

Belmont Conservation Commission Meeting September 11, 2007 7 :00 PM Town Hall Board of Selectmen's Room

Attendance: Chair Miriam Weil, Members: Carolyn Bishop, Nancy Davis, Martha Moore, Margaret Velie, David Webster, Associates: Darrell. King, Monica King, Tino Lichauco

Agent: Mary Trudeau

Members of the public (present during some or all of meeting): Elsie Fiore - Arlington, Sumner Brown and Sue Bass - Belmont Citizen's Forum, Carolyn Mieth - Cambridge, Bruce Jacobs - Hydro Analysis, Scott Horsley - Horsley Witten Group, Julie Vondrak - Epsilon Associates, Lisa Corrozza -TetraTech Rizzo, Michael Leon - Nutter McClennen & Fish, Rich Levandov - 40 Howells Rd, Gordon Low - 30 Howells Rd. Fred Paulsen, Stanley Dzierzesky, Michael Baram

Discussion ensued about minutes and it was decided by a vote of 5-1 that a member of the Commission should take minutes following the Open Meeting Law guidelines. C. Bishop will take minutes for the time being.

Minutes of the following meetings were unanimously approved as amended after motions and voice votes:

Minutes of June 26, 2007

Minutes of August 7, 2007.

Minutes of September 6, 2007

Rock Meadow: M. Trudeau reported on progress of WHIP work at meadow: some mowing, work on removing ailanthus, and black swallowwort control have occurred. Contractors are currently on break. At August 7th meeting, M. Trudeau was authorized to pursue a parking lot improvement project (accidentally omitted from minutes) Northland Development cleaned up the lot, removed rubbish, rebuilt the slope with new fill, and reset granite perimeter curbing, Paolini Construction Company paved driveway down to parking lot as donation. M Trudeau took before and after pictures for publicity for the firms' donations and for CC records. Parking lot area needs completion, perhaps with road grindings from DPW, spread as permeable surface. M Trudeau will follow up with DPW.

USDA rep Katherine Zichelle-Sullivan met with David Webster on September 24th. Her goal is a vista from the parking lot and meeting the 30 acre figure of restored meadow. Therefore to facilitate invasives removal, develop vista and to add restored acreage, several stands of previously preserved vegetation including gray dogwood, sumac and additional trees were removed. Black locust trees along Concord Avenue are in question; considered for removal or left for screening and edge habitat. D. Webster expressed need to save wooded knoll. Invasives work including that by N Davis and D Hartman on black swallowwort was approved. Sumac in rocky area contiguous to the woods more likely to be preserved since rocks make mowing difficult. M Trudeau hopes to preserve 3-5 mature oaks in the west meadow. Potential trail redesign yet to be addressed.

Victory Gardens: Deb Hartman, and Bruce Westcott will be on agenda for next meeting. Funds have been transferred to the appropriate Town managed account. CC now has three separate accounts: filing fees, Rock Meadow WHIP, Victory Gardens. There is now a gardeners' mailing list for labels, surveys etc

30 Howells Rd: Gordon Low has appealed DEP's denial and issue is moving to adjudication.

40 Howells Rd: Mr. Levandov filed Notice of Intent, hearing publicized. Hearing opened at 7:35 PM and promptly continued until next meeting in the absence of the proponent by motion of Martha Moore. Unanimous approval.

At 9:30 PM hearing was re-opened at the now present applicant's request. Project consists of work on a concrete platform over Winn's Brook, a perennial stream. Cracked surface has been repaired with a cement layer and a stone veneer finish is planned. Site visit by M. Trudeau determined that work required a filing. Ideally there wouldn't be a deck over the stream but no adverse impact was observed since stream is in stone channel at this point and deck was pre-existing.

(G. Low commented on fence over stream on private way, paving portion of private way/driveway, seeks equal application of the law. Levandov states he bought house with some paving in driveway; landscaping where oil tank was removed.)

N Davis expressed concern about runoff into brook at the end of Howells Rd. DPW should be contacted for work here. R. Levandov stated he would be willing to contribute some plantings if this project occurs with the DPW. Future agenda item.

Order of Conditions will be issued requiring: hand work, removal of any construction materials from the stream, and prohibition against washing tools so that waste water drains into stream. M. Trudeau will add any standard conditions that may apply. C Bishop moved approval, N. Davis seconded, unanimous approval.
Hearing closed at 10:00 PM.

Acorn Park Residences: Hearing opened at 7:40 PM Scott Horsley of Horsley Witten Group, the Conservation Commission's (CC) third party reviewer, summarized his findings in document presented to CC. General points:

1. Project doesn't meet Low Impact Design guidelines
2. Large percentage of impervious surface may affect hydrology
3. Stormwater management system doesn't comply with Mass Stormwater Management Policy.
4. Inconclusive site data for a challenging site with high groundwater
5. Proposed project as designed will result in increased flooding and water quality impacts

S. Horsley expanded on these points with emphasis on groundwater concerns:

Criticized methods of establishing groundwater levels,

Potential groundwater mounding with the proposed drainage system,

Questions effectiveness of "grassed bio-filter strip" and sub-surface

that there should be no change to post construction rate of runoff.
Attorney Leon stated that it was curious that Belmont doesn't have a local bylaw as neighboring towns do.

. Sue Bass: noted sewage storage tank displaces groundwater.

Carolyn Mieth: Cambridge City Council voted three times against sewer permit.
City planner in discussion, public expressed opposition.

Bruce Jacobs: HydroAnalysis: hired by Camb/Bel residents: submitted document, aligns with Horsley report. Assumes mounding a potential problem.

Recommends slug test, important to have correct input data.

Determination of initial saturated thickness/depth of bedrock

recommended. Sedimentation of underground basins a concern,

recommends monitoring well near each basin, study rate over time and

remediate when needed. In one basin, seasonal high water only 1.5 ft below base.

Scott agreed with these statements.

Elsie Fiore: Arlington praised open public nature of hearing.

M. Trudeau will request permission from the applicant for third parties to access the site on October 2nd. C Bishop requested some marking of limits of work or basins. Scott asked if wells are still on site and unlocked to measure water level?

Scott noted: DEP is about to change stormwater policy: changing from using peak rate of discharge versus volume to using both. Atty. Leon: opined applicable regulations may be those in effect when NOI filed. A legal question may exist if and when regulations change.

M. Velie: questioned the plan in Attachment G appendix 1 entitled, "Impacts to BLSF Significant to Wildlife Habitat." She was concerned portions of altered land within the 10 year floodplain were not included. She also questioned map in Appendix B entitled 100 Year Flood Plain Impact Plan. Julie Vondrak stated they were using elevation 5.7' as the 10 yr flood plain elevation. Scott and Julie will both check these details. (Reference CMR 10.5.7.)

D. Webster moved that applicant provide information requested in Scott Horsley letter, Bruce Jacobs letter and CC questions and specifically provide alternatives to Low Impact Development. C Bishop seconded. Unanimous approval. N. Davis moved to continue the hearing. M. Moore seconded. Unanimous approval
Hearing continued at 9:30 PM.

T. Lichauco: noted that attorney for Uplands applicant "sneered" at us for not having a wetlands bylaw and requested that this be noted in minutes.

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Open Space Plan: C Bishop and M Trudeau compiled a report for the Open Space Plan. This was edited and will be submitted to Jay Szklut for inclusion.

McLean Land Management Committee report: M. Moore reported on McLean trail study, maps available in Office of Community Development and proposal for planning is on Town Website for comments. Public hearing 7-9 PM on the 20th, Wetlands flagged

and delineated by Pressley, maps owned by McLean. Martha requests that CC review the plans. M Trudeau suggested application for ANRAD which locks delineation in for three years. One goal is to connect Mill Street crossing more closely to Rock Meadow driveway. Erosion is a concern.

Election: Joe Curro absent. Postponed to next meeting in hopes of complete attendance.

D. Webster moved for adjournment, N. Davis seconded. Unanimous vote. Meeting adjourned at 10:45 PM
Submitted by C. Bishop