

2015 JUN -3 AM 9:07

APPROVED

MEETING MINUTES
Belmont Conservation Commission
April 14, 2015 Meeting Minutes
Room 2 Town Hall
7:00 pm

Attendees:

Members: James Roth (Chairman) David Webster, Charles Chiang; Miriam Weil; Margaret Velie

Conservation Agent: Mary Trudeau

7:05 The Commission reviewed the minutes of the March 3, 2015 meeting.

Miriam Weil moved to accept the minutes.

The motion was seconded by David Webster, and the motion was approved unanimously.

7:10 The Commission briefly discussed the upcoming sheep grazing project, noting that there had been no updates or modifications to the proposal since the last public meeting.

7:15 Mary Trudeau presented a scope of services proposal for the installation of a two (2) inch water main at the Community Gardens. Work has been revised to phase the project, and the current work program will install a two (2) inch pvc main between Mill Street and the entrance to the Gardens. The work has been contracted by Autowater, Inc, a local contractor.

David Webster: moved to approve the proposal by Autowater, and to support the expenditure of CPA funds to pay for this task.

The motion was seconded by Margaret Velie, and unanimously approved.

7:20 The Commission discussed the condition of Rock Meadow. Mary Trudeau noted that a "poop" station and barrels to dispose of dog feces could improve compliance with the requirement to clean up after dogs using the meadow. The Commission discussed ways of implementing fees and returning costs to the dog walking community.

David Webster asked that Mary Trudeau create a sign depicting the rules at Rock Meadow for dog use, and that the sign be posted in a visible location.

7:25 The Commission reviewed a request from Boot Boutwell to conduct a walking tour at Rock Meadow on behalf of the New England Wildflower Society. The tour will be held on Wednesday June 17, 2015.

Margaret Velie moved to approve the request for use of Rock Meadow for a walking tour on June 17, 2015.

The motion was seconded by David Webster and unanimously approved.

7:30 Constellation Senior Players Tournament: Request to use Rock Meadow for Parking

Joe Rotalini and Geoff Hill, representing the Constellation Senior Players Tournament requested permission to use portions of Rock Meadow to park cars during the period of time between June 9 and June 14, 2015. Mr Rotalini and Mr Hill presented a short review of the tournament needs and proposed usage of the fields. The number of cars was estimated at up to 1000 cars per day, with more parking required in the final days of the tournament.

The Tournament would prepare the surface of the meadow for use through mowing, and use of stone or geotextile materials for the driveway loop. Access off of Mill Street will require earth work to restore safe and stable driveways. The sponsors noted that prior to any activity on the site, the condition of the entire meadow area would be videotaped. This record would be used to insure that restoration, post tournament, was to the conditions existing prior to the rental. It was noted that restoration could include repair of any rutting or damage to the surface of the meadow, as well as restoration of the organic substrate and seeding.

The Commission had several concerns. Primary concerns centered on the potential for long term damage through soil compaction or contamination of vehicle fluids. Margaret Velie noted that she had seen a meadow, used for a similar purpose, and that damage to the field had been considerable prior to the restoration efforts.

The Commission discussed the need to confirm that the restrictions on Rock Meadow allowed for a temporary use, such as parking for an event. Mary Trudeau noted that George Hall, town counsel, had been consulted and believed that a short term rental would not be considered a "conversion" of use and would not violate the terms of ownership. Concerns noted included the need for compliance with usage rules described in the title of the parcel. Margaret Velie noted that past discussions with EOEa had provided guidelines for use and that use of the area for snow storage had been deemed inappropriate.

The Commission discussed the need to provide for long term maintenance of Rock Meadow. Annual mowing of the fields costs at least five thousand dollars (\$5000.00) per year, and there is no budget for this expense. The Community Gardens generate enough funding to mow the paths, and Friends of Rock Meadow have been effective in fund raising to contribute to the mowing costs. Mary Trudeau noted that while negotiations with Constellation Senior Players Tournament for a rental fee were ongoing, it was expected that the fee would cover several years of mowing costs. Commissioners noted that this is not an insignificant factor.

Mary Trudeau noted that rental fees from the use were being negotiated by the Selectmans Office, through the Town Administrator. While the Town Administrator and Town Counsel advised her the Commission is not empowered to negotiate and set fees, she noted that Town Counsel had determined that the existing revolving account used for Garden rentals could be used to hold any monies received.

After much discussion, the Commission agreed to vote.

Miriam Weil moved: to approve the use of Rock Meadow for Constellation Senior Players Tournament parking with the following conditions: Town Counsel should be consulted to confirm the compliance of the use with EOEAs policies and directives, and that the Town would have conducted a successful negotiation of a rental fee by April 28, 2015, and all fees are to be used towards the maintenance and preservation of Rock Meadow and deposited in the revolving account controlled by the Conservation Commission.

The motion was seconded by Jim Roth. The motion was approved in a split vote, (3) affirmative votes and (2) nay votes, with Margaret Velie and David Webster opposed.

8:15 Public Hearing for Notice of Intent application: 15 Hickory Road

Carlos Salib, representing the homeowner Rupal Patel, presented a request to install a gas line within an existing driveway located within two hundred feet of a perennial stream. All work is to be within the driveway, and the surface of the driveway will be repaved, in the same footprint, at the completion of the installation. While work is within the 0 to 100 foot buffer zone and Riverfront Area, no alterations to vegetation are proposed.

Mr Salib noted that the gas line would pass over the existing culvert(s) and should not disturb the existing drains.

David Webster moved: to approve the project as proposed, including the installation of a natural gas main and the subsequent repaving of the existing driveway.

The motion was seconded by Miriam Weil. The vote was unanimous to approve.

8:30 Discussion with Glenn Clancy, Director of Community Development, concerning the proposed changes to the local stormwater bylaw.

Glenn Clancy discussed the role of the Conservation Commission in implementing changes in the storm water bylaw. Under the proposed Article, the Conservation Commission is authorized to enact the bylaw in cases where the storm water discharge is also under the Conservation Commission's jurisdiction. The Community Development Office is the Town's authorized authority to issue permits and enact the bylaw in other circumstances. Glenn noted the CD office would continue to, initially, review all applications, and would provide technical support and recommendations regarding consistent bylaw implementation to the Conservation Commission. This will insure consistency in decisions, and allow the Commission to utilize the expertise and experience of the Office of Community Development.

The Commission discussed the need to provide findings under both the Massachusetts Wetlands Protection Act Storm Water Regulations, and the local bylaw. Glenn noted that George Hall, town counsel, believed that third party review could be used by the Commission when needed to provide a comprehensive review.

David Webster moved: that the Conservation Commission endorse the proposed amendments to the Stormwater and Erosion Control (Article 3) bylaw.

Miriam Weil seconded the motion, and the vote of the Commission was unanimous to approve.

8:50 178 Marsh Street: Appeal of ORAD issued for wetlands delineation

The Commission noted that there will be a site visit for the Appeal of the ORAD issued for the ANRAD filing at 178 Marsh Street (Chiafaro property) on May 6, 2015 . Jim Sprague has continued his review of the filing to allow for a spring visit.

9:10 The Commission discussed potential appointments to the Conservation Commission. The Commission agreed to submit names to the Selectmen for consideration.

Adjourn

David Webster moved to adjourn the meeting at 9:15 pm; Charles Chiang seconded the motion, and the meeting was adjourned at 9:15 pm.