

APPROVED

**MINUTES Belmont Conservation Commission Meeting**

January 8, 2013 in Room 2 Town Hall at 7:00 P.M.

The meeting was called to order at 7:00 PM.

**Attendance:** Chair: James Roth; David Webster, Tino Lichauco, William McCants, Margaret Velie, Miriam Weil and Mary Trudeau (agent)

Roger Colton – Sustainable Belmont  
Kelly Cardoza – Avalon Consulting  
Anne-Marie Lambert – Town Meeting Member Precinct 8

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**Review of Minutes of December 4, 2012**

Margaret Velie moved that the Commission approve the minutes of the December 4, 2012 meeting of the Belmont Conservation Commission, as amended. Miriam Weil seconded the motion, and the minutes were unanimously approved.

**Miscellaneous Discussion:**

Mary Trudeau noted that a meeting of the gardeners had been set for January 22, 2013. All Commissioners are welcome to attend.

**Roger Colton:**

Mr. Colton noted that Energy Audits are available for Belmont Residents as part of a local conservation program .

Mr. Colton introduced the Commission to the draft language of a proposed Stormwater Management and Erosion Control bylaw. Mr. Colton noted that the Town currently holds an MS4 permit, under the EPA's NPDES permit program, and that he believes the Town is non compliant. Mr. Colton believes that the Town is required to promulgate a bylaw to regulate discharges as this action is proposed in the current MS4 permit. To that end, a citizens committee has been working with Glenn Clancy of the Community Development office and Peter Castinino of the Belmont Department of Public Works. The product of these conversations is the drafting of the proposed Article 34 Stormwater Management and Erosion Control By-Law.

Mr. Colton noted that projects requiring action by the Conservation Commission would be presumed compliant with the bylaw, and that regulation of upland disturbances would be implemented by the Office of Community Development. David Webster and Mr. Colton discussed the possibility of a Stormwater Utility fee to manage the flows in Belmont. Mr. Colton noted that he is looking for broad based support of the bylaw at the April Town Meeting.

Mr. Colton also provided the Commission with information on pervious pavement. He noted that the proposed repaving of the Belmont High School parking areas could utilize this technology, reducing overland flows to Clay Pit Pond. Mr. Colton asked the Commission to consider this strategy in any applications that may come before the Commission.

### **Belmont Country Club – Tenth Tee Project**

Kelly Cardoza of Avalon Consulting, represented the Belmont Country Club in this Notice of Intent filing. Ms. Cardoza presented a plan to replace the existing water line service to the Snack Shack at the tenth tee, and a plan to provide a sanitary sewage connection to this same structure. She noted that the current building has an uncertain subsurface sewage disposal system, and that upgrading the system to a municipal connection is the preference of both the Club and the Belmont Board of Health. Ms. Cardoza stated that portions of the existing structure, and the proposed work, are within the Riverfront Area and the jurisdictional buffer zone to wetlands.

David Webster asked about providing additional vegetation within the 25 foot no disturb zone to the wetlands system. Ms. Cardoza agreed to investigate the potential for additional plantings.

Margaret Velie noted that the erosion controls should extend between the snack shack and the restroom facility. Ms. Cardoza agreed to the modification.

Miriam Weil moved, and the motion to approve was seconded by William McCants. The motion was to approve the project as proposed with the standard conditions of the Belmont Conservation Commission, and the addition of the following special conditions:

1. Shrubs shall be added to the 25 foot buffer zone behind the Snack Shack;
2. (2) four inch caliper specimen trees (of the applicants choice) shall be planted along the route of the sewer easement. The choice of trees shall be reviewed by the Conservation Commission Agent;
3. Erosion controls shall be used in the thirty foot length between the Snack Shack and the restroom facility.

The vote was unanimous to support the motion, and the project was approved.

### **CPA PROJECTS:**

The Commission briefly discussed the water line replacement project at the Community Gardens site, and the proposed inter-generational walkway plan proposal for the Clay Pit Pond area. Margaret Velie noted that the CPA committee recommendations would be formalized on January 9, 2013.

### **ACCOUNTING**

The Commission discussed the accounts for the USDA WHIP Cost Share program, the Garden account and the filing fee revolving account. The Commission requested that

Mary Trudeau bring an itemized accounting of the USDA WHIP grant expenditures and reimbursements to the February 5, 2013 meeting.

The Commission reviewed the RFP for the Woodfall Road land. The Commission agreed to postpone further discussions until a proposal has been accepted.

**UPLANDS (DEP 106-0072) update**

The Commission discussed the recent developments in the Uplands filing, noting that George Hall has filed an appeal of the recent court decision.

**James Roth moved, and the motion was seconded by David Webster to enter executive session to discuss litigation strategy. After a roll call vote, the Commission voted unanimously to go into executive session to discuss strategy related to litigation on the Uplands Project. (OADR Docket No. Wet 2008-072-R)**

The Commission came back into open meeting at approximately 10:10 and adjourned at 10:15.

Next meeting: February 5, 2013

**MEETING NOTICE**  
**Belmont Conservation Commission**  
**January 8, 2013 Agenda**  
**Town Hall, Room 4**  
**7:00 pm**

**AGENDA**

- 7:00        Call to Order
- 7:10        Approval of Minutes December 4, 2012 meeting
- 7:15        Rock Meadow, Gardens and Mowing updates  
-        \$600 dollar Grant Application for Heirloom Plants  
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- 7:20        Stormwater Bylaw Update
- 7:30        Belmont Country Club NOI filing – Utility work and Improvements at the Tenth  
Tee Snack Bar
- 7:45        Discuss Community Preservation Act Application Process and potential projects
- 7:55        Conservation Commission Account Updates
- 8:00        UPLANDS (DEP 106-0072) update and discussion  
Executive Session is possible to discuss litigation strategy of Superior Court  
Action related to Superseding Order of Conditions decision
- 9:00        Adjourn