

**Land Management Committee for Lone Tree Hill
Meeting Minutes: July 12, 2021
All participation by Zoom**

LMC Members Present: Ellen O'Brien Cushman, Tom Grimble, Andrew Healy, Radha Iyengar, Steve Kidder, Jeffrey S. North, Carl Solander

LMC Member not Present: Michele Gougeon

Members of the Public Present: Leonard Katz, Joe Hibbard, Jack Dawley (Northland Development), joined for the 7:40 pm portion

The meeting convened at 7:15pm in joint with the Select Board for an agenda item [on the Select Board meeting Zoom link] for a brief discussion/update on the McLean Barn, in the arena of responsible of the Land Management Committee.

- Ellen provided a brief overview of the Barn CPA project work, the graffiti and doors breach and refortification and security installation. She mentioned that the new Facilities Director, David Blazon, has extensive experience with graffiti and will turn his efforts there once the press of the HS move out/demolition is concluded. She further described the LMC's process to find and engage a facilitator for a community conversation about the reuse of the Barn in late 2019 that we suspended for a period, then COVID hit. Lastly Ellen reminded the Select Board that the LMC operates without taxpayer funds, by revenue from the cell tower in Lone Tree Hill and generosity of grants from JKR Fund and others to perform work under the Conservation Restrictions on the LTH property from the original McLean Memorandum of Agreement. The Conservation Restrictions articulates permitted, prohibited, uses and those allowed with permission of the Land Management Committee and Trustees.
- Carl explained that the Historic District Commission and the LMC intend to revisit those efforts by holding a joint meeting to discuss a plan to move forward.
- Select Board member Roy Epstein asked who has authority to manage and change the restrictions on the Barn property and LTH in general and how a change to the Conservation Restriction could occur. The LMC and the HDC have authority (the McLean property is all in the National Historic Register). Steve Kidder explained the process for changes to the Conservation Restriction, requiring votes of Land Management Committee, The Trustees (formerly the Trustees of Reservations, holder of the Restrictions), Belmont Select Board, McLean Board, a majority vote of Town Meeting, and approval of the State Secretary of Environmental Affairs. The criteria that these agencies will use is whether/how any proposed amendment furthers the intent of the original Conservation Restriction.

The Select Board thanked the LMC for the update and is looking forward to the continuation of the public process we described.

The LMC meeting portion with the Select Board was ended, the meeting was recessed, to resume the monthly meeting using a separate Zoom link as published in the meeting notice

The meeting reconvened at: 7:40pm on the second Zoom link

Presentation by Jack Dawley of Northland Development on McLean Zone 3 Residences at Bel Mont

- Jack introduced Northland and their history of development at McLean.
- Jack described Zone 3 overlay bylaw history and context, ratified in January 2021.
- Planning Board public hearing currently underway. Project team hope to have public hearing period wrap up in the Fall.
- Jack requests that the LMC draft a letter to planning board before Labor Day with any concerns, questions, issues or support.
- Jack presented a slideshow detailing the proposed development: Subdistrict A with 40 for-sale townhouse units, Subdistrict B with 112 rental units, including bonus units for redevelopment of the Chapel building..
- LMC Zoning comment letter had suggested providing a trail head or trail access from the property to access Lone Tree Hill. Question whether LMC finds this to be a good idea or has suggestions about where to put the trail head.
- Tom brought up past discussions of extending a trail across Junction Brook.
- Tom stated that a resident population of the development will inevitably want to access the trails and will create their own trails if a defined access route is not provided.
 - Tom Suggested Olmstead Dr as trailhead location. Ellen suggested that residents will not "backtrack" to that point to access the Coal Road trails and we need one on the eastern side.

- Also discussion of trailhead at NE corner of property, behind 4-story building. Topography might be too steep in that area.
- End of road at eastern edge of Subdistrict A is another trailhead option.
- Tom asked about establishing a buffer between the construction site and the public land.
- Radha suggested it is important to delineate the property line both during construction and after.
- Ellen asked if the site will be surveyed and the lot lines staked or otherwise delineated.
- Jack indicated that Fire department expressed concern about southern border of property, that a brush fire starting at the bottom of the hill would travel uphill. Jack will forward FD comments to LMC once received.
- Radha asked what are mechanisms to prevent runoff or dumping onto Lone Tree Hill property.
- Jack indicated that they will be using a silt fence protection to contain any runoff and likely will also use a chain link fence on the southern /eastern border with LTH but still to be determined.
- Tom suggested care be taken in landscape design to control stormwater runoff, for permeable and impermeable surfaces and asked about stormwater control.
- Jack suggested he is happy to maintain a dialogue about stormwater concerns and that the Planning Board is reviewing their stormwater submission, using a peer reviewer.
- Timeline: Ideally construction starts spring 2022 and lasts for 3.5-4 years.
- Ellen asked how will excavation for underground garages be done, will they be blasting or extracting another way? Jack confirmed there is ledge under much of the multifamily area. Will start with hammering but may have to blast. They are sensitive to the surrounding existing uses, especial for the hospital.
- Carl asked about trash storage- Jack affirmed that all trash is stored inside. The fire lane behind the 4-story building accesses a trash room and bulk storage contained in that building.
- Radha asked about snow and ice treatment. This has not been discussed.
- Ellen asked about snow removal and snow storage. Jack designated a number of areas that had been designated, acknowledging that winters with particularly heavy snowfall would require snow to be removed from the site.
- Ellen thank Jack for the presentation and indicated that the committee would take up comments and questions for a letter to the Planning Board at the August meeting.

Coal Road

- Tom, Radha and Andy walked the site with Stantec and showed them the erosion issues.
- Stantec provided a proposal for about \$19,000 for design and analysis including Hydrologic analysis.
- The worst erosion issues are near the Codman lot.
- Discussion of budget for work and need to have solutions that are not too expensive to construct.
- Tom suggested that we ask for the proposal to be modified – given our budget constraints, we may not want a set of construction documents immediately or at all- perhaps the work can be covered by a sketch or simpler set of documents. This may reduce the design budget at least in the initial phase. In addition, he suggested that we ask them to provide divide the work into phases that may be tasks we can take on.
- Motion to authorize Tom to go back to Stantec to ask for the simpler documents, a revised budget and some options with the intent we examine this in detail for a vote at August or September meeting.
 - Unanimous vote: 7 - 0 Yes: Tom Grimble, Andrew Healy, Radha Iyengar, Steve Kidder, Jeffrey S. North, Carl Solander, Ellen Cushman

Parterre invoices approval

- The following invoices have been submitted for approval:
 - Invoice 7985 in the amount of \$1625
 - Invoice 7986 in the amount of \$1100
 - Invoice 8304 in the amount of \$1725
 - Invoice 8305 in the amount of \$1100
- Motion to approve payment. Approved by roll call vote: 7 Yes, Ellen O'Brien Cushman, Tom Grimble, Andrew Healy, Radha Iyengar, Steve Kidder, Jeffrey S. North, Carl Solander

Parterre Update by Jeff North

- Work is on track. Will be back several times over the next few months to continue work in Area A1 and Pollinator Parcel and Great Meadow.
- Leonard expressed disappointment that many invasives have returned. Particularly knotweed in the middle of Area A1. Jeff affirmed that this is expected and that progress is being made, this is a long-term project.

Invasives Proposal by Joe Hibbard

- Joe observed work being done at Lone Tree Hill and wanted to help. He has familiarity with Parterre from past professional work.
- Requesting permission to take on an assignment from Parterre to augment their work with his personal volunteer labor in the area around A1.
- Joe presented a sketch map of the area he is proposing to work on along the Pitch Pine Trail.
- Leonard commented that trails in this area are not well marked. Tom affirmed that he can provide the latest trail map to Joe.
- Ellen asked how Joe would take directions from and collaborate with Parterre.
 - In consultation with Parterre, Joe would identify an area that supported their work.
 - Cut down buckthorn but it would still be alive in the roots. When Parterre was next at the site they would cut stems level to the ground and pour herbicide into the stems.
 - He would make a point of being there on days when Parterre is present, but would also want to work independently on his own schedule.
- Joe would start the project by donating only his own time but maybe eventually would lead a group of volunteers.
- Tom encouraged Joe to think about creating a volunteer group in order to get more people interested in stewardship.
- Jeff suggested Belmont Serves Day on October 11 could be a goal for that.
- Motion to authorize Joe to act in partnership with Parterre on invasives management according to the presented plan in the highlighted area on the map as presented. Approved by roll call vote: 7 Yes ,Ellen O'Brien Cushman, Tom Grimble, Andrew Healy, Radha Iyengar, Steve Kidder, Jeffrey S. North, Carl Solander

Expanding Invasives Management areas to target Japanese knotweed in 3 areas

- Jeff North presented 3 areas that were evaluated by Parterre.
- Parterre proposed taking on areas 1 and 3 professionally as indicated on a map Jeff presented. Area #2 was designated for a volunteer opportunity.
- Leonard Katz was suggested as a volunteer who might work on area #2. Leonard said that he could work on this area.
- Leonard described another area with a growing knotweed thicket near the old kiosk / cell tower location.
- Leonard advised that this was a good area for Parterre to address. The LMC asked Jeff to have Parterre evaluate this additional area and provide a recommendation, and if appropriate a price to perform the removal.
- Discussion of the total amount of money currently contracted to Parterre. The commission agreed that this was a different project than the previously contracted work that was focused on addressing invasives in other areas of the property.
- Ellen asked Jeff if he had received ecological field notes that are referenced on proposals. Jeff said he had received 3 so far and would pass them along. He remarked his intention to pursue with Parterre a spreadsheet of all of our projects, what's been done, how many visits to the site, and the invoices, payments.
- Motion to authorize Parterre to undertake invasives management in areas 1 & 3 as indicated on Jeff's map for \$2450. Approved by roll call vote: 7 Yes ,Ellen O'Brien Cushman, Tom Grimble, Andrew Healy, Radha Iyengar, Steve Kidder, Jeffrey S. North, Carl Solander
- Motion to authorize Leonard to undertake invasives management in area 2 as indicated on Jeff's map on a volunteer basis. Approved by roll call vote: 7 Yes ,Ellen O'Brien Cushman, Tom Grimble, Andrew Healy, Radha Iyengar, Steve Kidder, Jeffrey S. North, Carl Solander

Nunez Landscape proposal for mowing only the trails in meadows

- Ellen outlined proposal to mow the Great Meadow and Heart-Shaped Meadow. \$600 for mowing one mile trail in both meadows, each visit.
- Tick season is a concern.
- Tom suggested monthly instead of every 2 weeks as we did last year.
- Andy pointed out there has been more rain this year than last and more vegetation growth.
- Motion to authorize Mr. Nunez Landscape to mow 2 times, the first time which will be immediately and the second time will be upon the direction of a member of the commission, for a total of \$1200. Approved by roll call vote: 7 Yes ,Ellen O'Brien Cushman, Tom Grimble, Andrew Healy, Radha Iyengar, Steve Kidder, Jeffrey S. North, Carl Solander

Approval of Minutes, May 26, 2021

- Corrections noted.

- Motion to approve minutes as corrected/amended. Approved by roll call vote: 7 Yes ,Ellen O'Brien Cushman, Tom Grimble, Andrew Healy, Radha Iyengar, Steve Kidder, Jeffrey S. North, Carl Solander

Financial Update – Deferred to next meeting

- Cell tower revenue is being reconciled. The cell tower vendor pays into multiple buckets in the town and record keeping has not been clear.
- Still auditing the records to figure out if there is an error that needs correcting and the full financial picture.
- Tom suggested that we need to establish our annual income so that LMC can more intelligently budget. Ellen said she hopes we will be able to return to the budget/spending practices that we established with Harlan Carere but we depend upon the Town for accurate information.

Meeting adjourned at 9:52pm.

Submitted by Carl Solander