

APPROVED

Belmont Conservation Commission September 13, 2005 Chenery Faculty Dining Room
7:05 PM

Attendance: Commissioners Joe Curro, Martha Moore, Nancy Davis, Miriam Weil, Kathy Baskin, Peg Velie, Carolyn Bishop

Associates Chris McVay, Stew Sanders, Ruth Foster, Monica King

Town Engineer: Glenn Clancy

Public and proponents: Matthew Keithley, Paul Palandjian, Tom Ryan: Ryan Assoc., Tim Sheehan: Ryan Assoc., Mort and Gayle Speck, Joan and Ronald Curhan, Michael Gilligan, Laurie and Gordon Low, Robin Levandov, Dante Muzzioli, Deborah Miller, Edward Bing, Jeanne Varecko, David Taylor, Avo Asdourian, Aram Belorian, Deborah Hartman

Address list of members sent around for corrections

Rock Meadow Invasives Project: Matthew Kiethley, Boy Scout: Presented written proposal for controlling invasives at Rock Meadow as Leadership Scout Project to become Eagle Scout. Proposes removal of invasives and clearing of brush around paths. Request ConCom assistance to identify invasives with marking tape and hopes to get donations from Habitat, Friends of Alewife and others. Hopes to tag on Saturday October 1st and do removal on the following weekend. Nancy Davis, Stew Sanders and Chris McVay volunteered to help.

Hearing: 243 Marsh Street Notice of Intent (NOI) and Notice of Resource Area Delineation (NORAD) Michael Gilligan, Tom Ryan from Ryan Assoc, Landscape Architect; proposed addition, Town delineation and updated wetland line. Foundation construction will be in 100' buffer. It appears that the new delineation differs from 20' to 30' from the original Town delineation so that the edge of the building just falls on the new line. Some slope grading up to the house exists with addition to be built into the slope. Commissioners request more details on the NORAD by Eco Tech from Marlboro before accepting the new delineation. If the ConCom agrees to new delineation, a Notice of Intent would not be required. A site visit will be scheduled by the Commission after the full report has been received. K Baskin requested an estimate of slope at steepest grade across the 100' buffer, vehicle cleaning, covering excavate. Comments also addressed pervious surfaces where possible, returning runoff to the groundwater, use of organics on lawns. Hearing will be continued until the next ConCom meeting 7:30PM on October 11, 2005.

Old Business:

Boston School of Herbal Studies Correspondence: letter of thanks and notice of activities at Rock Meadow.

Rock Meadow Management Plan: sub committee will comment on Stew's draft and plan a meeting. Debbie Hartman interested in subcommittee.

Mowing: \$1100 budget. Martha Moore will bring up a sharing of mowing with McLean Open Space and Judith Record Fund and will contact Debbie Hartman. Grants might be a possibility. Check other town's management plans.

Tree work Claypit Pond: ConCom will contact with Bob Martin of School Dept to meet at pond to examine work required. Laura Simmons of Shade Tree Commission can be invited to join.

Woodfall Road: Town project delayed by engineering studies and may be addressed at November meeting. A formal site visit planned for September 28th at 4:30 or Commissioners can visit independently. Fifth lot near the brook has been removed from plan.

Hearing on 30 Howells Road: 8:00 PM Gordon and Laurie Low, Contractor Dave Rota of Scroll Contracting:

Plan to raze current house and rebuild and connect to a private sewer which has an available connection. No construction in 100' buffer but part of the home will be in the 200' Riverfront. End of house is near but not in 100' wetland buffer. Existing house and garage of 1,529' is close to road. Proposed 2,574 s' with 1,803s' in riverfront area, increase of impervious surface of about 600s'. Current impervious surface in riverfront is roughly half that of proposal. About 9,032s' is area in riverfront 'buffer'. Access proposed from Locke Road. Glenn pointed out that zoning law does not allow access to one lot from another lot. Ownership of the road is at issue. Drywells proposed for runoff. Lot slopes and house built into slope and drive will require retaining wall. Could install drain along drive to lead to dry well to handle runoff. Graphics presented very confusing and ConCom requested comparison of pre and post development impervious surface. Important to mitigate potential runoff into the brook near Howells Rd. and this could be addressed by crowning drive and installing drains to drywell. Joe Curro requested more defined information on drainage, Locke Road, clearer graphics and suggested a continuation. K Baskin moved continuation to October 11, 2005 at 8:00 PM

Hearing 240 Somerset Street: 8:30 PM Dante Muzzioli, owner and Richard Kirby LEC Environmental Consultants. Proposal to raze existing house and build two houses, one partially in the 100' buffer and the other nearly completely in the buffer. Revised plan submitted. Since NOI submitted a new material for erosion control is being suggested: BioFence, a burlap tube with woodchips staked at 18' rather than a trench for silt fencing staked every 6' Slope of about 6:1 or < 20% on rear of lot. Existing house/shed = 2,593s', pavement 2,859s' and proposal divided into two lots one with impervious surface of 541s' in the 12,009s' in wetland buffer and one with 3,482s' of the 16,108s' of wetland buffer. 30 trees to be removed. Commissioners commented on value of the trees. DEP doesn't require stormwater management on subdivisions of less than four lots. Because of impact in buffer zone in lot two, stormwater mitigation would be recommended. Pervious surfaces also requested. Dante stated that pavers or pervious material would be used for drives. Returning some of lawn currently in buffer to wetland plantings might help mitigate loss of buffer.

Roger Wrubel: Habitat abutter. Agrees that second house should be moved out of the buffer, at least out of the 50' buffer. Deck abuts the wetland line and may eventually cause loss of the trees.

Inquiry about calculation of watershed in LEC's work: Glenn comment re Fletcher Road/Perennial/intermittent watershed of ½ mile. Watershed for Atkins and Winns Brooks: system not perennial until brooks join up behind Shady Brook Lane. USGS maps for Belmont are inadequate. Glenn requested by Ruth Foster on 9/11/01 to investigate brook upstream of Shady Brook and determined to be intermittent by observation and by watershed size. Stream upstream of the house dries up, but Weeks Pond is running in this currently very dry weather.

Paul Palandjian, 275 Somerset: potential abutter across the street; inquiries: Intent is to tie into Neil Johnson's sewer. Current septic system will be abandoned, cleaned and filled. Prefers homes to be set back from the road.

Chris McVay approved first house placement, suggests moving second house out of buffer. Trees are listed to be removed in front of the houses therefore visual impact from street affected anyway.

Debbie Miller 191 Somerset Street: suggest the second house have less driveway and move out of the wetland.

Ed Bing 86 Juniper Road: Are there rules about building in a buffer zone? With no bylaw the Commission cannot prevent building in the buffer but can suggest mitigation measures.

Jim Leavitt: neighbor: what determines a wetland? Somerset Street has large potholes that flood for many months, standing water around property. Richard Kirby described the indicators: Vegetation, hydric soils and indications of hydrology. Leavitt urged careful delineation.

Richard Kirby and applicant will examine the plan again and continue at next public meeting. Site visit to be arranged. Hearing continued until September 26th at 7:00 PM location to be announced, see Town website.

Hearing for 56 Robinwood Road: 9:30 PM Avo Asdourian, Architect for Aram Belorian, demolition of garage and construction of a garage with living space above. One third of lot is in 100' Riverfront. The brook is on the opposite side of Concord Avenue. Property is in wetland buffer zone. Demolition of driveway and garage = 1,1056 s'. Driveway will be pervious brick pavers. Net addition of 345 s' of roof. Within the first 100' an addition of about 700s'. Location is away from neighbors and overlooks Concord Ave and the corner of the site overlooking conservation land. Existing lot coverage from 2169 s' to 3250s'. Changes since last meeting: pervious drive, calculations of watershed. Watershed will be retained on site to rear and side in 200' zone. Project needs to minimize impact or provide net benefit. Current house is one and a half stories.

Calculations based on additional dry wells. Proponent request limit drywells to new construction and will connect some existing downspouts. Motion to issue an Order of Conditions. Urged homeowner to use non-toxic lawn products. Hearing adjourned 10:00 PM.

Extension Order of Conditions: Jeanne Vanecko, Architect and David Taylor, Contractor, for Forman/Fuller residence 155 Somerset Street, Scope of project was unable to be completed in three years. Two library buildings still to be completed. Extend O/C for three years with addition of installing and maintaining haybales around the catch basin.

647 Concord Avenue: Certificate of Compliance Moved and approved issuance.

404 Concord Avenue: Certificate of Compliance for Unitarian Church. An as-built site plan was required.

Adjourned 10:35 PM Next meeting September 16th, 2005. October meeting is October 11, 2005.

Submitted by Carolyn Bishop