

Belmont Conservation Commission Meeting May 5, 2009 Room 2 at Town Hall at 7:00 PM

Attendance: Chair: Miriam Weil, Members: James Roth, Martha Moore, Nancy Davis, Margaret Velie, David Webster
Associates: Jeff North, Barbara Gardner
Agent: Mary Trudeau
Public: Joe Finn, Bluebird project
Russell Waldron, Civil Design Solutions / 19 Robinwood Rd.
Kevin Biggins, Civil Design Solutions / 19 Robinwood Rd.
Aris Tziavas, 19 Robinwood Rd.
Avo Asdourian, 19 Robinwood Rd.
Ralph Sabatino, 19 Robinwood Rd. / pool design
Slater Anderson, LandVest
Madelon Hope, Boston School of Herbal Studies
Rich Kirby, LEC Environmental / 50 Common Street
Joe DiStefano, Desco, Inc. / 50 Common Street
Jim DiStefano, Desco, Inc. / 50 Common Street

Minutes:

Minutes March 3, 2009 and April 7, 2009 were discussed, and approved.

Nancy Davis moved that the March 3, 2009 minutes be approved, the motion was seconded by David Webster, and unanimously approved by 5 to 0 vote.

Nancy Davis moved that the April 7, 2009 minutes be approved, the motion was seconded by David Webster, and unanimously approved by 5 to 0 vote.

Joe Finn – Bluebird Project:

Mr. Finn presented his bird box project goals and achievements to the Conservation Commission, noting his long tenure and commitment to the project at Rock Meadow. Mr Finn detailed his successes and failures last season, noting that he would be providing the Commission with a written description of the 2008 nesting season. He thanked the Commission for its permission to set up the bird boxes / houses at Rock Meadow. He stated that he had set approximately 20 boxes this year, and that some were in new locations based on experiences and successes with the past years nesting program. Mr. Finn explained that the bluebirds require short ground cover for effective hunting. Without mowing their survival is challenged. He would like permission to continue mowing. Miriam suggested that Mr. Finn write down his requirements. Mary suggested a phone call in which Mr. Finn could dictate requirements to Mary, who would create the letter of permission to be issued by the Commission.

David Webster stated that he agreed with that suggestion, and moved that the Commission issue a letter authorizing this work in Rock Meadow to Mr Finn, based on the conditions that Mary Trudeau and Joe Finn would draft. The motion was seconded by Jim Roth, and unanimously approved.

19 Robinwood Road – NOI for addition and pool:

Miriam Weil opened the continued Public Hearing for the Notice of Intent filing for 19 Robinwood Road. Russell Waldron of AES, and Kevin Biggins of Civil Design Solutions represented the property owner, Aris Tziavas. Mr Waldron presented a modified plan with a revised wetlands delineation for the proposed addition and pool at 19 Robinwood Road. The modified plan reduced the size of the pool, reduced the size of the deck, and added a plan for augmenting the landscaping vegetation with native plant species. Kevin Biggins presented the details of the storm water drainage system, noting that the system mitigated site runoff for the requisite storm events.

The Commission discussed alternative site development proposals and Mary Trudeau noted that the current site plan was the result of several months of pre-filing discussions. The Commission expressed concern with the size of the footprint of the addition, and Mr Tziavas noted that he needed a single story house, and that the option of a second floor had been discarded.

David Webster moved that an Order of Conditions be issued, and was seconded by Jim Roth. The motion included special conditions, including the use of permeable materials on the front walkway; the use of a “silt sack” and small diameter pumps for all dewatering; a condition requiring the pool water sit and dechlorinate for two weeks prior to dewatering; and the submission of a planting plan with at least 25 percent native plantings.

Discussion of Riverfront Area project off of Common Street:

Rich Kirby, accompanied by Joe and Jim DiStefano, engaged in an informal discussion with the Commission, presented an overview of a proposal to build three houses at the corner of Common and Concord streets, on the property currently known as 50 Common Street. The property contains Bordering Vegetated Wetlands, as well as Bank and Riverfront Areas associated with the Wellington Brook, at the rear of the property.

Mr Kirby noted that the proposal could include a deeded conservation trust / restriction for approximately 50% of these 5 acres. Mr. Kirby gave a preliminary description of the stormwater management and rain infiltration, a vegetation management plan including treating invasive species, a pervious drive, etc. He also noted that portions of the proposed structures would be located within the first one hundred feet of the Riverfront Area. Mr. Kirby indicated that the his firm and the developers are seeking to understand any concerns the CC might have in advance of filing a NOI. This group will file a NOI and present their plans formally at a later date. The Commission noted that preservation of a minimum of a one hundred foot strip of undisturbed vegetation would be a priority.

A tour of the property for BCC Commissioners was scheduled for Thursday May 7 at 7:30 AM. Mr Kirby noted that he would likely be filing a Notice of Intent for the June meeting of the Commission.

Madalone Hope Medicinal Plant Garden Discussion:

Ms. Hope discussed her school's past activities at Rock Meadow, including the harvesting of certain plants for study (4-6 times per year), including sumac, ground ivy and nettle. They have also planted endangered native plants, including golden seal, blood root, and black kohosh. Ms. Hope seeks a renewal of permission to continue these same activities, with no change in the scope of same. Martha Moore made a motion to allow Ms. Hope and the School to continue, and re-issue the same letter that was provided in 2008. David Webster seconded the motion, and the vote was unanimous.

Open Space Plan:

Following a brief discussion, it was agreed to take up this item at a future meeting.

Mitzvah Day and Work Days at Rock Meadow:

These workdays are scheduled for May 9, 17 and 30. The group briefly discussed work to be performed, included pathway, discontinued pathway, plantings, etc.

Rock Meadow Mapping:

Commissioners had several remaining questions about the map, such as missing wetland, path and path mileage that appears to be inaccurate. Mary Trudeau agreed to coordinate with MapWorks to review the comments.

At approximately 10:40 pm, David Webster moved, seconded by Martha Moore, to enter Executive Session for the purpose of discussing the ongoing litigation on the Residences at Acorn Park project (the "Uplands")

The meeting adjourned at 10:50 pm

Submitted by Mary Trudeau, Agent