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**MEETING MINUTES**  
**Belmont Conservation Commission**  
**June 6, 2017 Meeting Minutes**  
**Room 2 Town Hall**  
**7:00 pm**

**Attendees:**

Members: Jim Roth (Chairman); Miriam Weil; Jeff North; Charles Chiang; Kate Weinstein; Peg Velie; Chris Morris; Dan Nolan (Associate)

Others: Mary Trudeau

**7:05 Review of Minutes of May 6, 2017, 2017 meeting**

The Commission reviewed the minutes of the May 6, 2017 meeting. Charles Chiang noted a misspelling of his surname and asked that it be corrected.

**Upon a motion duly made and seconded, the vote was unanimous to approve the minutes as amended.**

**7:10 Lot 2, 17 Oakmont Circle – Request for Minor Modification to 106-123**

The current owners of Lot 2, Malgorzata and Artur Zembowicz, presented a modified dwelling footprint to the Belmont Conservation Commission for review and approval. The proposed footprint is smaller, and located further from the edge of the wetland, than the previously approved house footprint. The modified plan shows an approximately 4500 sf home, rather than the previously approved 6000 sf dwelling. In addition, the setback from wetlands increases from a minimum of five feet to a minimum of ten feet.

**The Commission noted that this minor modification of the approved site plan did not require further action by the Commission, and no objections to the proposal were recorded. Mary Trudeau stated that she would be willing to sign a building permit application for the revised footprint. The Commission requested that the owners be sent a copy of the special conditions that are typically imposed through an Order of Conditions issued by the Belmont Conservation Commission, and requested voluntary compliance with these performance standards .**

**8:30 51 Oakmont Lane, Lot 4 – Request for an amended Order of Conditions**

The Conservation Commission reviewed the proposal by John Evans and Elaine Dimopolis (current owners of Lot 4) to create a small, play area with a swingset, within a previously undisturbed portion of the Riverfront Area. The owners were represented by Rich Kirby of LEC, and Erik Rhodin, the project architect.

Rich Kirby stated that the original Order of Conditions allowed the alteration of approximately 3,375 square feet of Riverfront Area, this was less than the 5,000 sf of alteration the Commission has the discretion to permit. David Jay, the landscape architect for the project, noted that the wood chip play area would alter an additional 1,300 sf of Riverfront area, and that a proposed realignment of a path would alter an additional 300 square feet of Riverfront Area. With the inclusion of an additional planting bed, the total alteration proposed by the applicant will be approximately 4,855 sf.

The Commission expressed a willingness to approve the proposed project, with the condition that the play area remain permeable in perpetuity.

Based on a motion duly made and seconded, the Commission voted to amend the Order of Conditions to allow the modification of up to 4,855 sf of Riverfront Area, with the addition of a perpetual condition to maintain permeability within the proposed play area in the Riverfront Area.

**8:00 Executive Session**

Jim Roth asked the Commission to enter Executive Session to discuss potential litigation between the Belmont Country Club and the Belmont Conservation Commission. After a role call vote, the Commission unanimously voted to enter Executive Session.

**8:15 Return to Open Meeting**

**8:15 Discussion of Lone Tree Hill Updates; Running Club rentals; and Land Under Waterway Resource Areas**

Jeff North noted that he had no updates on Lone Tree Hill activities. Mary Trudeau noted that the Harvard Running Club has expressed an interest in using Rock Meadow for an inter collegiate Cross Country running event on October 14, 2018.

The Commission discussed the opportunities for additional wetlands protection through the regulation of activities proposed in Land Under Waterway Resource Areas. The consensus was that the expanded jurisdiction would be helpful in the application of the DEP Stormwater Regulations.

**Adjourn**

**Upon a motion to adjourn the meeting at 8:30 pm; as well as a second to the motion, the meeting was adjourned at 8:30 pm.**