

**LAND MANAGEMENT COMMITTEE FOR LONE TREE HILL**

Room 2, Town Hall

Minutes

February 5, 2020

DATE: May 8, 2020

TIME: 8:55 AM

Meeting convened at 7: 03 PM

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Member Attendees: Andy Healy, Michele Gougeon, Steve Kidder, Radha Iyengar, Lauren Meier, Jeff North, Ellen O'Brien Cushman

Member not present: Tom Grimble

Other Attendees: Gene Record and Roger Wrubel (JKR Fund); Patrice Garvin, Town Administrator; Jeffrey Wheeler, Town Planner; Fred Treselis; Leonard Katz

1. Review of Zone 3 McLean Subdistrict proposal before the Planning Board

Michele gave overview and passed out Concept Plan that is on the Town website.

Townhouses similar to The Woodlands development plus flats in larger buildings to be built into the hill to reduce the massing. Fewer units than original plan. Developers believe that the new project proposal will have a much lower impact than the original.

Affordable housing objectives have been a focus of the Town's comments to the developer and this is the response.

Trips appear to be down, shuttle buses are proposed. Parking for each townhouse is 2 per unit, flats 1.3 per unit.

Overlay zoning proposal is currently under consideration by Planning Board.

Discussion whether site visit would be appropriate to understand exactly what is contemplated by request.

Radha was interested in the Stormwater plan – Michele emphasized that substantial detention chambers had already been installed when Olmsted Drive was constructed and of course the plan will conform to the Town's Stormwater Bylaw; working with Town.

Leonard was concerned about the wildlife corridor and the construction impact. Wants strong markings so that the borders don't become a dump. Want to ensure fencing and protection from material storage. Lauren suggested any concerns about fencing and staging could be addressed at a site plan review stage, Jeffrey agreed.

Lauren also noted that current proposal would have much reduced visual impact to the wooded hillside, lower massing impact compared to the original proposal by ARC.

Ellen reminded the group that the Lone Tree Hill has had some unusual activities degrade the property and we look forward to having protections included. An example is the emptying of the swimming pool at the Day School onto Lone Tree Hill – we want this protection included when the site plan review is written.

A key element of agreement was that we expect that Site Plan Review Process must include clear enforcement provisions, articulating who is responsible for the enforcement and what can be expected for violations, during construction and once occupied.

Discussion held. Jeffrey Wheeler requested that LMC comment on certain sections – particularly the southern boundary and western boundary: 6H5 Performance Standards and 1F. Objectives 6H7. Jeffrey noted that a new draft of the Overlay will be posted on the website before next Planning Board meets on February 10.

All members of the Committee had not had the opportunity to fully examine the Zoning By-law current draft. Ellen will distribute the link to the latest one again, Jeffrey said January 29<sup>th</sup>. He said that the Planning Board will hold several additional sessions of the Public Hearing and it would be ideal for the Committee to send a written comment letter to the Planning Board. The Committee agreed and it will be added to March agenda.

2. JKR Fund Representatives Gene Record and Roger Wrubel attended the meeting and spoke about the strength of the partnership between the LMC and the JKR. Gene spoke about their change of leadership to a 3 member board to streamline decision making. Gene, Roger and another person are the members, Roger is the Executive Director and will work directly with LMC for Lone Tree Hill projects. They are prepared to be nimble and quick to decide on grants. They are anxious to participate and will provide a 50% matching grant for their/our priorities that align.
3. Signage. Tom is not present but Gene Record and Roger Wrubel are present to present proposals.

Judy Record Fund interested in participating with LMC on various projects and they offered the 50% matching grants. They are interested in some specific items:

1. assist in replacing kiosks to provide sturdy, permanent kiosk system at the Tree Hill and at parking lot;
2. color coded trails map
3. help take care of some of invasives;
4. assist in removing some trees; and
5. boardwalk over “stream” wet area close to Belmont Day School.

Roger Wrubel recommended that it’s important that kiosks not need maintenance. Also suggested that LMC should just have someone to do installation of kiosks rather than doing it ourselves. Jeff suggested that a working group should look at this and come up

with recommendations for options on how the work could be done: Lauren, Roger, Jeff and Tom.

Ellen will reach out to Tom (not present) to see if he will participate. Ellen thanked Gene for offer from Judy Record Fund.

Invasives – a couple of alternative approaches were discussed.

- A. Have consultant map the full site, showing the invasives that are present, list what needs to be done to control them and then do it, or;
- B. Find the worst, most critical areas and identify the top 5 invasive/competitive species on the site and give us how to manage them, then do it.

Jeff said that the consultant we have worked with before on the Pine Allee, Tree Specialist has the capability to perform all of the work to review site and identify critical areas on site and do the work. The Committee members wanted more information and wasn't prepared to take action yet. Want a Plan for how to deal with sites and. Multi-year proposal.

Roger suggested he could ask ecological experts at Mass Audubon what it would cost to come to site and identify top priority areas for work. Decision by LMC to follow this suggestion.

- 4. Meadow Considerations. Discussion concerning trees in meadow and whether they should be removed to create an unobstructed meadow corridor. These trees were left when we performed the first mowing in 2005. This is desirable for certain species of desirable birds and will make mowing the meadows better because we won't be leaving vegetation under the low-branched trees.

Recommendation that we hire someone to review the specific trees with the question of whether some should be removed. Jeff will talk to Tree Specialists to see if they could do work and return with a price. Roger and Gene said that JKR would be interested in helping to pay for this work.

- 5. Rock Meadow Parking Lot.

Jeff, the Conservation Commission member said that Conservation Commission ("ConCom") commissioned a master plan that identified a number of projects – one of which is to refurbish the parking lot.

ConCom is working with Northeastern students to design the parking lot.

Ellen asked when the Conservation Commission will share the plans with the Land Management Committee and reminded the Committee that Lone Tree Hill property boundary runs down the middle of the existing road and parking lot and needs to be considered.

Discussion concerning how plan would comply with Conservation Restriction. Committee asked Jeff to make sure to pass along the CR to the students so they can see the full picture ; Lauren echoed this request by stating that Rock Meadow is included in the National Historic Register District and historic preservation must be considered.

ConCom meets on March 10 is when first draft will be presented.

6. Mowing Plan. Question whether we want to engage Heritage Fields to do mowing this spring. Discussion concerning impact on pollinators.
7. Belmont Citizens Forum Volunteer Day will be April 25. Projects to include planting of trees along Pine Allee (the 4<sup>th</sup> and final year of this project) and clean up along Pleasant Street and Mill Street and Coal Road entrance on Pleasant. Andy and Radha will examine in light of Leonard's comments. Andy will also take a look for the "metal equipment" Leonard mentioned and dispose of it and the masonry in this area.

Radha also noted the erosion along Coal Road is getting serious.

Vote: authorization to do planning project along Pine Allee, pick up trash along Pleasant Street and possibly around parking lot.

Vote: authorization to allow Leonard to pull garlic mustard at any time because we trust his ability to identify it

8. McLean Barn Update.

Katherine Madden Facilitator has presented proposal to facilitate the reuse project. Ellen asked the Committee to consider whether this is the right time for Belmont to be moving forward with this public participation community discussion. Discussion whether LMC should move forward with process at this time or pause. The taxpayers have been burdened with increases and we should be very sensitive to this and an open discussion to take on this facilitation for reuse at this time. Unanimous vote to pause until fall after the November election 2020.

CPA fund work on the Barn is done and looks great.

Security system including cameras installation is underway and Verizon has installed FIOS ; the video feed will go to Police Station. Unfortunately, people are still trying to break in and the Town continues to fortify the Barn.

9. First installation of Joan Campbell Fund has come in – approximately \$47,000. Again the Committee is extremely grateful for Joan's generosity.

MEETING ADJOURNED at 9:10 PM

Submitted by Steve Kidder and Ellen O'Brien Cushman