

APPROVED

Belmont Conservation Commission Meeting
Belmont Town Hall Room 4
July 31, 2006 7:00 p.m.

Attendees

Members: Joseph Curro (acting chair), Nancy Davis, Martha Moore, Margaret Velie, and David Webster

Associates: Darrel King, Monica King and Tino Lichauco

Conservation Agent: Mary Trudeau

Public: Maureen and Scott Todaro, Gordon Low, Stephen Rosales, Joel Williams, David Rota, and Rich Levandov

June 6, 2006 Meeting Minutes Discussed and approved as amended.

106 Lorimer Road

7:20 p.m. opened Public Hearing. Maureen and Scott Todaro, the homeowners presented their plans for constructing a deck, removing an existing mudroom, and enclosing a porch. As shown on their plan, the deck will be outside the Riverfront, but will be within the 100' Buffer Zone to the Rock Meadow wetlands. Mary Trudeau visited the site and suggested that the wetlands may be further from the house than shown on the town maps, so the project may actually be outside the Commission's jurisdiction. Moore moved that a "negative 3" Determination of Applicability be issued (jurisdictional authority- work is within the buffer zone, but work will not alter the wetlands). Davis seconded the motion and it was approved.

30 Howells Road

Public Hearing continued at 7:30. Gordon Low presented his most recent submission. He stated that since the last hearing he had undertaken three requests of the commission; soil tests, engineering drawings, and quality of water runoff.

Soil tests - Norse Environmental Services, Inc. dug four test pits.

Engineering drawings – Joel Williams a MA certified engineer, signed and stamped the drawings

Quality of Water Runoff – Low explained that he had spoken with Tom McGuire of the DEP who suggested that Mr. Low deal with the water to the maximum extent practicable. He further explained that about $\frac{3}{4}$ of the roof runoff will pass through a vegetative filter strip before it reaches Howells Road, and that about $\frac{1}{4}$ of the roof runoff will be directed towards 40 Howells Road/Locke Rd.(abutter). He has designed an interceptor trench to convert roof runoff flowing toward Howells Rd. to sheet flow; he will install drain spout velocity reducers, and will provide a deep mulch layer along the driveway to slow water.

Trudeau questioned how the splash blocks were sized. Williams explained that they were similar to what you would see in a hardware store to slow and prevent erosion.

Trudeau questioned the depth of the runoff trench, often they are deeper than the 1' proposed. Williams explained that it should hold a 1'' rainstorm.

Trudeau asked how the figure of 4,620 square feet of alteration of Riverfront was derived. Low explained that it was calculated using the area of the footprint of the house, driveway, retaining walls and sidewalks. Trudeau suggested that the area altered will actually be larger as disturbances and grading will occur beyond the footprint of the house and driveway.

Trudeau suggested haybales be moved closer to the project and onto the Low property.

Trudeau asked what vegetation is being removed or cleared. Low responded just where the driveway cuts into Locke Rd.

Levandov expressed concern that it was not crystal clear what additional volume of stormwater runoff will be going towards his property.

Curro stated that at the last meeting Low had agreed to provide for 1'' of rainfall with a safety factor of 3.6. Low explained that the May proposal was for soil recharge of the storm water into the basement of the house to be demolished, and that because the soil tests showed type D soils that proposal, of providing infiltration of stormwater, was no longer feasible.

Curro was concerned with page 11 of the NOI which states that "...about half of roof..., ...mulch increase the *probability*.. etc. when the commission had clearly asked for the calculations of stormwater pre and post development. Low stated that that is not required as it is in the Stormwater Management Policy.

Webster asked whether and how the trench was sized. Williams stated that it would be dug with a backhoe and could easily be made wider.

Davis wondered if they had ever considered a "green" roof. Rosales responded that the trench was a good faith attempt, and they are not legally required to do. Again he stated that the Stormwater Management Policy does not apply to single family home projects and that because soil tests came back not as expected they can no longer provide infiltration of stormwater.

Discussion about keeping the driveway in its present location. Low stated he had been advised that the best strategy for entering the site be from the lowest elevation.

Further discussion on the calculation of the area that will be altered within the Riverfront. Williams stated they used only what will be finally disturbed. Trudeau stated that 'grass > grass' would be OK, but that 'woody vegetation > grass' is disturbance.

Velie asked for elaboration of the profiles of the driveway. Low explained that driveway will require a cut of almost 5' with a 4' high retaining wall along the north side of the driveway. Velie expressed concern as test pit T-3, in that vicinity listed estimated depth to high groundwater at 24". Will this result in substantial quantities of ground water going toward Howells and Locke Road?

Discussion about the "sub foundation drainage system" mentioned on page 11. Low explained that it drained to the "roof runoff trench". Again concern express with the high groundwater table and whether the system will be producing substantial quantities of ground water.

Discussion of sewer connection and what it will require.

Discussion on maintenance of interceptor trench.

Further discussion on driveway design. Low explained requirement for turning radius of cars constrained the design.

Low stated that he would be interested in continuing the hearing.

Low stated that of the thirteen requests from May he has addressed half of them. Trudeau stated that progress has been made. Discussion continued on ways to satisfy the commission including improving the rear of the lot, providing improvements where Howells Road dead ends at the stream, changing the mulch along the driveway to crushed stone, providing post construction grading plan.

Motion made to continue the hearing at the applicant's request until September 12, 2006 with Low agreeing to provide the following information:

1. revise limit of work to include all disturbed lands;
2. revise limit of work line to include only areas on applicant's property;
3. flag BVW's and delineate the 100' buffer zone in the field;
4. revise site plan to show the existing and proposed grades throughout the lot;
5. submit a plan showing drainage patterns on the lot, including watersheds;
6. provide quantitative information on interceptor trench, roof runoff trench and downspout treatments;
7. calculate the volume of stormwater runoff that currently flows to Levendov and compare to predicted stormwater runoff to Levendov for 1yr-24 hour storm, and 10 yr-24 hr storm;
8. evaluate the impact of increased stormwater Howells Rd. and propose mitigation; and
9. correct minor errors within text of NOI.

Trudeau will draft a letter from the Commission detailing and confirming this information.

Davis noted that the aim is to keep the water on their property, and water that runs off will not only effect the abutters but everyone down stream along Winn Brook, Little Pond etc.

D. King questioned whether the house could be rotated diagonally, so the berm that currently exists along the Locke easement could be protected.

10:55 motion was passed and hearing continued until September 12, 2006.

Blanchard Road/Brighton Street at Wellington Brook

Discussed the 100 square feet of land in Belmont that will be affected by Cambridge's work on the water line in the road. It was agreed that a NOI was not required, as the Cambridge Conservation Commission will adequately address the area in their Order.

11:20 meeting adjourned