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**MEETING MINUTES**  
**Belmont Conservation Commission**  
**November 5, 2013 Meeting Minutes**  
**Room 2, Town Hall**  
**7:00 pm**

**Attendees:**

Members: James Roth, David Webster, Margaret Velie, Faustino Lichauco  
Conservation Agent: Mary Trudeau

NON BCC / OTHERS: Allen Rice (BMLD); Joe Freeman (Tetrattech Rizzo); Cindy Markowicz (Tetrattech Rizzo); Brian Marchetti (Tetrattech Rizzo); Anne Marie Lambert (TMM precinct 8); ; Moshe Alamaro (MoreAqua); Will Cheney (Eagle Scout); Marta Kabalin; Marie Zaffreao (39 Sandrick Road); James Morin (675 Concord Avenue)

7:00 **Call to Order**

The meeting was called to order by Jim Roth, Chairman

**Approval of Minutes October 1, 2013 Minutes**

David Webster moved to accept the minutes of the October 1, 2013 meeting as amended; Margaret Velie seconded the motion, and the minutes were unanimously approved as amended.

**Will Cheney – Eagle Scout project at Rock Meadow**

Eagle Scout candidate, Will Cheney, proposed the construction of two (8 foot by 8 foot) wooden compost bins for the use of the Community Gardens. The bins would have an open front, to allow for access, and would be located at the northeast corner of the garden. Will noted that he had been in contact with Kathy Martin, garden coordinator, and was working with Kathy to develop the proposal. The Commission was very supportive of the proposal, and urged Will to continue to develop the project.

**Public Meeting for a Request for Determination Application for 39 Sandrick Road:**

Marie Zaffreao, owner of the property, presented her proposal to construct an outdoor spa, and plant indigenous plants, within one hundred feet of Little Pond. The Spa is located approximately 60 feet from the flagged edge of wetland. Ms. Zaffreao noted that earth work was limited to grading to level the footprint of the spa. Ms. Zaffreao noted that she was willing to relocate any spoils from the excavation to non jurisdictional areas, to use only native plants within the 100 foot buffer zone, and to control non native plants.

David Webster moved to issue a Positive Determination affirming the wetlands delineation, and a Negative 3 Determination for the work proposed. The motion was seconded by Faustino Lichauco and unanimously approved by the Commission.

### **Public Meeting for Request for Determination of Applicability for MoreAqua at Claypit Pond**

Moshe Alamaro noted that his application included a hard copy of a short power point presentation presenting the use of a monolayer surfactant and system of pumps and sensors designed to reduce evaporation across the surface of a waterbody. Mr Alamaro stated that he is currently applying for a Department of Energy Grant, as well as searching for venture capital. He stated that Clay Pit pond offers a good location for a Pilot Program and could be conducted without the use of the monolayer surfactant.

The Commission suggested that Mr. Alamaro provide notification to the Town Administrator and the School Committee as they are the owners of the property. This is required for the Commission to conduct a formal review of the proposed project. Mr. Alamaro discussed the possibility of limiting the work to installation of a radar device and the use of hand splashing to circulate the water. The Commission commented that this work would be unlikely to require a formal filing of a Notice of Intent, but that any work within a wetland would trigger this type of filing.

The Commission requested that Mr. Alamaro contact the Town Administrator and return to the Commission with permission to use the Claypit Pond property.

At the request of the applicant, the meeting was continued until the December 3, 2013 meeting of the Commission.

### **Public Hearing for Notice of Intent for 675 Concord Avenue**

James Morin, a Registered Sanitarian, presented the proposed demolition of the existing home and the reconstruction of a new single family home to the Commission. Mr. Morin noted that Norse Environmental had met on site with Mary Trudeau and agreed upon a wetland delineation for the property. Ms. Trudeau stated that she had viewed the line on several locations, and had encouraged Norse Environmental to include areas of standing water within the delineation. In any case, all of the delineated wetlands appear to be located on the land of others, with only a portion of the jurisdictional buffer zone falling on this lot.

David Webster noted that the project did not propose stormwater management. Mr. Morin stated that an infiltration system providing for management of up to a one inch storm event, and controlling the roof runoff, could be provided. Mr. Morin noted that the system would include cultic recharge units, or comparable, structures. The Commission requested that a forebay trap, allowing for easy maintenance of the units, be included in the treatment chain.

Mr. Morin stated that there was no work within the 25 foot no disturb zone above the flagged wetland line, but that landscaping would likely occur over the remainder of the lot. David Webster questioned the need for a lawn along the rear property line, and Mr. Morin noted that he had children and wanted a play area.

David Webster moved to approve the Order of Conditions with the following special conditions:

1. The project would include an infiltration system designed to mitigate for a one inch storm event across the entire roof of the new dwelling;
2. The infiltration system would include CulTec Units, or the equivalent, as well as a forebay unit to allow for simplified cleaning of the system.
3. There will be no alterations within twenty five feet of the wetland.

The motion was seconded by Faustino Lichauco and unanimously approved by the Commission.

**Public Hearing for Notice of Intent filing for 20 Flanders Road**

Jim Roth reopened the public hearing for the demolition of the existing structure at 20 Flanders Road and noted that the project now included the full construction of an electrical substation on the property. The project was represented by Cyndy Markowicz (Tetrattech Rizzo); Joseph Freeman (Tetrattech Rizzo); Brian Marchetti (Tetrattech Rizzo) and Allen Rice of (Belmont Municipal Light Department).

The applicant's representatives presented the proposal for the demolition of the existing structures, and the subsequent construction of a sub station on the property. The work now includes utility cable connections as well as stormwater management details.

Discussions included the need for an oil sensor, or alternative strategy, to alert the Light Company that unexpected oil discharges were occurring.

Snow storage was discussed, and the applicant noted that there is a proposed chain link fence at the perimeter of the site. The Commission requested that the parking area have a curb to direct storm water and snow melt to the storm water management system. This will prevent snow storage or degradation in down gradient Riverfront areas.

The Commission requested that the applicant consider Riverfront Restoration in the form of replanting native woody vegetation. The applicant noted that the project could include approximately 1000 square feet of such mitigation at the western edge of the site. It was noted that the applicant would be controlling sapling growth in the various easements on the site.

Stormwater will be treated in a Forebay prior to release towards Blair Pond. The forebay will be maintained and the Commission noted that maintenance should include the removal of accumulated sediments on a regular basis.

David Webster moved to approve the project with the following special conditions, and the standard Belmont Order of Conditions. The special conditions are as follows:

1. Cleaning of the Forebay area will include sediment removal to maintain the 1000 cubic foot capacity;

2. Parking Lot shall have curbing to direct snow melt and storm water runoff to the Forebay;
3. The proponent will plant and maintain 1000 square feet of Riverfront Area in a naturalized condition using native woody vegetation;
4. Electronic monitoring, or the equivalent, shall be done to monitor oil releases from the containment system.

#### **Community Preservation Act projects**

Mary Trudeau and Peg Velie prepared the submission of a Land Inventory grant request for the 2014 Grant program . The Land Inventory grant will allow the Commission to hire a consultant to prepare a list of parcels of land that may be of value to the Conservation Commission. While the project was tentatively approved for further review, the Committee is concerned with the ability of this project to be funded by the CPA. Town Counsel is reviewing the applicability.

#### **Adjourn**

David Webster moved to adjourn the meeting at 10:35 pm; Margaret Velie seconded, and the meeting was adjourned at 10:35 pm.

**MEETING NOTICE**  
**Belmont Conservation Commission**  
**November 5, 2013 Agenda**  
**Room 2, Town Hall**  
**7:00 pm**

**AGENDA**

- 7:00      Call to Order
- 7:05      Approval of Minutes October 1, 2013 Minutes
- 7:15      Rock Meadow, Gardens and Mowing updates  
Joe Finn and Meadow work/ bird box program  
Eagle Scout Project proposal by Will Cheney  
Lone Tree Hill property updates  
Belmont Serves October 13, 2013  
Waltham Road Race October 5, 2013  
Harvard Running Club on October 12, 13
- 7:25      Request for Determination of Applicability for 39 Sandrick Road: installation of recreational spa/above ground hot tub on lawn
- 7:30      Request for Determination of Applicability at Clay Pit Pond for installation of a device to circulate water at the surface of the pond. More Aqua Inc (Moshe Alamaro)
- 7:45      Notice of Intent Application for 675 Concord Avenue: Demolition and reconstruction of a single family home.
- 8:15      Notice of Intent for 20 Flanders Road: demolition and reconstruction of electrical substation
- 8:30      Discuss Community Preservation Act projects (Clay Pit Pond Intergenerational Walking Path meeting on September 19, 2013 and Community Gardens Irrigation status) and proposed Land Inventory projects for 2014 funding.
- 8:45      Uplands Updates
- 8:30      Adjourn