to reconsider the Certificate of Compliance request, as the work appears to be in substantial compliance with the Order of Conditions.

Based on a motion duly made and seconded, the Commission

VOTED to issue a full Certificate of Compliance for DEP file 106-146.

The motion was unanimously approved.

Discussion: Removal of trash and debris off of Royal Road

Vince Stanton, a resident near the town owned lands off Royal Road, reported to the Commission that the Town property has continued to be used by local residents as an informal skate/bike park. Users have reportedly constructed jumps, bridges and other obstacles within wetlands and jurisdictional areas. Mr. Stanton noted that the DPW had recently hauled away some of these structures, after they were dismantled by a crew of neighbors.

Mr. Stanton asked the Commission to consider supporting ecological restoration efforts within the Royal Road property. Prassede Velle noted that grant monies are often available to allow for ecological evaluations, and perhaps site improvements. Dan Nolan suggested that development of a Master Plan for these lands would be helpful in controlling usage of the vacant lands.

Mr Stanton noted that when the Wellington Brook was encased in a six foot culvert, during the 1930's, Royal Road property became the natural low spot. He believes that the depressions containing hydrophytic vegetation have been in place since approximately 1932, and that there is no current hydrologic connection between the Wellington Brook, and these wetlands.

Margaret Velie reminded the Commission that the land is currently under the care and control of the Board of Selectmen, and that they would need to agree to any restorative work. Jeff North noted that this could be a good demonstration of ecological restoration for the Town of Belmont, and that it could have a ripple effect on future restorations in Town.

Discussion: Parking Project, off Marsh Street, for Belmont Hill School

The Commission noted that there is a proposal to create additional paved parking for Belmont Hill School, on a school owned parcel of land behind Prospect Street and Marsh Street. Mary Trudeau noted that the parking project design, reportedly, does not include any work within the jurisdiction of the Conservation Commission, but that the delineation has not been reviewed by the Conservation Commission. Jeff North reported that the parking lot will create 138 new parking spaces, as well as host a maintenance facility; 1K gallon fuel tank; and add lighting to the locus.

Public Meeting for Request for Determination of Applicability: 56 Woodfall Road

Rita and Sarkis Chekijian presented their proposal for an addition to their existing home, portions of which fall within one hundred feet of jurisdictional wetland resource areas. The limit of work line has been set along the 50 foot buffer zone. The Chekijian's noted that they have proposed a net increase of 650 square feet of impervious surface on the site.

The Commission noted that the applicant has not included any storm water mitigation in the application to the Commission. The applicant agreed to provide some type of infiltration, or conveyance, designed to keep storm water away from the foundation of the home. The Commission suggested mitigation for a two inch storm, to accommodate approximately 650 square feet of impervious surface runoff. The Commission noted that this property is unusual in that it has an expansive lawn area between the dwelling and the wetlands, and likely can infiltrate the additional runoff within the landscaped yard areas existing on the site

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Based on a motion duly made and seconded, the Commission

VOTED to issue a Negative Determination of Applicability for the work proposed with Conditions requiring storm water management for the expanded impervious surfaces.

The motion passed unanimously.

Public Meeting for Notice of Intent Application: 49 Robinwood Road (106-151)

At the request of the applicant, the Commission

VOTED to continue the public hearing process until the next scheduled meeting of the Commission.

Additional Discussions:

Mary Trudeau noted that the proponent of the ongoing garage project at 129 Leonard Street had reached out and requested the Commission consider the elimination of the required catch basin structure in their new driveway. The Commission did not find the request persuasive, and noted that their inclination was to let the existing Order of Conditions stand, and require the structure to be constructed as proposed.

Upon a motion duly made and seconded, the Commission

VOTED to adjourn the meeting at approximately 8:45 pm