

**Land Management Committee for Lone Tree Hill**

**Meeting Minutes: January 5, 2022**

**All participation by Zoom**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: March 3, 2022

TIME: 9:19 AM

LMC Members Present: Tom Grimble, Radha Iyengar, Ellen O'Brien Cushman, Carl Solander, Jeff North, Steve Kidder

LMC Member not Present: Andrew Healy, Adriana Bobinchock

Members of the Public Present: Roger Wrubel, Leonard Katz

The meeting convened at 7:00pm

Review and Approve Invoices:

The Committee reviewed a series of invoices (attached to these minutes) to be approved for payment, including:

Heritage Fields invoice #701 dated 11/22/21 in the amount of \$,2414 for mowing on November 15-17, 2021. Ellen motioned motion to approve the invoices, seconded by Radha, with unanimous vote in favor.

Nunez Landscaping Service amount of \$1200, dated 7/30, for two trails mowing dates in July (17<sup>th</sup>) and August (27<sup>th</sup>). Motion made by Ellen Cushman, seconded by Jeff North, with a unanimous vote.

Parterre Ecological Service invoices (3) associated with several invoices (see attached); motion was made to approve invoices, with unanimous vote in favor.

Jeff North moved to approve the three invoices, and Ellen Cushman seconded. The payments were approved by unanimous vote. *Tom Grimble stated that for purpose of this meeting, the LMC has approved payment. Tom and Ellen will check on what was paid already to assure no double payments.*

Verizon three (3) monthly payments for WiFi supporting the barn security system for \$99.xx per month. The Committee authorized the chair or vice chair to authorize / approve such monthly invoices for payments, to be submitted to the town AP department for payments. Ellen Cushman made a motion to approve payments, seconded by Carl Solander, and approved by unanimous vote.

Discuss McLean Zone 3, Northland-proposed landscape plan and meeting with Planning Board  
Stephen Kidder and Tom Grimble, as McLean appointees, did not participate in this discussion.

Joe Hibbard reviewed proceedings of the Planning Board meetings on November 11, December 6 and December 21<sup>st</sup>. Joe read Northland's comments on the Committee's comments regarding Zone 3 and building plans. Joe Hibbard's wrote a memorandum dated January 5, 2022 in which he described several areas for further discussion about Northland's response to LMC questions. In this memo, Joe

raises specific question on stormwater diversion to the east vs. the south slope. Joe asked why that was designed in such a fashion. He indicated that there might be very good reasons and engineering rigor behind the stormwater diversion design, but consideration should be directed to the hydrology and resulting resilience to the woodlands below the site to the east. Additionally, Mr. Hibbard raised questions about plant selection based on the preliminary list of the developer. Mr. Hibbard's memo provides some specific recommendations, for example, to favor oaks, avoid London Plane, and design preference for native shrub species, and other suggestions.

Mr. Hibbard also indicated that the plan for and expanse of turf grass is indeterminate at present. He suggested that a diagram of where turf grass is to be put down would be appreciated.

Commenting on the references to "naturalized areas," Mr. Hibbard emphasized the importance of implementing a planting plan to foster native plants and discourage non-native, invasive species.

Finally, Mr. Hibbard called for governing documents that specify who is responsible for maintenance of grounds and plantings that should also include guidelines for the control of non-native invasive plant species.

Mr. Hibbard proposed that the LMC submit these comments to the Planning Board, which can then request a response from Northland.

Ellen Cushman noted that she had attended the December meeting, although at that time she was not certain that she had the Committee's agreement on the LMC position on these comments and requests for information, and she stated that the LMC should seek clarity on direction and who is going to speak and on what authority. Radha Iyengar asked if Joe would be willing to speak on behalf of the LMC and Town. Mr. Hibbard agreed to attend the next Planning Board meeting, accompanied by a LMC member, and to issue a memo to the Planning Board in advance of the meeting. The memo should include specific request to review items like plant list, hydrology report, etc. The Planning Board can subsequently create stipulations if they understand the needs, etc. Ellen Cushman agreed to work with Joe Hibbard and establish action items and prepare for the meeting.

Lenard Katz asked about the piping of stormwater to the east, toward the headwaters of Junction Brook. He cautioned that this would speed up erosion on the Coal Road. Joe Hibbard that this was not the case, and the water is directed elsewhere. Ellen noted that the town hired a peer reviewer for stormwater. The LMC will simply ask the question and engage the peer reviewer on behalf of the property to make sure that untoward effects will not happen, and not judge the design.

Jeff North made a motion to approve the efforts and meeting attendance of Mr. Hibbard and Ms. Cushman, seconded by Radha Iyengar, and carried by four (4) votes, with Mssrs. Grimbale and Kidder recused and abstaining.

#### Invasive update – Parterre and Joe Hibbard's project work coordinated with Parterre

Tom Grimbale read the field notes from Parterre's work on the pollinator parcel at the end of 2021. Tom also referred to Joe Hibbard's reports on his buckthorn efforts and Tom will send those reports to other LMC members.

#### Coal Road – Erosion update

Tom reported the excellent erosion-control work done near the Codman lot by NEMBA in November. He noted that Andy Healy's crew dug a trench using a backhoe to divert stormwater runoff from the parking lot area. This diversion was refined by the NEMBA crew of 10 people, who conditioned the dug trench by hand, eliminating loose debris such that now there is a well-functioning trench and berm. Water will not escape this time. Outstanding work will be carried out by heavy equipment operated by McLean.

#### Signage and mapping update - trails and intersections.

Tom Grimble summarized the current state of signage. Radha Iyengar suggest some "You Are Here" indicators. Radha suggested removing the old kiosks. All agreed they look great. While there is more effort to be applied in the spring, the map and signs are in much better shape than any recent period.

#### McLean Barn adaptive reuse study with Historic District Commission

Carl Solander and Tom Grimble agreed to coordinate on a joint LMC – HDC meeting.

#### Create Invasives working group

Tom Grimble called for a formal working group, with LMC members and volunteers, charged with assembling an invasive plant species plan. The working group will gather the information and pull together a long-term plan as well as a plan for the 2022 growing season. The Group shall attempt to assess costs to be assessed against a budget. Other aspects of the property, including mowing frequency and timing, and native trees in the meadow, should be included in the scope. The Working Group will report back to the LMC at monthly meetings.

Radha Iyengar asked for a financial report so that the LMC may know what resources we have to carry out the work.

Radha proposed Jeff North to lead the group. Ellen seconded the motion, carried by unanimous vote. Asked who else should be involved, Jeff North indicated Joe Hibbard's skills and experience would be invaluable. Tom Grimble proposed Leonard Katz join, too, based on his longstanding interest in the ecology of the conservation land. Jeff indicated that Roger Wrubel would be welcome as an advisor, as well as occasional consultations with Parterre staff. Ellen suggested appointees develop a charge for the committee and noted that the working group will be subject to open meeting rules and procedures. The motion to form the working group was made by Steve Kidder, seconded by Ellen Cushman, and carried by unanimous vote.

#### Volunteer day

Radha Iyengar noted that Belmont Citizens Forum will organize a volunteer day on Earth Day, on April 30. Work will include planting replacement pine saplings along the Pine Allee. Jeff will contact Tree Specialists for their planting and tree placement participation and leadership. Public notice will include an announcement in the March / April BCF newsletter. A motion to allow and support the volunteer day was made by Steve Kidder, seconded by Jeff North, and carried by unanimous vote.

#### Waltham Land Trust Annual Meeting and meadow restoration

Radha informed the Committee that the Waltham Land Trust has been successful with several invasive plant and restoration projects, from which the LMC might take lessons. We could invite WLT to one of our future meetings and volunteer events. More information is available on the video recording of WLT's annual meeting: <https://www.youtube.com/watch?v=3aI3aJ8iH0w>.

Approval of past Minutes

The LMC will vote on past minutes at the next meeting. Tom Grimble will assemble minutes from the 11/5/21 site visit.

8:55 ADJOURNED

These minutes submitted by Jeffrey North