



MINUTES Belmont Conservation Commission Meeting

Minutes of December 7, 2010 in Room 2 Town Hall at 7:00 P.M.

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

The next meeting is set for January 4th in room 4 of the Town Hall.

Attendance: Chair: Miriam Weil; David Webster, Tino Lichauco, Martha Moore, Jeff North, Margaret Velie, James Roth; Associate: Barbara Gardner.

- | | |
|----------------------|--|
| 1. Bill McCants | 83 Dean St. |
| 2. Brian Kelder | Ecologis, Belmont resident |
| 3. Andrea Rutherford | 240 Somerset Street |
| 4. David McClintock | 240 Somerset Street |
| 5. Duncan MacArthur | 240/250 Somerset Street |
| 6. Dan Solien | Landscape architect, 240 Somerset Street |
| 7. Amy Finlayson | 43 Howells, Foley, Furay Architects |
| 8. Robert Jones | 43 Howells |
| 9. Joan Teebagy | 154 Washington Street |
| 10. Liz Shaw | 65 Partridge Lane |

Review of Minutes of November 9, 2010

James Roth moved that the Commission approve the minutes, as amended, of the November 9, 2010 meeting of the Belmont Conservation Commission. Tino Lichauco seconded the motion, and the minutes were approved.

240 Somerset Street - Rutherford/McClintock Residence

There is some confusion as to the numbers of the houses on plans and in letters: 240 Somerset Street is the Rutherford/McClintock property and 250 is the Vacroux property. Duncan MacArthur is the builder for both homes.

Mr. Solien, landscape architect, described the plans of the 240 Somerset Street property. He was coming before the commission to determine if the work they were planning required an amendment to the Order of Conditions. The driveway work will be done immediately and the other work will be done in the spring.

[The original order of conditions that covered both properties was modified in the fall of 2009 to apply only to Lot 27 – the Vacroux property, 250 Somerset. In the winter/spring of 2010 a separate Order of Conditions was issued for work at the Rutherford/McClintock Residence with a number of Special Conditions.]

Mr. Solien explained that the driveway drains away from Somerset Street. He then explained that they would like to use the former foundation/patio area as a play area and

that it would have a permeable surface – possibly grass or wood chips. Below the foundation they would like to strip out existing vegetation and seed with switch grass, india grass, and other native grasses that would be mowed once a year in the fall. He would like to use a Bobcat to grub the existing non-native vegetation that has grown up and to scrape away some of the old soil, and replace it with new soil. Finally, he explained the plan to install the plants required in the 2005 Wetlands Enhancement Plan.

Jim Roth moved that we amend Paragraph 8 of the Special Conditions of the existing Order of Conditions to: 1) allow the temporary use of a motorized vehicle (Bobcat) for the removal of the non-native, invasive vegetation between 25' and 100' of the wetland line before May 31st, 2011; and 2) to allow an annual fall mowing of this area. New haybales(limit of work) would be installed at the 25' no disturb line. David Webster seconded the motion and the vote to approve was unanimous.

Mr. Solien will follow up with a letter describing his plans.

The best location for the wetlands plantings was also discussed. The 2005 Wetland Enhancement Planting Plan calls for them to be planted in the wetland. Mr. Solien suggested meeting in the field with the Conservation Agent in the spring to mark the best locations for the plants.

250 Somerset Street - Vacroux - driveway

House completed, occupied.

Due to excessive cost, they would like to substitute a Bituminous driveway (with a trench drain to collect runoff and divert it to a stormwater leaching structure) for a permeable driveway. Additionally, similar to the other property, they would like to plant the area closest to the wetlands as a meadow with one mowing per year in the fall.

David Webster proposed amending the order of conditions to 1) allow for an impervious driveway with all runoff going into a subsurface infiltration structure outside the 100' buffer zone; 2) allow the temporary use of a motorized vehicle (Bobcat) for the removal of the non-native, invasive vegetation beyond 25' of the wetland line before May 31st, 2011, there will be no alteration within 25' of the wetland; and 3) allow for the planting, of blueberries within 25' of the wetland as approved on site with the Conservation Agent. Margaret Velie seconded the motion, which was carried with a vote of 6 to 1.

43 Howells Road – Certificate of Compliance

Ms. Finlayson represented the owner. Miriam and Margaret visited and photographed the completed project, and the Agent suggested that the Commission issue a letter of compliance. Margaret Velie motioned to issue a Certificate of Compliance, Martha Moore seconded and the vote to approve was unanimous.

Liz Shaw – Goats and Sheep Report

Since mid-June goats and sheep have been housed in Weeks Meadow which is part of Habitat. There are now 9 sheep and 5 work goats. Trial in 2 1/2 acre Weeks Meadow as

it is overgrown with Bittersweet , poison ivy, multiflora rose, VA creeper, and Jimson Weed. Animals have done a good job on the invasives, which they prefer to the grasses, weakening the systems. In October they were granted a one year special permit from the ZBA. They have moveable electric fences and a more permanent 100 x 100 x 4 fenced area for coyote control.

Next year they may graze on Highland meadow and the two small meadows closer to the Habitat main house.

665 Concord Avenue update

Nan and Bill Harris would like to be connected to the private sewer. Mr. Johnson needs to follow up with a letter rebutting the presumption of significance of the 25' no disturb zone. (temporary disturbance, already paved). The DEP has not issued a file number for this project, and the Commission can not issue an OOC until this occurs.

Community Preservation Act implications

Martha Moore gave an update on the activities of the CPA Committee. BCC will designate a rep to sit on the CPA Committee. Also, BCC should suggest/list, parcels of land to be considered for open space treatment - to be discussed in the future.

Rock Meadow mowing - check

Bruce Shearer has done some mowing. Friends of Rock Meadow, letter and fund raising were discussed. Mowing was done 3 weeks ago. Mary Trudeau contacted Bruce Scherer and coordinated the work.

Naming McLean Open Space Land

Commissioners nominated Winslow Hill, Wellington Hill, and Hickory Hill. Hickory Hill and Winslow Hill each received 3 votes, so they go forward to the Land Management Committee.

Letter to Cambridge Conservation Commission on Uplands Issue Coordination

A draft of a letter was discussed suggesting we attend a CCC meeting to update them on the 40B housing project.

Went to Executive Session at 10:15 pm. Meeting was adjourned at 10:30 pm.

Executive Session UPLANDS (DEP 106-0072) update

Next meeting: January 4th, 2011