

## **Belmont Conservation Commission Meeting**

Minutes of June 23, 2009 at Room 2 Town Hall at 7:00 P.M.

**Attendance:** Chair: Miriam Weil; Vice-Chair: Martha Moore; Members: Margaret Velie, David Webster, Nancy Davis, James Roth; Associates: Barbara Gardner; Agent: Mary Trudeau

### **Public:**

Allan E. Vanderley/Belmont Historic District Commission  
Robert Cusolito  
Slater Anderson  
Neal Winston  
Dix Campbell  
Joseph DeStefano/ Desco Assoc./50 Common St.  
James DeStefano/ Desco Assoc./50 Common St.  
Rich Kirby/ LEC Environmental/50 Common St.  
Daniel Orwig/ Orwig Assoc./140 Fletcher Rd.  
Glenn Clancy/ Community Development

### **Review Minutes of June 2, 2009:**

Minor changes were noted to the draft of the Minutes of the June 2, 2009 meeting. Mary Trudeau will include a sentence about the presence of the red tail hawk seen hunting from the 24-inch diameter pine during the BCC's site visit on May 7, 2009. Margaret Velie suggested clarifying point 1 in the "steps taken towards reducing the proposed project impacts at 50 Common St." In addition to "expand replanting area" she recommended clarifying the language to state "extend vegetated area to 100 feet from the Wellington Brook or to the maximum extent possible" as specified in 310 CMR 10.58(4)(d)(1)(2). Also, she added that the Commission had concerns that the deed restriction should include perpetual maintenance of the restored riverfront area.

The motion was made by David Webster to approve the minutes of June 2, 2009 as amended, seconded by Nancy Davis, and the vote was unanimous.

### **15 Sandrick Road:**

Mary Trudeau noted that Mr. Richard Hickey, the property owner served with an Enforcement Action against the illicit construction of a wall and placement of fill materials within a wetland area, was unable to attend the June 23 meeting because he was out of state, and has requested agenda time at the next meeting of the Commission.

### **140 Fletcher Road Request for Certificate of Compliance 106-84:**

In a continuation from the June 2, 2009 meeting, Daniel Orwig represented Scott Kenton, the property owner in his pursuit of a Certificate of Compliance for the 140 Fletcher

Street property. The Commission discussed the changes made to the approved building plans, noting that they were not submitted to the Conservation Commission after modification and prior to construction. The changes included the following: the garage was moved further from the stream Bank, pavement was increased both in front of the garage and to the fence line and brick paving was mortared with concrete. The result of this change is an increase in the impervious surface, over that approved in the original plans. The Commission noted that even though the work was more extensive than proposed, the net impact was less than that in the pre existing condition. Mr Orwig also noted that the house is built 3 feet closer to the stream bank and adjacent wetlands vegetation than in the proposed plan. The Commission noted, however, that there was good infiltration from the impervious surfaces on the property and from the roof drains into numerous planting areas. The applicant submitted documentation that the in ground infiltration structures had been built to the plan specifications and fully mitigated the additional impervious surfaces built on the site.

David Webster moved to issue a Certificate of Compliance, seconded by Margaret Velie. The vote was unanimous to issue the Certificate.

### **Belmont High School Driveway:**

Glenn Clancy, of the Community Development Office, stated that the School Department has requested that the Town repave the driveway in front of BHS. Originally the capital improvement project was for 550 feet, but was expanded to 850 feet, including 4 individual handicapped ramps on the BHS side and one at the flagpole in front of the building. Mr. Clancy noted that all the work will be contained within the granite curbing to the north and the bituminous curb on the south. Any materials will be stockpiled on the north side out of the buffer zone associated with wetlands at Clay Pit Pond. The Commission determined that any need for erosion controls will be determined by Glenn and Mary Trudeau at a site visit before the work begins. The Commission noted that the Order of Conditions would require that filter fabric will be placed in catch basins for the duration of this project.

Nancy Davis moved to approve the BHS driveway work as proposed, the motion was seconded by Martha Moore, and the vote was unanimous to approve the Order of Conditions with the work as described by Mr. Clancy.

### **Rock Meadow:**

Mary Trudeau updated the Commission and stated that 111 gardens have been assigned. Those on the waiting list have been notified and most were offered gardens although several potential gardeners found themselves unable to participate at this time. At this point, all gardens have been assigned, additional gardens have been created, and the untended gardens have been reassigned to gardeners from the waiting list.

Rock Meadow mapping was discussed. The invoice from MapWorks was for \$5,000. Funds for this project will be coming from the DCR grant. Materials to be included in the

brochure were discussed including current rules and regulations, bluebird/tree swallow, brief history of RM, information concerning the Friends of Rock Meadow, and description of the gardens. Text for this brochure will be submitted and then discussed at the next meeting.

**Open Space Plan:** Miriam Weil, Barbara Gardner, and Nancy Davis agreed that they will work on the continuation of the 2000 version for the next meeting.

### **50 Common Street Lots A, B and C 106-94, 106-95 and 106-96:**

Richard Kirby of LEC, and Joe DeStefano, the applicant, submitted revised site plans to the Commission. The new proposal was submitted and discussed at the meeting. The revised development scenario reduced the number of proposed single family residential homes from three to two, and pulled all work out of the first one hundred feet of the Riverfront Area on the property. In response to the decreased impacts of the project, the applicant proposes that the new, site design includes a decrease in the mitigation area to 9,000 square feet (a replanting area of 30' by 300' along the Wellington Brook).

While no definitive plans were submitted, the developer stated he will use pervious pavers and will infiltrate roof runoff with drywells. The developer states that invasive species management will include excavation of knotweed root mass and infilling with new topsoil. Other invasive species such as Norway maple of 1 ½ inch in diameter, multi flora rose, garlic mustard, black swallowwort, and bittersweet will be removed. He intends to plant fescue and rye, not bluegrass in the lawn area. The Commission discussed the need to preserve the restored Riverfront Area characteristics after the construction of the proposed homes.

Members of the BCC and of the public expressed their opinions and concerns. Mary Trudeau requested that the following information be provided 2 weeks prior to the next meeting:

- The site plan must be an engineer's plan with stamp
- Drainage plan engineered for a 2-year, Type III storm event
- Site plan must include grading
- Detailed landscaping to include tree removal and tree preservation, by lot
- Planting plan for vegetative area
- Pervious pavers on driveway
- Erosion controls within the 100 foot riverfront must be shown on the plans
- Approximation of square footage of impervious cover within jurisdictional areas

The Commission also discussed things to be considered for the Order of Conditions including:

- Operation and maintenance lists (O&M)
- Prevention of well-drilling

Mr. Kirby requested that the next meeting take place as soon as possible. Working around vacation schedules, the BCC will meet either July 28 or August 4. Mary Trudeau asked that all members email her with their availability for both of the dates. Rich Kirby was advised to submit new Notice of Intent Applications for the 2 properties, and to update all text and submissions to reflect the actual work proposed. The hearing was continued to allow for the submission of this information from the applicant.

Nancy Davis moved to accept the applicants request for a continuance, the motion was seconded by David Webster, and the vote was unanimous.

The meeting was adjourned at 10 P.M.

Submitted by Nancy Davis and Barbara Gardner.