

**MEETING MINUTES**  
**Belmont Conservation Commission**  
**October 27, 2020 Meeting Minutes**  
**Virtual Meeting via Zoom Meeting**  
**7:00 pm**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: April 1, 2021  
TIME: 8:40 AM

**Attendees:**

Members: Jim Roth (Chair); Jeff North (Vice Chair); Miriam Weil; Christopher Morris; Peg Velie; Dan Nolan; Charles Chang; Mark Smith (Associate)

Others: Ara Yogurtian (host); Carolyn Bishop; Judy Singler; Alexander Wong; Leonard Katz; Judy Otto; and Bill (?)

**Call to Order:**

The Meeting was Called to Order at 7:05 pm by Jeffrey North, Jim Roth's entrance to the meeting was delayed due to technical problems

**Discussion: Clay Pit Pond Outlook and Seating Area Project**

Mark Smith reported on a preliminary discussion with Duke Bitsko, a local landscape architect. Mark and Mary Trudeau met with Duke last week, at Clay Pit Pond. Duke has designed similar projects in the metropolitan Boston area, and reviewed some of the issues with creating an outlook at Clay Pit Pond. Duke agreed to draft proposals for the design of a seating area for the McCarthy Theodopolis family, as well as a design proposal for the outlook.

**Eagle Scout Project Proposal: Alexander Wong**

Alex Wong gave a brief presentation to the Commission on a proposal for an eagle scout project. The proposal consists the two, informational kiosks for the Clay Pit Pond parkland. Each kiosk would be a free standing, three sided wooden structure with a hexagonal roof. The hexagonal roof is a throwback to the original Underwood landscaping design for the park which included a hexagonal gazebo. PLEXIGLASS panels would protect each face of the kiosk, and would be lockable. Alex noted that the project would be planned by him, and likely implemented by the scout troop. He noted that he would be responsible for the fund raising, and noted that the Judith K Record fund was a possible grant source.

The Commission noted that the kiosks could be used for a variety of educational purposes, included Veterans history; environmental data from AP Biology classes; Clay Pit Pond fauna and flora, and local history. Alex noted that he will plan on presenting to the Historic Districts Commission to gain their input on the project.

The Commission did not take a formal vote of support due to the preliminary nature of the proposal, but they did offer a thumbs up, or vote of consensus, enthusiastically supporting the

project.

### **Discussion: 68 Stony Brook Road**

The Commission discussed the information gathered from the public review of the Notice of Intent filing, as well as recent conversation between Mary Trudeau and Rich Kirby. Rich requested that the Commission review the materials submitted in the Notice of Intent in writing the Order of Conditions, and noted that the applicant is unwilling to adjust the planting mitigation proposed in the Notice of Intent. The Commission discussed the Riverfront Area designation of the site, noting that an appeal to the DEP could jeopardize the Commission's long standing belief in the perennial nature of the brook. This same concern was expressed with the Departments review of a twenty five foot buffer restoration requirement, in the absence of a local wetlands protection bylaw.

The members continued to express concern with the condition of the 0-25 foot buffer zone, noting that it has been the policy of the Commission to require restoration of the 0-25 foot buffer zone through the issuance of Orders of Conditions for work on projects throughout town. It was noted that while the proposed mitigation was robust, it did not conform to the usual requirements of the Commission, and vegetated upper portions of the jurisdictional buffer zone and Riverfront Areas. The Commission noted that if they were to approve the proposed landscaping mitigation, a statement of finding would need to be included in the Order of Conditions. This statement would note that for site specific reasons, the Commission was persuaded to modify their long standing policy requiring an undisturbed 0-25 foot buffer zone, and accepted an alternative landscaping proposal.

The Commission also noted that FENO markers, or the like, should be set at the 25 foot buffer zone to alert future home owners of the sensitive nature of the area.

Based on their discussions this evening, the Commission decided to support a new motion detailing the issuance of an Order of Conditions for this project. The new motion would replace the motion and vote taken on October 6, 2020, which was as follows:

*Based on a motion duly made and seconded, the Commission*

**VOTED** *to issue an Order of Conditions permitting the work as proposed, but modifying the mitigation plantings to restore the full 0-25 foot buffer zone.*

The Commission, based on a motion duly made and seconded, the Commission

**VOTED** to issue an Order of Conditions approving the project as proposed in the Notice of Intent filing, with a paragraph/findings that detailed the Commission's deviation from their long standing policy of requiring full restoration of the 0-25 foot buffer zone with native plants. The Commission also voted to have their agent discuss and include those conditions as may be deemed necessary by Christopher Morris, PE.

### **Clay Pit Pond**

The Commission asked Mary Trudeau to reach out to members of the local veterans group who may have been involved in the recent tree cutting at Clay Pit Pond, and to ask for their presence

at the December meeting of the Conservation Commission. The Commission noted that Mary Trudeau would send out a survey to confirm a quorum for the first Tuesday in December.

Upon a motion duly made and seconded, the Commission

**VOTED** to adjourn the meeting at approximately 9:45 pm