

2015 AUG 19 AM 9:20

APPROVED

**MEETING MINUTES**  
**Belmont Conservation Commission**  
**June 23, 2015 Meeting Minutes**  
**Room 2 Town Hall**  
**7:00 pm**

**Attendees:**

Members: James Roth (Chairman) David Webster (vice Chairman); Miriam Weil; Margaret Velie

Conservation Agent: Mary Trudeau

**Others:**

Constance Jeffery  
Chris Joerg  
Joan Teebagy  
Christine Heady (Friends of Alewife Reservation)  
Gail Koch  
Rich Kirby (LEC)  
Al Gala  
Glenn Clancy (Office of Community Development)  
Erik Rhodin (LCA)  
David Jay (Weinmayr/Jay Associates)  
Elizabeth Pew (TMM Precinct 2)  
Anne-Marie Lambert

7:05 **Review of Minutes of June 2, 2015 meeting**  
The Commission reviewed the minutes of the June 2, 2015 meeting.

**Miriam Weil moved to accept the minutes as amended, David Webster seconded the motion, and the vote was unanimous to approve the motion.**

7:10 **Christine Heady Friends of Alewife Brook Reservation Discussion**

Christine Heady presented a letter to the Commission, from the Friends of Alewife Brook Reservation, requesting that the Commission consider banning additional foot paths through lands under the care and control of the DCR, at the Alewife Brook Reservation. The Commission noted that there is no proposal currently under review for any such paths. Christine also requested that the prohibition extend to the Conservation Restriction for the Uplands development project. The Commission noted that they are not the holders of the restriction.

7:20 **Enforcement Order issued for 275 Somerset Street:**

Rich Kirby represented the owner of the property, Paul Palanjian, noting that work to comply with the enforcement action was ongoing. Rich noted that the Order of

Conditions, outstanding on the property, included a landscaping plan. He stated that the previously approved landscaping plan for the property would be implemented. Rich described the plan as including native plants, and using composted leaf litter as a ground cover.

Mary Trudeau noted that we have no documentation that the land owner intends to comply with the Action, that the deadline for submission of a restoration plan has passed, and that the property has been listed for sale in recent months. She requested that the Owner provide a statement indicating a time frame for compliance, or that the Commission record the Enforcement Action against the title of the property. Rich Kirby agreed to discuss this with Paul Palanjian, and to provide the required documentation. Rich noted that the required paperwork would be submitted in time to be on the August 4, 2015 Agenda of the Conservation Commission.

**7:30 Notice of Intent filing for 104 Woodfall Road (DEP File Number: 106-125)**

Rich Kirby and Erik Rhodin represented Greensbrook Development LLC, and presented the Notice of Intent filing for Lot 4, located off of Woodfall Road to the Conservation Commission. Al Gala and Danny Chedid were also in attendance, as was the project Landscape Architect, David Jay. Work included in the Notice of Intent is limited to the development of Lot 4 as a single family dwelling. Portions of the lot are within two hundred feet of a perennial waterway, and other areas are within one hundred feet of jurisdictional wetlands.

Discussion included compliance with the Rivers Protection Act regulations. The application included a site plan with less than 5000 sf of disturbance within the 100 to 200 foot Riverfront Area, and minimal disturbance within one hundred feet of Bordering Vegetated Wetland. The proposed 3530 sf dwelling has been situated as far from the waterway and adjacent wetlands as zoning allows. At its closest point, the covered patio is located 173 linear feet from the flagged edge of Bordering Vegetated Wetland. Other work within the buffer zone is limited to control of invasive plant materials, planting of native vegetation, and removal of historic garbage and debris from the locus.

Infiltration of roof runoff is proposed, and the project appears to be in full compliance with local stormwater standards. The landscaping plan is predominantly native plants, and all materials are non invasive. Screening is provided at the perimeter of the development.

**David Webster moved to issue a standard Order of Conditions, with the following special conditions: hand removal of invasive plant species and accumulations of debris and trash is permitted; removal of invasive plant species will be matched with one to one replacement plantings of native woody material, unless waived with the consent of the Conservation Agent; perimeter of Isolated Lands Subject to Flooding resource areas on the entire site will be reflagged prior to the commencement of work; the infiltration system shall maintain a minimum of an 18 inch vertical separation between groundwater and the bottom of the system; Filtrexx tubes (or the equivalent) shall be 12 inches in diameter minimum size; construction fence shall be maintained at the perimeter of the work area; a construction sequence detailing the activities in the Riverfront Area shall be submitted prior to issuance of a building permit; herbicides and pesticides shall be prohibited within the perimeter of the lot; observation ports shall be installed on the**

**infiltration system, and openings large enough to accommodate a vector truck; and included the comment that a written copy of these conditions would be given to Mary Trudeau for incorporation into the Order of Conditions.**

**and the motion was seconded by Margaret Velie, and unanimously approved by the Commission.**

**9:00 Notice of Intent filing for Somerset Road Repaving Project (106 - )**

Glenn Clancy represented the Office of Community Development for the filing of a Notice of Intent for the reclamation and repaving of portions of Somerset Road. Glenn described the limits of work from Pleasant Street to the end of the Lubin property, and at the crossing of Atkins Brook, a perennial waterway.

The work proposed in the Notice of Intent includes reclamation of the existing roadway surface; blending and regrading to restore grades in the right of way; compaction and repaving with a bituminous concrete mix. No widening is proposed. Glenn noted that work in the vicinity of the culvert crossing for Shady Brook would likely be done with smaller equipment to insure the structural integrity of the existing stone culvert. Glenn agreed to incorporate straw wattles at the limit of work line at Shady Brook and along Somerset Street near the Atkins Brook.

**David Webster moved to approve the work in an Order of Conditions, with the standard conditions plus a condition stating that work is limited to the existing footprint of the roadway; and straw wattles or the like, will be used as erosion controls in the locations within 100 feet of the Brook and at Shady Brook Road. The motion was seconded by Miriam Weil and unanimously approved by the Commission.**

**9:30 Joan Teebagy and Update on the Pilot Grazing Project**

The Commission discussed the ongoing grazing of six (6) sheep at Rock Meadow. Joan noted that she is concerned with the Milkweed population as it is toxic to sheep. She reported that the sheep are not fond of Black Swallowwort.

**9:45 Updates on Garden Waterline Project:**

Mary Trudeau stated that she had put in a purchase order to allow for a deposit on the waterline work, and Margaret Velie confirmed that the check had been processed. Mary agreed to follow up with Autowater, the contractor for the improvements.

**9:50 Claypit Pond Intergenerational Walking Path update:**

The Commission discussed the June 15 presentation by BETA Group, and agreed that the plan was very exciting and well done. The Commission noted that the final project should be received by the beginning of July.

**Adjourn**

**David Webster moved to adjourn the meeting at 10:00 pm; Miriam Weil seconded the motion, and the meeting was adjourned at 10:00 pm.**