

APPROVED BY COMMISSION

**Belmont Conservation Commission Meeting** August 8, 2007 Room 2 at Town Hall at 7:00 PM

**Attendance:** Acting Chair: Martha Moore, Members: Nancy Davis, Margaret Velie, David Webster  
Associates: Darrell King  
Agent: Mary Trudeau  
Public: Debbie Hartman, Kaela Hale, Priscilla Elliott, James Roth, Justin Gould, Russell Waldron, Tom Grimble, Andy Healy, George Diarbakerly, Mike Tabaczynski, Keith Ohmant

**Minutes:**

Minutes of June 24, 2008 were discussed, and approved. David Webster moved that the minutes be approved, the motion was seconded by Margaret Velie, and unanimously approved in a 4-0 vote.

**Rock Meadow Report and Discussion**

Debbie Hartman gave a reporting of recent activities related to the Conservation Commission. She noted that two benches had been installed in the Meadow, and that a third bench was awaiting installation in the garden. Debbie noted that she and Bruce Westgate had visited the gardens and found a potential installation site. She noted that the proposed bench location would require the relocation of a small perennial flower bed that had been maintained by a gardener. The Commission noted that Bruce Westgate should speak to the gardener prior to installing the bench. The Commission agreed to support the bench location as determined by Bruce Westgate and Ms Hartman.

The Commission also discussed the upcoming installation of the gardeners kiosk, purchased with the funds obtained through the Rails and Trails grant monies. Bruce Westgate had asked that the installation be delayed to allow for landscaping at the entrance to the gardens, but the Commission felt that the kiosk could be relocated next year, if the landscape of the entranceway changes. The Commission indicated to Debbie Hartman that the kiosk should be installed as soon as possible to facilitate communication between the gardeners, as well as communications from the Conservation Commission.

The Commission discussed the two bids for map work under the Grant. Debbie Hartman noted that it was difficult to compare the bids, and that the costs were significantly different. The Commission requested that Mary Trudeau contact both bidders and ask for them to come to the next Commission meeting and present their proposals to the Board.

Debbie Hartman noted that she is finding her volunteer efforts at the Meadow to be extremely time consuming and noted that she would appreciate the recruitment of additional volunteers to work on the mowing of the meadow. The Commission acknowledged the problem, and agreed

to look at ways of garnering additional labor. Members noted that Belmont High School Community Service opportunities might be an option.

**Notice of Intent (NoI) for Headwall Replacements at 190 Clifton Street and Concord Road at Robinwood Road:** Hearing opened 8:05 PM. The applicant was the Town of Belmont, represented by Jason Gould of Fay, Spofford, Thorndike.

Mr. Gould presented the Clifton Street project. He noted that the existing headwall has failed. Mr. Gould stated that he believes the stream dries at some points during the year. The Commission briefly discussed this issue, noting that with the connection from the Belmont storm drain system, the stream carries water from many sources. Mr. Gould noted that the work would likely require the movement of stream flow through the work area. The Commission discussed options for bypassing the work area. The Commission discussed special conditions for the project and the need for the contractor to detail construction techniques prior to the start of construction.

Mr. Gould, then, presented the Concord Avenue project. The work also involves the reconstruction of a headwall, albeit within a stream with heavier flow than that found in the Clifton Street work area. The Commission expressed concern with the existing sedimentation within the work area, and noted the need for an estimate of the quantity of dredge materials to be removed from the work area. The Commission also expressed concern with the lack of resource area definition on the site plan and within the text of the NOI. Mr. Gould agreed to present additional information to the Commission prior to the commencement of construction.

David Webster drafted several conditions for possible inclusion in a motion to close the public hearing and issue an Order. They were as follows (for both projects):

1. In Order to bypass the area of construction in the streambed with a temporary diversion, the applicant shall convey the brook flow from the upgradient side of Prospect Street or Concord Avenue (by gravity or pumped flow) in a manner that prevents contact with the excavated soil in the streambed or bank. The discharge of the diversion to the stream bed shall include a means to dissipate energy and reduce the discharge of sediment. The Applicant shall provide the design and description of this diversion to the Commission, or its agent, for approval prior to the start of construction.
2. The applicant shall restore any damaged bank areas to preconstruction conditions.

And for the Concord Avenue work:

1. The applicant shall submit updated plans and a detailed construction sequencing showing the extent of alterations to the various wetland resource areas within the work area. These plans shall be submitted to the Commission, or its agent, for approval prior to construction commencing.
2. If the project involves dredging of the streambed beyond the extent of alterations shown in the plan, the applicant shall apply for an Amendment to the Order of Conditions.

Margaret Velie moved to close the public hearing and issue an Order of Conditions (standard conditions with an additional conditions noted above) for the project. The motion was seconded by David Webster, and unanimously approved in a 4-0 vote.

**88 Woodfall Road Notice of Intent filing** hearing was opened at 8:45 pm. Russ Waldron of AES represented the applicant, George Diarbakerly in his request for permission to tear down a single family home at 88 Woodfall Road and to replace it with a new, larger home. Mr. Waldron noted that there was a wetlands violation on the site, and that the proposed work included a revegetation/restoration plan for the altered area.

The Commission expressed concern with the lack of detail on the site plan. In particular, the Commission requested additional information on the roof run off infiltration system (including the need for site specific soil characteristics and infiltrator sizing documentation). The Commission noted that the proposed wetlands restoration plan was sparse and that the proposed red maple was very small. The Commission also requested grading details, details on the proposed patio at the rear of the dwelling, and detailing of the foundation drain. The Commission also requested that the applicant consider the relocation of the building footprint to the front yard set back line, and noted that the title on the plan should be revised.

At the applicant's request, the public hearing was continued until September 9, 2008. The motion was made by David Webster, and seconded by Nancy Davis, and the vote was 4-0 to continue the hearing.

**Rock Meadow Bridges and Boardwalk Request for Determination of Applicability:** As part of the ongoing Grant work, the filing includes construction of a Bridge across the Beaver Brook and construction of wooden treads across the low lying trails in Rock Meadow. Tom Grimble and Mike Tabaczynski presented the project to the Commission. Discussion of the project included construction techniques, construction schedule, and purchase of necessary materials as well as a description of the finished products. The applicants noted that they will be pursuing a permit from the Waltham Conservation Commission, as well.

David Webster made a motion to issue a Negative Determination of Applicability for the proposed work, the motion was seconded by Nancy Davis, and the vote was 4-0 to approve the motion.

David Webster also made a motion to authorize the expenditure of funds to purchase the requisite materials. The motion was seconded by Nancy Davis, and the vote was 4-0 to approve the motion.

**Bowditch Building Landscaping, McLean's Hospital Request for Determination of Applicability:** Andy Healy presented the project to the Commission. Work consists of landscaping and construction of a gazebo within one hundred feet of vegetated wetlands. The Hospital is trying to buffer the existing lawn area from the Bowditch Parking Lot, and to create a garden for the Bowditch facility. The plantings are native, non invasive materials and will not require the removal of any indigenous woody vegetation.

David Webster made a motion to issue a Negative (3) Determination of Applicability for the proposed work. The motion was seconded by Peg Velie, and the vote was 4-0 to approve the work as proposed.

Andy Healy also discussed the ongoing water quality work to determine the source of contamination within Junction Brook. He noted that preliminary investigations had found a cracked pvc sewer line within a catchbasin, and that this line had been repaired. He also stated that he had conducted a sampling on May 27 and again on July 11, 2008 of the water at Junction Brook. He noted that while the July 11 sampling showed better water quality in the upper sampling location, the lower location showed high E.coli counts. He noted that he would be sampling again as weather permits.

**240 Somerset Street – Extension of Order of Conditions:** The Commission discussed the applicants (Dante S Muzzioli) request for an extension to the Order of Conditions.

Nancy Davis made a motion to extend the Order for one year, the motion was seconded by Martha Moore, and was passed 4-0.

Meeting adjourned at 10:15 PM  
Submitted by Mary Trudeau, Agent