

Attendance: Commissioners Baskin, Davis, Moore, Curro, Acting Chair: Smith; Associate Commissioners Velie, Sanders, Bishop, Town Engineer: Glenn Clancy, Presenters for Library Project: J. Stewart Roberts, Architect, Dave Conway, Civil Engineer, Richard Marks, Project Manager, Maureen Connors, Library Director, Jill Westcott, Chair, Library Trustees; Trustees: Heli Tomford, Mary Keenan, Hal Shubin. Chair of Uplands Advisory Committee: Fred Paulsen, citizen: Susan Williams

Library Project Proposals: Mr. Roberts presented schematic design for Alternative A which places a new 2 story library building with one level of under building parking on site of old one sized at 45,000 sq ft, about 15,000 sq ft larger than the current building. There would be an additional 20 parking places at grade and removal of about 7,000 sq ft of impervious surface by eliminating some of the paving along the brook in back. The pool would be rebuilt on site with a spray park/skating rink on the current "bowl" and the brook would stay culverted. Pool would be designed to avoid contamination by hillside runoff. The building would remain within the already disturbed area of the brook side. Storm water would be treated, garage runoff separated and treated for sanitary sewer, roof runoff dealt with. With parking garage about 6 feet below the level of the brook flood plain issues are a concern in design. Advice was sought from the CC on possible plantings along the bank and any other advice as planning proceeds with feedback requested for the funding application. Kathy Baskin serves on the Library Building Committee.

Minutes: September 9, 2004 amended to show Cambridge Discovery Park/Bulfinch development as the project in Alewife, correction of Saunders to Sanders.

October 10, 2004 amended under Wetland Bylaw: the 'commission' discussed...and under Library: the change of final word 'site' to 'siting'.

December 7, 2004 amended 'wetland attorney' to 'environmental attorney'. Minutes were approved as amended.

O'Neill/DEP Superseding Order of Conditions Appeal: extensive discussion about the pros and cons of pursuing the Appeal. Concern was expressed about the new FEMA 100 year flood plain which shows increase of 26-28" and the impact on any development of the Uplands property. The procedural issue followed by the commission prevented opportunity for in depth analysis of the proposal. The segmentation of infrastructure from building proposal was another issue. The site eligibility decision by Mass Development on the 40B project is still pending. That project would need an Order of Conditions. Importance of local wetland bylaw was restated and there was some question as to when the three year time limit began, with the acceptance of the delineation or not. The CC acted on the opinion of Town Counsel at the time in line with the local bylaws and state law and on the incomplete package of project details. If the appeal is withdrawn or denied then the DEP Superseding Order of Conditions takes effect for the commercial R&D project.

It was repeated that the ConCom would like the project returned for its consideration of the details to be provided. Glenn Clancy will check on the dates of the McLean permitting in relation to Order of Conditions. He stated that Rachel Freed said a project could be segmented at the developer's risk. In this case the infrastructure has a definite impact on the project since the site is isolated and surrounded by flood plain and wetlands.

Miriam Weil moved that the Commission continue the Appeal and the vote was unanimous in favor. The Board of Selectmen makes the final decision so representatives of the ConCom will attend the meeting and present the case for continuing the appeal clarifying the strategies and options and documenting the history. The DEP prehearing is scheduled for Thursday January 20, 2005. Martha Moore will clarify the CC position to Attny Goldrosen.

The final points of concern are:

- 1) The ConCom and the public had no opportunity to assess the project because the ConCom was trying to follow the legal procedure regarding the permitting process according to State Law (MGL Chapter 131, Section 40) and Town regulations.
 - 1a) the ConCom couldn't make a determination without a technical review of the project.
- 2) With Design and Site Plan review process at least started then the ConCom has more information available to review: siting, detention/retention areas, mitigation measures, lighting, tree preservation, landscaping and wetland values including impact on wildlife habitat.
- 3) The ConCom's role is to advocate for wetland and natural values.
- 4) It is important for the ConCom to have sufficient information to carry out its role, particularly on a project of this scope. To do that, information is needed from other departments and committees in town and that only comes about when other boards have an opportunity to carry out their review of the project.

Brookside Avenue: apparently through an oversight in the Building Dept the wetland line was not verified when the permit was issued for work on the house opposite the McVay property. If the project is completed, the owners will be notified that if further work is to be done, they must come to the ConCom. If the project is in progress, they will be told to come before the Commission for measures to control damage since the house is within the second 100' from the brook.

106 Brookside Avenue: Kathy Baskin did some research and it was decided that the ConCom would consider a Notice of Intent for the deck to be built if it is outside the 50' mean water mark and the addition built if it were offset by removal of impervious surfaces in a 1:1 ratio.

Wetland By Law Subcommittee: Members are Johanna Smith, Martha Moore, Nancy Davis, Peg Velie and Carolyn Bishop. There will be several meetings in January to try to get the draft to the ByLaw Review Committee and the Selectmen in time for April Town Meeting.

Barber House/Concord Ave: Glenn Clancy will check on the project/berm/dewatering issue.

Belmont Country Club/Clematis Brook Contamination: the Board of Health has been notified and is contacting the Arlington Board of Health. A septic system upstream will be checked and it is hoped the water will be tested.

Enviro Golf Courses: An Audubon International Certified course is an environmentally friendly designed and maintained course. The information will be forwarded to the Kelly Cardoza and the Belmont Country Club.

Alewife/Acorn Park wetlands work: digging has been done in the wetland ditch along the Rte 2 access road and Acorn Park Drive. It is unclear what the project is and who approved it. Glenn Clancy will investigate.

Meeting was adjourned at 10:45 PM Next meeting is Tuesday, February 1, 2005 at 7PM in Chenery Faculty Lunch Room

Submitted by C. Bishop