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BELMONT, MA

MEETING MINUTES
Belmont Conservation Commission
November 15, 2023
Virtual Meeting
7:00 pm

DATE: January 16, 2024
TIME: 2:57 PM

Attendees:

Members: Prassede Vella (Acting Chair until arrival of Jim Roth); Jim Roth (Chair); Mark Smith; Dan Nolan; Miriam Weil; Peg Velie

Others: Mary Trudeau, William Lovello; Tom Gatzunis; Clair Colburn;; David Conway; Annie Cornell; Glen Valentine; S. Lewis Pitts; T. Alexander; Larry Link; Miles Connors; Noel Murphy; Pat McLaughlin

Call to Order:

The Meeting was Called to Order at 7:05 pm by Prassede Vella (acting Chair). Jim Roth subsequently arrived and resumed his role as Chair at 7:13 pm .

Clay Pit Pond: Intergenerational Walking Path Alternatives on High School Property

Mary Trudeau and Margaret Velie reported on their site visit to inspect the proposed location of the connecting trails at Concord Avenue and Hittenger Street, noting that the correct layout was not viewed at the Concord Avenue stub, but was correctly laid out near Hittenger Street. It was noted that Mary and Peg reviewed the field layout, and corrected the Concord Avenue alignment with the OPM, Tony Greco. Bill Lovello, Chairperson of the Belmont School Building Committer for the Town of Belmont, discussed the two connections, and requested permission from the Commission to implement the 8 foot wide path sections, noting that the layout would be corrected in the field.

Based on a motion duly made and seconded, the Commission

VOTED to authorize the School Building Committee to construct the path connections, as designed, and presented to the Commission, and laid out in the field on November 15, 2023 (with the changes made by Margaret Velie and Mary Trudeau). The Commission agreed that the proposed path connections did not comply with sections (a) and (b) of the conditions in section (B)(9) of the Order of Conditions, but appeared to comply with sections (c) and (d).

Tom Gatzunis reported that the Water Quality Monitoring program has begun, and that reports will be sent to Mary Trudeau. It was noted that the required Integrated Pest Management Program plan has not been submitted to the Conservation Commission, and that this is a condition of the Order of Conditions, as well. The Commission also noted that the SWPPP reports must be filed with the Commission, and that this did not occur during construction. Tom Gatzunis agreed to submit these reports to the Commission.

Land Management Plan for Rock Meadow:

Mary Trudeau introduced Miles Connor, author of the proposal for a land management plan to be prepared for Rock Meadow. She noted that the only other proposal received, from Essex Horticultural, was incomplete. Miles Conner, of Parterre, discussed his proposal on the Zoom screen. He noted that the work requires a detailed inventory of the site conditions, including vegetation and land usage. He noted that the resulting work product would advise the Commission of “what to do when” with respect to invasive plant species management; mowing; and general stewardship practices. He noted that a maintenance schedule, and a prioritization of goals would be included in the work product.

Based on a motion duly made and seconded, the Commission

VOTED to authorize the agreement with Parterre to prepare a land stewardship plan for Rock Meadow.

Public Meeting: Request for Determination of Applicability at 270 Somerset Street

The proposal for the repair, or replacement, of a failed subsurface sewage disposal system was presented by Thorsen Akerly. He noted that soils on the site had a reasonable percolation rate of 9 minutes per inch, allowing him to size the system as shown on the site plans. He noted that groundwater near the system was within 40 inches of the ground surface, perhaps reflecting a perched water table. Ledge was encountered below nine feet. Thorsen noted that the five bedroom system is not an expansion, but a repair. Mary Trudeau noted that a local waiver from the required vertical separation of the system and groundwater had been requested, and that the Board of Health had concerns with the request. Thorsen noted that the request allowed him to maximize horizontal setbacks between wetlands and the system, and to maintain the existing tree line. The Commission noted that they would be depending on the Board of Health for the technical review of the system, and would not act until the system was approved.

Based on the applicant’s request, the Commission

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

.Public Hearing: Notice of Intent Application for 336 Concord Avenue (Belmont Library)

The Commission noted that the stormwater management system will undergo a third party review, serving both the Planning Board and the Conservation Commission. The applicant requested a continuance of the Public Hearing process to allow the review to be completed by Stantec. Tom Gatzunis reported that the contract has been signed by the Library Building Committee, and funding has been determined.

VOTED to adjourn the meeting at 9:15 pm