

Belmont Conservation Commission February 11, 2008 Town Hall Rm #4  
7:00 PM  
Meeting called to order at 7:06 PM

Attendance: Acting Chair David Webster, Members: Carolyn Bishop, Nancy Davis, Margaret Velie, Associate: Darrell King, Agent: Mary Trudeau

Public: Neal Johnson, sewer line owner/contractor, Philip Swaebe, 35 Howells Road, Scott Morrison, Ecotec.Inc. Theodore Dreier 11 Howells Rd., Bob Wohlgemuth 31 Howells Rd., Anthony Oberdorfer, 140 Fletcher Road, John Ciccolo, 136 Fletcher Road, Daniel C.Orwig, Orwig Associates, Scott Kenton, Owner 140 Fletcher Rd, Bill Lovallo, Chair: Police Station Feasibility Study Committee  
Brett Donham, Donham & Sweeney: Architects for Feasibility Study

Minutes: January 8, 2008 approved as amended. Motion by M. Velie, second by D. Webster, unanimous approval.

Minutes of November 28, 2007 workshop approved with one correction. Motion by N. Davis, second by D. Webster Unanimous approval

Agent's Report:

Residences at Acorn Park: Initial request for public information downsized to copies of draft minutes, approved minutes and workshop notes.

Rachel Freed from DEP: no site visit scheduled due to weather. D. Webster requested M. Trudeau write to Rachel Freed requesting that the CC be kept up to date on any communications about the project.

Annual report: written by M. Weil and M. Trudeau and submitted. Members requested an email copy.

Meeting with Board of Selectmen (BOS): suggested by D. Webster to bring BOS up to date on CC efforts. C.Bishop suggested need for coordination between committees and commissions.

Community Preservation Act Committee: D. King volunteered as CC rep.

140 Fletcher Road: Hearing opened at 7:30 PM Project located within buffer zone of Winn's Brook, plan to demolish and rebuild a house and add a detached garage. Winn's Brook is culverted across property and daylight just beyond property line. Buffer zone delineated from top of the bank at that point. Proposed: all roof drainage piped to 3 underground basins, decrease total amount of pavement, haybales set at existing grassline. Footprint of house raised in grade about a foot. Belmont Hill School (BHS) raised grade of abutting field and may have changed

drainage to low point on this property. Riverfront line is perpendicular rather than radial due to culverting (200') of brook. Garage sited 30' from line.

Commission discussion:

M.Trudeau recommended a perk test be performed.

N.Davis pointed out actual increase in impervious surface, owner agreed to use pervious pavers on part of driveway. M Trudeau pointed out haybale line cannot be crossed. M Velie pointed out construction/regrading close to haybale line. D. Webster urged grade decreased near line of 25 ft no disturb zone. C. Bishop requested straw bales instead of hay, concern about impact on buffer during demolition.

Public comment:

Oberdorfer: questioned location of garage, noted increase in runoff from BHS, has sump running since BHS field construction, grade changed 3-4 feet (civil issue)

Ciccolo: BHS pedestrian way easement vs vehicular width. BHS not interested in change.

Commission recommendations:

New site plan needed to show net decrease in impervious areas within 100 ft buffer zone to less than existing condition in same area. Riverfront Area redelineated correctly, stormwater management structure storm/size designated.

Conditions: after new foundation is poured, disturbed area within the 25 ft area stabilized asap and returned to current grade with no vehicular traffic after demolition, infiltrate runoff from roof and garage to maximum extent possible, size drainage to a reasonable storm event. Strawbales instead of haybales.

D.Webster moved continuation to next meeting with request for new site plan as above. N.Davis second. Unanimous approval. Hearing continued at 8:12 PM until next meeting on March 4, 2008.

35 Locke Road Sewer Extension: Hearing opened 8:15 PM DEP # 10683

Due to failing septic system, pressure sewer connection to existing sanitary sewer line on Howells Rd. proposed. Wetland is Winn's Brook. Entire project within existing pavement. Erosion control measures: straw wattle moving along work site beside and downgradient from work. Work will occur in 30 ft. sections with repaving on completion of each section.

Details:

Six inch sleeve installed in trench of gravel backfilled with appropriate soils.

Pressure system from manhole on Howells to Fletcher Road. Original plan revised to extend sleeve up Howells Rd beyond riverfront area for future connections.

Service line installed and owned by Mr. Johnson goes under brook out to Fletcher Rd. Straw wattles to be placed on edge of pavement.

Conditions: keep section of wattle always between construction and brook, additional wattle to move along with and on three sides of construction, ten by ten “dirt bag” on truck for any dewatering, all materials kept on paved roadway within siltation controls and removed or refilled daily, plus standard 18 conditions. C.Bishop inquired about existing erosion from road into brook. Brief discussion of possible solutions including boulders, berm, swale. C Bishop moved. D. Webster seconded. Unanimous approval. Hearing closed 8:41 PM

Police Station Feasibility Study: Bill Lovallo, Brett Donham reporting to CC. Nine sites studied for new police station narrowed down to one site: the Belmont Memorial Library. Predict space needed for future at 25, 000 sq ft, the size of the library. Plan shows same footprint and parking without expansion of impervious surface. Possible addition on back on impervious surface, possible third floor flat roof firing range.

CC jurisdiction: building within 100 Ft Riverfront, driveway partially within 25Ft no disturb zone. Concerns include: stormwater management, current design of driveway drainage into brook, possible relocation of some area of rear drive, meeting new DEP stormwater management rules, use project as “role model” for Town projects, concerns re. former gasoline spill and construction cavity under building with slab on beams, lack of sufficient parking spaces and more intense 24 hour use of site.

Suggestions include gas/oil separators, pervious materials in walkways to protect groundwater as well as runoff, show garage/sally port entrance on plan, no oil changes, car washing or radiator flushes in garage, impounded vehicles stored off site, “green” building goals.

Conclusion: Mr. Donham will email report to Commissioners via M. Trudeau for comments and will include diagram of ground floor, square footage.

#### Old Business:

Enforcement action response 68 Stony Brook: Diarbakerlys will allow full access to Belmont Country Club for restoration work.

Incinerator Site: C. Bishop expressed concern about lack of information on activities at site. Will draft letter to DPW with points of concern and requesting update.

Membership: J. Curro’s resignation. Letter requesting T. Lichauco’s appointment as Commissioner sent to Tom Younger to hold until resignation letter arrives.

Community Preservation Act Committee: M. Trudeau will send letter to CPA Committee recommending McLean barn restoration, open space land acquisition of key parcels abutting open space or wetlands such as the Uplands as per request for suggested projects. D. King will see if being CPA/CC rep is

acceptable to committee. D.Webster moved, N. Davis second. Unanimous approval.

Fire Dept. Letter: N. Davis composed letter thanking Belmont Fire Department(BFD) for prompt action on the ClayPit Pond oil spill cleanup. C.Bishop moved approval on N.Davis letter as amended and commended N. Davis for her work on the issue. M.Velie second. Unanimous approval. Letter to be sent to Belmont Citizen Herald and BFD.

Dumping into Stormdrain: according to Donna Moultrup: when sighted, call police, call DEP with police and wait for emergency response team to arrive.

Intermittent v. perennial brooks: Discussion of state's criteria for designation. N. Davis and M. Velie will work on brook list.

D.Webster moved adjournment. M.Velie seconded. Unanimous approval.  
Meeting adjourned at 10:27 PM Next meeting Tuesday, March 4, 2008  
Submitted by C. Bishop