

**APPROVED**

**Attendance:** Commissioners Davis, Moore, Curro, Smith, Acting Chair: Baskin; Associate Commissioners Velie, Sanders, Bishop, Town Engineer: Glenn Clancy, Presenters: Chris McVay, Chris Arthur, re. 109 Brookside Avenue; Kelly Cardoza, Scott Morrison, Randy Trull, Matt Brassard, Lawrence Achill Gayle Koch re. Belmont Country Club, Observer: Darrell King

**Minutes:** of November 9, 2004 approved as received. Discussion of need for additional staking in two coir rolls at Clay Pit Pond in area near Concord Avenue and additional restoration of path, ruts with further bank work to be clarified at another time.

**109 Brookside Avenue:** property of Chris and Mark McVay. Presentation by Chris Arthur, Architect for proposed two story addition with a footprint of 385 sq ' plus a deck of 600sq' to the rear of house within the first one hundred feet from the brook. Removing the small rear entries would diminish the additional square footage slightly however the project appears to remain in the first hundred feet. Additional accurate measurements were recommended. Offer of building on piers instead of foundation would have little difference in impact. The improvement of planting in the BVW was offered by the proponent as a benefit. There was discussion of removal of impervious surfaces to try to offset the development, however the location in the first hundred feet of the Rivers Protection Act riverfront remains an unresolved issue since building cannot be expanded into the first 100'. Kathy Baskin will call MACC for advice.

**Belmont Country Club:** 8:00 PM Public hearing on Notice of Intent for work on the Belmont Country Club Golf Course. Proposed improvements to drainage, especially area along Concord Avenue which is frequently wet. All work is within the wetlands or buffer zone except for a few areas previously built up as golf course features. Hydric soils under turf grass denote the area constructed on wetlands in 1967-69, before the Wetlands Protection Act. Pond 5 will have a drainage pipe replaced. Pond 4 will expand into adjacent low area creating an emergent marsh planted with native wetland plants including Burreed, Northern Arrowhead, Pickerelweed, Common Three-square, Soft-stem and Hard-stem Bulrush, Arrow Arum. A total of 7,880 square feet of area will be converted to these plants.

Supplemental information to the Notice of Intent responded to concerns of Commissioners from the site visit on 12/4/04 and includes the addition of increased BVW in areas not in play along two borders of Pond 2 (created by combining two existing smaller ponds), one side of existing Pond 3, one end of Pond 5, a total of 26,948 square feet and planted with Broad-Leaf Meadow Sweet, Steeple Bush, Highbush Blueberry, Common Winterberry, Silky Dogwood, and Arrow-Wood. Some of the existing cart path along Concord Avenue will be removed and a small additional path constructed between ponds. The maintenance road will remain gravel. The parking lot of 152 square feet by the snack bar will be made of a pervious material as per request by Nancy Davis.

Erosion fences/siltation barriers/turbidity curtains will be in used pond and along areas where excavations take place and where additional poles are to be installed by the driving range. During construction loosestrife will be removed mechanically from disturbed areas and cut plants covered with plastic for two years to prevent regrowth in areas that are not being disturbed. Invasives control will be monitored for effectiveness.

Stew Sanders suggested a marsh instead of a larger pond in area of Pond 2 but golf course feature requirements find that less compatible with the needs for play. Kathy Baskin inquired about water use: Under the DEP Water Management Act Registration permit 24.5 million gallons a year are allowed. The new irrigation heads with individual controls may mean more efficient water use. In 2003 15 million gallons were used, average use from 1986 -2003 was 23.5 million gallons per year. So far in 2004, use has been 18 million gallons.

Due to the ongoing Order of Conditions for dredging of Clematis Brook sediment buildup, the Belmont Country Club has ordered a stream study to determine the source of sediment. Scouring of the banks along the Sixteenth hole area was observed. Peg Velie requested clarification

of drainage: lower area drains into ponds and pumped to irrigation pond in Lexington. Upper area drains into pond with overflow into Clematis Brook. Catch basins along edge have been replaced with drainage pipes so that water eventually reaches brook, either through pond overflow or pipes.

Abutter Gayle Koch of 47 Greensbrook Way inquired about construction activities along the driving range/sixteenth hole and expressed concern about drainage.

The Order of Conditions shall include: verifications of the work cited in the supplemental Notice of Intent, removal or covering of any excavated material, siltation fencing properly installed, turbidity curtains during pond excavations, erosion controls, installation of pervious surfaces as requested to replace impervious, monitoring invasives control, planting of native wetland plants. The public hearing closed.

**Clematis Brook:** An additional discussion covered the pollution observed coming from the left hand of 2 culverts of Clematis Brook where it first daylight on BCC property. A yellowish brown scummy substance has covered the stream bed, a foul odor observed and a grab sample from the culvert showed E coli of 260,000 indicating sewage contamination and was reported to the Belmont Board of Health. In the fall of 2002 Glenn traced pollution into Arlington. He will check the septic systems upstream, contact the Bd of Health and Arlington. DEP has been notified.

*ENVIRONMENTAL*  
**Wetland By-Law:** Martha Moore gave an update on the committee's work. A brief meeting was held with ~~wetland~~ attorney Kate Connolly of Kopelman and Page who will be available for consultation. The committee continues to meet frequently to compare and compile a model law for the Commission's consideration.

**Uplands/O'Neill Appeal:** Glenn has received two calls from DEP requesting a date for a pre-hearing meeting. The Citizen's Forum has also appealed the DEP Superseding Order of Conditions. The role of the new flood plain data was discussed. Legal advice will be sought. Glenn will send the denial (to the attorney?) of the NoI and O/C and Superseding OC to discuss and compare. If appeal is dropped, the Order of Conditions from DEP would allow the building of the office/R&D building since Upland is now zoned Commercial.

**FAR Winter Solstice:** Friends of Alewife will be having a winter solstice service on December 12 at 1:30 PM near the Uplands site.

**308 Sewer Update:** re. Oliver Road collapsed sewer line and houses on Gilmore Rd not connected to the sanitary sewer therefore discharging sewage into storm drains and thus into the pond. Oliver Road work completed except for gas line which has to be relocated to accommodate the sewer line. Gilmore Road properties must pump sewage up to the sewer (a force main), Town tried to reline the service pipes but could not, will excavate as far as needed to connect while trying to accommodate the owners' tree and porch. This is under a Federal order, hope to finish work in the spring and retest the pond water. The limited easement on the pumping system will expire in three years and then the homeowners will be responsible for maintenance.

**ClayPit Pond:** similar issue: sources of contamination upstream, project to be undertaken in the future. Sewer receipts go into the Enterprise Fund to fund sewer projects.

Restoration: further stabilization needed, more staking of the coir rolls where stakes broke off, gravel and restoration of the path and the truck ruts needed. Further work expected in the spring.

**Barber House/Concord Ave:** claims to have re-established siltation barrier along the rear of the property and was ordered not to de-water over the berm. Site will be visited for confirmation of this.

**275 Somerset Street:** Neil Johnson, contractor who owns the sewer connection under Concord Avenue was contacted. The house (formerly Harriet Needham's) will be demolished and is currently used for Fire Department training. Trees have been flagged for removal or saving. Property has been bought by a member of the Palandjian family. Filing will be made. Trees are in the wetlands but the stream is called intermittent.

**Rock Meadow Regulations:** Johanna Smith will send to the Police Department for enforcement.

**By-Laws:** ConCom by laws were distributed by C. Bishop for members to read, with amendment from 1996 noted.

**Meetings:** calendar of meetings for 2005 was distributed and amended.

Meeting adjourned at 10:15 PM

Submitted by Carolyn Bishop

*Approved 1/4/05*