

APPROVED

Belmont Conservation Commission Meeting
Tuesday March 6, 2007
Town Hall Conference Room #4
7:00 PM

Attendance:

Chair Miriam Weil, Commissioners, Carolyn Bishop, Martha Moore, Nancy Davis, Peg Velie, David Webster
Associates: Darrell King, Tino Lichauco, Monica King
Agent: Mary Trudeau

Public:

Thomas and Cynthia Reed of 62 Woodfall Road
Norman Kherlop for 70 Woodfall Road

Minutes

The Commission reviewed the minutes of February 6, 2007 and made several minor changes to the text. David Webster motioned to approve the minutes as amended, it was seconded by Peg Velie, and the motion was unanimously approved by the Commission.

Agents Report

Mary Trudeau went through recent correspondence with the Commission and distributed various brochures and conference literature to the members. She noted that the Waltham Conservation Commission had requested representation from the Belmont Conservation Commission on the advisory board for the development of an RFP for a golf course on the Metropolitan State Hospital site. She asked if there was an interest by any of the members, and offered to attend the first meeting on March 21, 2007 as the representative of the Commission. She noted that she hoped that a member of the Commission would consider representing the Commission at later meetings.

Ms. Trudeau noted that she had discussed the future filing of a Notice of Intent for the Uplands project with Jeff Malloy of Epsilon. She noted that a filing date had not been set, but that meeting dates for the next few months had been discussed. She also stated that she had advised Jeff that the Commission would be requiring full scale plans and copies of relevant materials for all members and associates. Miriam Weil asked that all Commissioner's review the Uplands files available on the Town web site prior to the next meeting.

70 Woodfall Road:

The Chairwoman reopened the continued public hearing at 7:20 PM. Mr. Kherlop, the applicant's representative was in attendance, and discussed the current status of the project with the Commission. Mr. Kherlop noted that he had submitted a revised site plan to the Commission, as well as details of the chimney foundation and the leaching catchbasin. Mr

Kherlop stated that he had provided final report on the soil assessment completed by PES. Ms Trudeau noted that the report found no evidence of contamination by asbestos, but did find three soil samples that were found to have elevated levels of lead and other contaminants. Mr Kherlop noted that the remediation for the contamination would include the removal of soils determined to be affected. Mr Kherlop noted that the work would be monitored by a Licensed Site Professional and that the DEP would have oversight on the project.

Ms Trudeau noted that the work was constrained by the proximity of the dwelling and the property line, and that the line of erosion and siltation controls would need to be extended to contain the earth disturbed by the excavations. She noted that this could be a condition in the Order of Conditions.

The Commission discussed the size of the proposed plantings. It was noted that the plantings were replacements for larger specimens that were removed during the construction, and that the sizes shown on the site plan seemed inadequate compensation. Ms Trudeau stated that she would research plant sizes and provide specific requests for plantings in the draft Order of Conditions.

The Commission reviewed the additional site plans submitted. The Commission discussed the roof drainage and perimeter drainage systems. Mr Kherlop stated that the connection between the town catchbasin and the existing perimeter drain has been "capped". Ms Trudeau noted that she would have the building inspectors view the catchbasin and ascertain that the connection to the perimeter drain had been discontinued.

The Commission discussed additional conditions for the Order of Conditions. The Commission expressed a desire to be notified of the remediation schedule; and Miriam Weil agreed to contact Stephan White of PES to discuss the extent of the work to be performed.

Mr Kherlop requested a continuance of the Public Hearing until March 27, 2007. Ms Trudeau noted that she would have a draft permit ready for issuance by the meeting date, and that the Commission could issue the permit on that date. She asked that Commissioners consider the special conditions that they would like to see imposed on the project, and to email those concerns to her over the next few weeks.

Carolyn Bishop moved to continue the public hearing at the applicant's request until March 27, 2007. The motion was seconded by David Webster, and unanimously approved by the Commission.

Adoption of Rules for Hiring Outside Consultants

In accordance with MGL Ch 44, section 53G, the Conservation Commission discussed the adoption of a rule designed to allow the Commission to hire an outside consultant to assist in the review of complicated permit applications. Faustino Lichauco discussed the regulation he had drafted for the Commission. He noted that it enables the Commission to impose fees for the review of applications, or for consultant services to assist in permit conditioning or monitoring. After discussing the various provisions of the draft rule, including the mechanism for holding

funds, the legislative authority and the payment procedures, the Commission decided to take a vote to implement the regulation.

Martha Moore moved that the Commission vote to adopt the regulation, as drafted by Faustino Lichauco and modified by the Commission at the March 6, 2007 meeting. The motion was seconded by Nancy Davis, and the vote to adopt the regulation was unanimous. The rule was to be effective immediately.

Open Space Questionnaire

Mary Trudeau noted that she had been working with Jay Szklut to prepare a questionnaire for use in the development of an Open Space and Recreation Plan for the Town of Belmont. She presented a draft questionnaire to the Commission for discussion. The Commission reviewed the questions, and commented, and asked for revisions to the content and format of the questionnaire. Ms Trudeau agreed to rework the questionnaire to accommodate the comments, and to email a draft of the revised form to the members. Tino Lichauco recommended the following language for the survey: "Would you support an initiative to raise the standard of environmental protection within Belmont to conform to those in surrounding communities?" and also (in connection with CPA) "Would you support taking steps under the Community Preservation Act to secure state funds for " historical preservation, open space purchases and other municipal projects? The Commission voted to support inclusion of a question on the CPA, and a wetlands bylaw, if the language used was as Mr. Lichauco suggested.

Rock Meadow:

The Commission discussed the Rock Meadow subcommittee meeting that occurred earlier in the evening. The Commission continued the discussion of the financial implications of the cost share program, and noted the need to submit an article for the April Town Meeting warrant. Nancy Davis noted that the Commission could be notified of the acceptance to the program later this spring, with a contract being issued in June.

David Webster moved to approve the submission of an article to Town Meeting that would request the establishment of a special account, to be funded with no more than \$35, 000 dollars and no less than \$30,000 dollars, to be used for the implementation of the cost share program with the NRCS WHIP program. The motion was seconded by Carolyn Bishop, and unanimously approved.

Role of the Conservation Agent:

David Webster noted that he had compiled a list of tasks that are typically done by an agent of a Conservation Commission, and that this list had been emailed to Commission members. He stated that he was interested in developing a job description for the agent position in Belmont. He stated that he would organize the list of tasks and submit a revised draft to the Commission for review.

Public Relations Campaign

Monica King brought up the possibility of developing a series of articles for use in the local newspaper. She noted that many residents do not know much about wetlands, and that the articles would be educational and interesting to many readers.

The Commission also discussed creating an informational wetlands brochure for distribution to local homeowners. Ms Trudeau noted that she had a copy of a sample brochure from Wellesley that could be a template for a customized Belmont brochure.

Meeting adjourned at 9:45 PM Next meeting March 27, 2007 at 7:00 PM

Submitted by: M. Trudeau