

APPROVED

July 20 Minutes of the Belmont Conservation Commission

Members present at the Meeting: Margaret Velie, Kathy Baskin, Miriam Weil, Nancy Davis, Joe Curro.

Associates present: Stewart Sanders

Also: Glenn Clancy

Others: Carol and John Perino. Others came for hearings. See attached sign-in sheet.

Meeting called order at 7:03 pm.

Minutes of June 7th were reviewed. Slight errors were found and corrected. Minutes approved with edits at 7:05 pm.

New Business-

1. **83 Claffin Street** Certificate of Compliance? Glenn Clancy says everything is done. Certificate of compliance should be awarded.
2. **McLean Landuse Committee** Appointment. Former Con Com Chairman M. Flamang was on Landuse Committee representing Con Com. Since he is no longer on the Con Com, a new representative is needed. N. Davis nominated Martha Moore. The Con Com voted to approve Martha Moore as new representative on the Landuse Committee.
3. **37 Larch Circle Tree Removal.** DCR owns a tree that fell on to 37 Larch street property. Need conditions for removal of tree. What do we need DCR to do? This issue was tabled until later.

Hearing for 39 Robinwood Road commenced at 7:15pm. Carol and John Perino want to add onto the northern side of the house. The northern portion of the property is in the buffer zone and the 2nd one hundred feet of riverfront area. Perinos want to install three subsurface infiltration systems to offset development. Will get rid of the current septic system and connect to town sewer. Back of property is now lawn. One half of property is in the buffer zone. The planned addition is 60'x 25'. Approximately half is in the buffer zone.

Drainage issues: high groundwater elevation. Maintenance is required on drain systems. Con com suggested pervious pavers and moving backyard drainage out of the buffer zone.

M. Weil made motion to issue order of conditions.

Conditions:

Try to move structures

Suggested conditions (from the application)

Cover stock piles, store outside of buffer zone

Periodic (suggested annual) inspection and maintenance of drainage systems

Pervious surface recommended for patio.

Recommended not using pesticides and herbicides

Order of conditions voted on – will be issued for 39 Robinwood Road.

Hearing concluded at 7:42 pm.

Hearing for 56 Robinwood Road.

Hearing began at 7:45 pm.

Project: Demolition of a two-car garage and construction of a two story addition.

Architect Avo Asdourian and owner Aram Belorian were present.

The two story addition encroaches on the 200 foot riverfront area. The garage is 430 square feet., the addition is 1500 feet, 500 feet are encroaching on the buffer zone.

Proponent wants to put in a dry well. Drains on site now tie into town storm drain system.

A storm drainage system is required. Proponent will move proposed shed out of the buffer zone. Must meet 30 foot set back requirement,

Con Com recommended change to driveway from asphalt.

Con Com noticed that the mapped boundaries of resource areas prepared by proponent are incorrect. The map showed addition in second 100 feet when it really may be in the first 100 feet. Glenn Clancy suggests that the repaving of the driveway could represent improvement of the property. The Con Com could also consider that none of the drainage is currently mitigated. This hearing must be continued so that the client can get better resource area delineation. Types of conditions that may be issued:

Relocate shed out of resource area.

Remap resource areas

Alternatives to consider: infiltration of storm water, evaluate storm drains. Examine as built drawings.

Inspect drainage structures annually.

Erosion controls – cover stockpiles

If in 1st 100 feet, Con Com could use tradeoffs.

Use pavers in driveway.

Hearing is continued until next meeting.

New Business (Continued)

4. Rock Meadow - Debbie Hartman came to discuss Rock Meadow. Rock Meadow is overgrown. Ticks, poison ivy are big problems. Debbie Hartman urged the Con Com to revive the Rock Meadow Management Plan. Grants are available.

Con Com needs to finish Rock Meadow Management Plan. Need to get a line item on the TM Budget. Need help from Citizens' groups. Trails need to be cleared. D Hartman will look for grants. Put maintenance tasks into plan. Rock Meadow should have joint projects with Mc Clean property. Con Com will get the latest draft plan from M. Flamang. Things that need to be done: Clear paths (with mechanical or hand tools – no chemicals).

M. Weil made motion to give citizens under D. Hartman right to clear paths according to path plan available from the Con Com. Widths of paths should be limited to historical widths on plan. J. Curro seconded the motion. Motion passed.

Con Com will post public hearing for Rock Meadow Management Plan in September for review.

N. Davis thinks we should consider resource areas together. McLean grants should include Rock Meadow and visa versa.

A subcommittee was created: M. Weil, N. Davis, S. Sanders, and maybe M. Flamang

4. **Back to tree removal** – M Weil moved to ask DCR to file a request for determination. Move approved.
5. **Open Space plan needs to be updated.** Old plan good until January '06. Con Com must work on it. Edits by November hearing. S. Sanders, M. Moore will work on it.
6. **Clay Pit Pond.** N. Davis wants to manage invasive species. Wants to do work in next 2 or 3 weeks. N. Davis will contact Donna Moultrup of Belmont Health Department.
7. **Poison ivy near swimming pool building.** P. Velie will contact Donna Moultrup.
8. S. Sanders wants to survey Little River.

Old Business.

1. **Plot plan from 647 Concord Avenue.** No wetlands on the map. G. Clancy will get in touch with Lee Barber about it.
2. **114 Fletcher Road.** Proponent moved wall and greenhouse out of wetland.
3. **Belmont Country Club.** Will be doing some dredging of Clematis Brook.
4. **Town wants to talk to Con Com about Woodfall Road project :** Planned subdivision. Potential preliminary meeting on August 1 or 4. Need to talk about wetland issues.

Next meeting topics:

Open space plan

Rock Meadow

Woodfall Road

56 Robinwood Road

September meeting on September 13.

Meeting adjourned at 9:35 pm.