

APPROVED

Belmont Conservation Commission Meeting November 8, 2005 Chenery Middle School

Attendance: Commissioners Baskin, Weil, Velie, Bishop, Davis, Curro, Moore

Associate Commissioners Monica King, Stew Sanders, Chris McVay

Town Administrator: Tom Younger, Selectman Angelo Firenze, Town Engineer Glenn Clancy

Residents: Peter Goldbach, Gayle Koch, CG Greene, David Cowell, Evelyn Mukjian, Victoria

Basmajian, Jimmy Mistry, Darrell King, Deborah Hartman

Kelly Durfee Cardoza, Avalon Consulting; William R. Buckley, Bay Colony Group, surveyors

and engineers; Nicole Hayes, Sanford Ecological Services; Scott Morrison Ecotec, Inc.; Matthew

Brassard, Brassard Design; Lawrence Uchill, Belmont Country Club; Bruce Jenkins, Juliet

Jenkins, Michael Gilligan

Meeting called to order at 7:05 PM by Co Chair Kathleen Baskin

Minutes of October 11, 2005 accepted as amended.

ClayPit Pond: three dead trees removed as requested and cut flush to the ground. The last weeping willow fell in the last storm and was removed.

Hearing: Woodfall Road Town Owned Property 7:15 PM

Glenn Clancy presented the proposal for the subdivision of four lots including one lot that falls in the Riverfront. The other lots in total have 2 areas of Isolated Land Subject to Flooding (ILSF), surveyed by Bay Colony Group as per report dated November 8, 2005, as requested by Commissioners on the November 1<sup>st</sup> site visit. This report provided additional calculations as to the volume of water contained as well as the boundary of the ILSF. A deed restriction on lot 4 would not allow any disruption in the first 100 feet of the Riverfront and limits disruption to 5000sq ft in the outer 100 feet. Entrance road is sloped in center to direct runoff to deep catchbasin for sediment settling, with gas/oil separator. Flow will drain through 48inch drain into culverted Prentiss Brook. Modeling of stormwater figures conservatively based on drain as running full. Road is 20ft wide with one foot wide bituminous curb, (Cape Cod berm) 4" high and sloped to allow wildlife to move over it. According to G. Clancy a curb defines the road, helps hold the road and allows better drainage. K.Baskin inquired why not let runoff leave the site by sheet flow. She also noted that catch basin cleaning occasionally breaks the hood of the catch basin.

Road has to be approved by Board of Survey. Standard road width is 26ft. Board of Survey may have opinions on this; road can be as narrow as 16ft. Firetruck access is an issue, especially if there is a vegetated cutout in the cul de sac.

Nicole Hayes revisited the site and found small isolated wetland Z1-11 but it is too small to be regulated. Nancy Davis inquired about vernal pools and ILSF since wetlands A and C do meet the definition of ISLF and may contain vernal pools. Lots can be sold and fewer than four houses built but no more than four. Cluster zoning requires a minimum of 25,000 sq ft of open space for a development of this size. ZBA would rule on this if developer proposed this. ILSF has no buffer zone but the resource itself is protected by the Wetlands Protection Act. The proponent assumes there will be no impact to this resource. Original delineation was determined using soils, hydrology and vegetation.

Comments from abutters:

Mr. Mistry, an abutter to lot 1, reports that when it rains the wetlands are full of water and the runoff floods his yard and garage with a high groundwater table at 4 ft.. House has no basement and has required piers for stabilization. Ms. Basmajian and Ms Mukjian both report that groundwater floods their basements and water has collected in the backyard four or five times. Gayle Koch reports that nearly every year water flows into their backyard and that the adjoining area of lot A floods. Peter Goldbach reported that last week on Lot 1 abutting Stony Brook Way there was standing water adjoining the two wetland areas on lots 1 and 2. Chris McVay recommends pier foundations. Gayle Koch replaced part of her foundation and several feet of peat had to be removed.

Stew Sanders recommended allowing the water to flow off the road into the proposed reclamation area.

Joe Curro inquired about the utilities that lie under lot 1 (storm drain for Prentiss Brook, sanitarysewer). Glenn reported utilities would have to be re-aligned and brought closer to the lot line.

C Bishop inquired about fence and restoration area. Fence will be 20-30ft high with solid base, metal mesh top. Restoration area is to replace 300ft of road and 5000 sq ft of disturbed riverfront. M King inquired about marketing approach.

Peg Velie pointed out the observable extent of water vs. the engineering calculations of total volume vs. peak runoff. Bill Buckley responded that buildings can be constructed to avoid water displacement.

Questions were asked about rare species on site; none were reported although Mr. Goldbach reports "salamanders" in his yard. Nicole suggested that the uncertified vernal pools would be protected because they are sited in the resource where no building would occur. N Davis stated loss of woods in uplands may affect the function of the vernal pools.

Questions about a nearby project at the Belmont Country Club arose:

Kelly Cardoza showed proposal for Belmont Country Club in relation to the Woodfall road project. Proposed as a limited project, plans are to divert water in Clematis Brook (coming from two 60 inch drains) for sediment management. The discussion followed as to whether or not the 200 ft Riverfront area would then follow the curve of the stream. As a storm water management project it was suggested that it might be exempt. Later in the meeting she presented more details.

Miriam Weil commented on the importance of inter-departmental communication.

Vote to be taken on the newly delineated wetland as shown on the Woodfall Road site including the location of vernal pools located in the Isolated Land Subject to Flooding as delineated. P. Velie feels that if vernal pools exist, the Town should consider steps to protect an area of uplands, perhaps consider not building the houses there, or recommend a 100ft buffer to the vernal pool. A wildlife habitat survey was done due to the Riverfront disturbance.

Engineer Buckley found a lateral limit of water at topo line 210 that in some cases extends beyond the wetland delineation area.

Commission, under Notice of Intent (NoI) is asked to approve the delineations and the lot subdivision with roadway with details as follows:

Vote: 1: K Baskin suggested we assume vernal pools exist in the two ILSF. Therefore protection measures should be included in the O/C (herbicides, pesticides, road salt, no fencing to the ground in the area) If developer chooses to object, a restudy by the developer could be made.

2: To accept ILSF boundary delineated by two methods: wetland delineation as by Nicole and the lateral limit of water at topo line 210 as by Buckley,

3: That the Commission is satisfied that the Riverfront delineation and the proposed BCC project can be influenced to limit the impact on the resources and on the Woodfall Rd project (request consultation on design of fence, perhaps minimum clearance 6-8 inches from the ground for wildlife passage, approve stream delineation as previous approved pending changes). \* fibre rolls????

Motion: to issue an Order of Conditions(O/C), Joe Curro moved, unanimously voted to accept. Hearing closed 9:22PM

Belmont Country Club: Hearing opened 9:25PM Moved a continuance to December 6, 2005. Hearing closed at 9: 26 PM

#### Hearing 76 Lorimer Road

Juliet Jenkins presented map and plan. Deck being taken off, two story addition with a crawl space proposed. Entire house within the 100ft buffer. Proposed gain of 400 sq ft of impermeable surface. Excavation, formed and poured foundation and backfill. Addition about 44 ft from wetland line. Runoff will be mitigated by drywell chambers. Property borders a BVW.

Motion to issue O/C according to the "Construction considerations" submitted by the Jenkins, including silt fence, excavate covered and removed as soon as possible, recommend silt fence follow garage and property line, storm water drywell installed. Unanimous approval. Hearing closed at 9:35 PM

Hearing: 243 Marsh Street: 9:37 PM Michael Gilligan presented. Design of building has moved it farther from the wetlands. During site visit (10/25/05) Commissioners noted dumping of yard waste over the edge into the wetland buffer and requested that this cease. Accepting the new delineations, change of addition location with conditions of siltation fence, covering and removal of excavate, recommend dry wells for roof runoff, and recommend limit herbicide, pesticide and chemical fertilizer use abutting the wetland. Joe Curro moved to accept the above conditions. Unanimous approval. Hearing closed 9:45 PM

Rock Meadow: N Davis and C Bishop reported on recent fund raising by Debbie Hartman with donations from neighbors, the Citizen's Forum and proposed from the Record Fund. Whole meadow mowing underway by Grey Lee of Land's Sake. More brush pulling is needed. A maintenance request budget supporting document and budget request was completed by the

Subcommittee and will be delivered to Commissioners for comments to be received by Tuesday the 15<sup>th</sup>. Further work on a more complete Maintenance Plan will continue later.

Belmont Country Club Proposal: Kelly Cardoza continued description of the plan: based on delineations approved previously by the CC. To create a settling basin they propose to create a canal-like structure in upland proposing two methods to armor the stream. Create oxbow where sediment would settle out and be more easily accessed for cleanout from the land in oxbow or from tree line. Adding a manmade depression to the base of the oxbow. KBaskin suggested lowering the elevation, maintain integrity of stream plus manmade structure which would not be a resource falling under the Riverfront. With a diversion, canals or mosquito ditches don't have Riverfront protection. By adding this change, it could be exempted from the Riverfront. Need to divert during high stream flow to drop the sediment but maintain the connection to maintain the brook. Bank stabilization with matting or stone. Sediment comes from the Town drains and from bank erosion. Hearing continued to December meeting with intent to continue to January if necessary.

Adjourned 10:00 PM

Next meeting December 6, 2005 7:00 PM Chenery Middle School Faculty Lunchroom

Submitted by C. Bishop