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MEETING MINUTES 2016 OCT -4 PM 3: 01
Belmont Conservation Commission
June 7, 2016 Meeting Minutes
Room 1 Town Hall
7:00 pm

Attendees:

Members: Jeff North (Vice Chairman); Margaret Velie; Miriam Weil; Charles Chiang;
Christopher Morris

Staff: Mary Trudeau, Agent

Others: Paul Finger; Joe Finn; Paul Emello; James Shaw; Karen Davis; James Sower (sic);
S.Darbin (sic)

7:05 Review of Minutes of April 12, 2016 meeting

The Commission reviewed the minutes of the April 12, 2016 meeting.

Upon a motion duly made and seconded, the vote was unanimous to approve the minutes as written.

7:10 At the request of the applicant, the Commission agreed to continue the public meeting for the review of the **Request for Determination of Applicability** for the installation of a monopole at 434 Concord Avenue. The applicant has agreed to try and relocate the pole to a non jurisdictional area.

**7:11 Certificates of Compliance for 34 Agassiz Avenue (Belmont Manor Nursing Home)
DEP Files: 106-17; 106-99; 106-105**

Paul Finger represented the Belmont Manor Nursing home request for the issuance of Certificates of Compliance for the three open Orders of Conditions. Paul noted that file 106-17 was old, and that the work regulated in the Order had been completed for decades.

Paul noted that DEP File 106-99 was issued to regulate parking and drainage improvements on the site. Paul reminded the Commission that the various features within the plan had been inspected regularly by both himself, and the Conservation Commission Agent during construction. Mary Trudeau agreed with this statement, noting the the improvements to the outfall, the stormceptor unit and the new drainage structures all appeared to be in excellent condition. Paul discussed the use of permeable

pavers in the parking areas and noted that the site handles stormwater runoff from the Town roadways, as well as all of the runoff generated on site.

Paul described the DEP File 106-105 as the permit which regulated the addition to the nursing home facility, as well as landscaping improvements (including a rain garden) throughout the site. Mary Trudeau reported that the vegetation within the rain garden has not thrived, and note that the photos included with the Certificate of Compliance represent a past years condition rather than the current bare surfaces within the rain garden. Paul described the landscaping practices at the Belmont Manor site, noting that Stewart Karger maintains the property in excellent condition and has always been responsive to the concerns of the Conservation Commission.

Mary Trudeau recommended issuance of DEP File numbers 106-17 and 99, and denial of 106-105 based on the failure of the vegetation to thrive in the rain garden. Paul Finger reminded the Commission that the 106-105 filing regulated far more work than the rain garden, and asked that the Commission consider issuing a partial Certificate of Compliance for that project. He agreed to work with the Belmont Manor staff to establish a plant community within the rain garden.

Upon a motion duly made and seconded, the Commission voted unanimously to issue full Certificates of Compliance for DEP File Numbers 106-17 and 106-99, and to issue a partial Certificate of Compliance for the 106-105 file.

7:20 Request for Determination of Applicability for Keolis Commuter Services Right of Way

Mary Trudeau presented the Request for Determination of Applicability, noting that the applicant was unavailable this evening. Mary reminded the Commission that this Request is done on a regular basis as a requirement of the vegetative right of way management plan prepared for all rail lines throughout the state. The Determination allows the applicant to vary the management strategies and to treat wetland and buffer zone areas differently than non jurisdictional areas in their control strategies. She also noted that the delineation proposed in this Request is identical to the delineation approved several years ago by the Commission.

Based on a motion duly made and seconded, the Commission unanimously voted to issue a Negative (5) Determination of Applicability.

7:30 Request for Extension to Order of Conditions for 100 Clifton Street (106-119):

Paul Emello presented his request for an extension to the Order of Conditions for the DEP File Number 106-119. He noted that no work has occurred on the site, and he has recently agreed to sell the lot. Mr. Emello stated that the prospective buyer has requested an extension of the permit to allow for the permitted activities to be completed as part of the sales agreement. The Commission reviewed the Order of Conditions and the site plan, noting that all proposed activity remains consistent with the policies and practices of the Commission.

Upon a motion duly made and seconded, the Commission voted to issue a three year extension to the Order of Conditions, with a revised expiration date of June 7, 2019 .

7:40 **Belmont Hill Cross Country Event proposal for October 29, 2016:**

Mary Trudeau presented a letter from George Tahan , the athletic director for the Belmont Hill School, requesting permission to host a cross country running event at Rock Meadow on October 29, 2016. The Commission discussed the proposal, noting the successful events hosted by the Belmont Hill School last year. The Commission agreed that the School is a responsible user and past running events left the meadow in excellent condition. Based upon the willingness of the school to rent portable toilets; remove temporary signage at the end of the event; and to take all trash and debris to off site disposal locations, the Commission was comfortable with the proposal by the Belmont Hill School.

Based on a motion duly made and seconded, the Commission voted to approve the use of the meadow for the October 29, 2016 Cross Country Running Event hosted by the Belmont Hill School.

The Commission requested that their agent, Mary Trudeau, send a letter describing the terms of the use including: rental of portable toilet facilities; trash removal and signage removal; as well as carpooling to reduce parking lot use.

7:45 **Joe Finn Annual State of the Meadow Report:**

Joe Finn reported the current status of his bluebird and swallow nesting project, requesting permission to continue this work. Joe also reported on his mowing practices, noting that the condition of the grasses in the meadow is reflective of management practices. He note that his work at the northwest meadow would be enhanced by additional mowing to keep invasives and weeds from going to seed. Joe noted that he has seen woodcocks in the meadow, but that the nesting locations appear to be in the southwest quadrant of Rock Meadow, away from his managed lands at the north. Mary Trudeau agreed that the increased mowing of the north meadow has transformed the vegetation within this area, and that the grass community is the strongest in the Meadow.

Upon a motion duly made and seconded, the Commission voted to allow Joe Finn to continue with the nesting box project, and to support his efforts to manage the northwest corner of the meadow, including additional mowing of areas at the periphery of the existing mow line.

8:15 **Intergenerational Walking Path at Claypit Pond:**

Mary Trudeau reported that she has met with the Veterans group to coordinate efforts and reduce overlap with path and memorial planning and construction. She noted that the group hopes to increase efficiency by coordinating the two portions of the park rehabilitation process. She also noted that she has begun gathering materials for the preparation of a bid document, or Request for Proposal. Christopher Morris volunteered to work with her, noting that he prepares similar documents in his work as a professional engineer.

Other:

The Commission discussed the rules for use of Rock Meadow, and asked that this topic be added to an upcoming agenda. The Commission noted that they would like to codify use of the Meadow to provide consistent permits and regulation.

Adjourn

Christopher Morris moved to adjourn the meeting at 8:30 pm; Charles Chiang seconded the motion, and the meeting was adjourned at 8:30 pm.