

BELMONT CONSERVATION COMMISSION
MEETING MINUTES

March 4, 2003

Members Present: M. Flamang, K. Baskin, J. Curro, M. Weil, R. Foster, M. King, J. Smith.

Associate Members Present: M. Velie, N. Davis.

Additional Attendees: Glenn Clancy (Belmont Office of Community Development).
Also see sign-in sheet.

The meeting was called to order at 7:10 p.m.

Minutes

The minutes for the meeting of December 3, 2002, were submitted for approval and accepted as submitted.

The minutes of the meeting of February 4, 2003, were submitted. K. Baskin noted that the first sentence of the fourth paragraph under Public Hearing - Rock Meadow Open Space Use and Management Plan should be revised to reflect that she stated that the Commission should prohibit dog park use only if the Commission determined that a dog park was not appropriate. The minutes were accepted as so revised.

Old Business - 15 Sandrick Road Update

A plot plan was submitted to the Commission by the owner. G. Clancy will send him a reminder that he can do nothing to the property unless and until we approve. R. Foster pointed out that we have not yet finalized rules and regulations regarding tree removal. She also noted that a new herbicide for poison ivy will soon be readily available.

Public Hearing - Notice of Intent - 404 Concord Avenue (7:16)

M. Flamang recused himself from this hearing, as he is a member of the congregation of the applicant, First Parish Church in Belmont. R. Foster will chair the hearing. The applicant's representative, Joel Mooney of the building committee, submitted a model of the work to be done. Other representatives appearing on behalf of the applicant included Ed Bing of the building committee, Dave Miller of the applicant's architectural firm, Robert Olsen and Associates, and Steve Powers and Steve Garvin of Samiotis Consultants.

Mooney stated that they have tried to minimize pavement in the buffer zone and install stormwater management. The building itself will be enlarged. S. Garvin stated that there is a flood plain at the brook. He pointed out on the map where the buffer zones end. The building is within the inner riparian zone. The existing impervious parking area will be

moved to the outer riparian zone. The only feasible alternative would have been to put the parking and the driveway back in the inner riparian zone, and have more of the building close to the street.

They will be planting vegetation in the inner zone to restore it to a more natural state closer to the brook. This will improve wildlife habitat there, too. There will also be an improvement in stormwater quality. The driveway will be curbed and the water flow on it will go to catchbasins with infiltration devices. Drywells and separate filtration will be installed to deal with the runoff from the roof and places other than the drive and parking area. The ratio of pervious to impervious areas will remain basically the same. In terms of recharging to groundwater, they will be providing more than what is required under the standard. They are providing greater than the recommended 80% removal of TSS.

They will place haybales and silt fences during construction. Operation and maintenance after construction are specified in detail in their application. There will be a net decrease of impervious area in both buffer zones.

K. Baskin stated that she is impressed with their application. They have anticipated many of the Commission's questions. There is a net benefit to the environment in their planning. M. Weil asked how the building will change. D. Miller explained that there will be an addition requiring excavation, most of which will be in the inner riparian zone. Construction will take approximately 15 months.

Vegetation to be planted will include low bush blueberry and dogwood, and service berry, witch hazel and black birch will be planted in the rear of the property (near the brook). White cedar and arbor vitae will be planted on the side. R. Foster suggested scupper holes at the trees in the middle of the parking lot, so that the rain would water them. The applicant responded that the rainwater can be directed to the trees.

Upon questioning by M. Weil, they stated that the walkways will be bituminous concrete at the edge of the parking area in order to allow emergency vehicles access to the building. In the inner zone and on the level areas, they will be stone dust. There will be a new fence installed at the back of the lot. R. Foster suggested that they use myrtle or other ground cover instead of grass in order to minimize the amount of fertilization.

Public Hearing - Notice of Intent - 114 Fletcher Road (8:00)

Clayton Christensen, applicant, described the work to be done. They are adding a kitchen and family room and a deck. Excavation will be required for a basement under the addition. The brook is 10-15 feet below the level of the house.

G. Clancy pointed out that Winn's Brook is an intermittent stream, even under the new rules promulgated by DEP. The plot plan shows a riparian zone because town maps were relied upon, but those maps are no longer accurate.

They will be planting grass. M. Flamang asked that, when maintaining the lawn, they keep in mind that they are within 100 feet of the brook. R. Foster suggested that they plant fescue, and fertilize minimally. The applicants stated that they will not use chemicals on the lawn.

K. Baskin requested that they pile the dirt near the house and cover the piles. The closer the haybales are to the house, the better. The applicants stated that they hope to start work in April, if it is dry enough. R. Foster pointed out that, if they wish to remove any invasives near the brook, they need to notify the Commission.

The hearing was closed, and the Commission voted to issue an Order of Conditions, providing for the standard conditions.

Ogilby Commendation (8:20)

M. Flamang read a draft commendation, which was then approved by the other Commission members. He will circulate it for signature. R. Foster suggested that we invite Mrs. Ogilby to the next meeting and present the framed commendation to her at that time. B. Passero suggested that it be presented at the farm. R. Foster will ask Mrs. Ogilby what she prefers, and will also invite the Ogilby children to attend.

Public Hearing - Rock Meadow Open Space Use and Management Plan (8:35)

G. Clancy pointed out that the proposed conservation by-law has not been presented to the by-law review committee, which is a necessary step prior to submitting it for a vote. We should finalize the draft and submit it.

G. Clancy also noted that there is some confusion about the position of the Commission regarding the dog park. K. Baskin reiterated her position the Commission should take a stand one way or the other, so that the public has guidance in the event that they wish to bring proposals before the Commission. R. Foster indicated that she thought we should not take a stand at this time.

M. Flamang pointed out that the subject of sports fields at Rock Meadow presents a similar issue. Should the Commission also take a stand on that? He stated that the grant which funded the original acquisition of the land only refers to maintaining the existing fields there. The Rivers Protection Act was not in effect then, either.

K. Baskin moved to expand Conclusion 8 to state that the Commission is not in favor of the construction of sports fields at Rock Meadow, because they are contrary to the character of Rock Meadow, as well as being harmful to the streams and wetlands there. The Commission approved that revision of Conclusion 8.

The proposed by-law was then discussed in detail. The following changes were approved by the Commission:

- The fine will be changed to \$100, on advice by Town Counsel, plus any replacement cost and restoration cost.
- The conservation lands governed by the proposed by-law will include only Rock Meadow.
- The definition of passive activities will be revised to include such other activities as are approved by the Commission.
- Section 28.4E will be revised to strike the word “temporary,” so that any structure is prohibited.
- Section 28.4G will be revised to eliminate the prohibition on throwing snow balls.
- Section 28.4M will be revised to eliminate the reference to a dog park and the reference to dog feces, so that it is clear that all by-laws regarding dogs must be obeyed.

It was agreed that G. Clancy will submit the proposed by-law, as so revised, to the by-law review committee.

New Business

N. Davis reported that about ten people had participated in the invasives cutting at Rock Meadow on March 1. They will have to go back and cut as the Tree Warden applies chemicals. This weekend there is rain forecast, so that will occur on March 15.

The meeting was then adjourned at 9:30 p.m. The next meeting will be held at the Faculty Dining Room at Chenery Middle School on Tuesday, April 1, 2003.

Prepared by:
Johanna Smith