

## **MINUTES Belmont Conservation Commission Meeting**

Minutes of January 5, 2010 at Room 2 Town Hall at 7:00 P.M.

**Attendance:** Chair: Miriam Weil, Vice-Chair: Martha Moore; Members: Margaret Velie; Nancy Davis; Jim Roth; Tino Lichauco; David Webster; Associates: Barbara Gardner; Jeffrey North. Agent: Mary Trudeau.

1. Mr. Aris Tziavas, 19 Robinwood Road
2. Mr. Andrew Bram, attorney, 240 Somerset Street
3. Mr. Dan Solien, landscape architect, 240 Somerset Street
4. Mr. David McClintock, 240 Somerset Street
5. Mr. Bob Augustine, 240 Somerset Street
6. Ms. Andrea Rutherford, 240 Somerset Street
7. Ms. Liz Shaw, Sheep Program
8. Mr. Stewart Karger, 34 Agassiz Avenue
9. Mr. Paul Finger, PFA
10. Julia Bowling, intern

### **Review Minutes of Januar 5 , 2009:**

Tino Lichauco moved that the Commission approve the minutes, as amended, of the January 5 meeting of the Belmont Conservation Commission. Jim Roth seconded, and the vote was unanimous (7).

### **MACC Annual Conference sign ups**

Miriam Weil mentioned that material is available for sign-up for the MACC conference.

### **19 Robinwood Road – Request for Certificate of Compliance (106-0093)**

Ms. Weil explained that Mary Trudeau visited the property and found that it substantially in compliance with the Order of Conditions. Mr. Tsiavas presented photographs of the new pool and plantings. Jim Roth moved that that the Commission issue a Certificate of Compliance, seconded by David Webster. The vote to issue the Certificate was unanimous (7).

### **240 Somerset Street (Rutherford property) NOI Public Hearing (106-100)**

Introduction from Attorney Andy Bram, who explained that the property owners have filed a Notice of Intent in response to the enforcement action taken by the Belmont Conservation Commission in December of 2009. The Notice of Intent was filed to address the following concerns:

- Address the stockpiling of earth materials that were inadvertently placed within jurisdictional areas by the contractor working on the adjacent lot;
- Landscaping of the property, including grass planting, and minor grading alterations within the buffer zone;

- Drainage for roof runoff and the outfall for the proposed foundation drain.

Mr. Solien described the specific work to be completed and showed diagram of hay bale lines proposed, noting that the plan included the planting of native vegetation. The Commission discussed the location of the outfall for the foundation drain, and the project engineer noted that the location of the outfall was determined by the elevations on the site, and could not be moved upgradient. The drain is a gravity flow device, and the outfall must be lower than the elevation of the foundation drain. The Commission noted that they would like the applicant to modify the design to create infiltration along the route of the outfall by incorporating perforated pipe.

David Webster moved to issue an Order of Conditions, allowing the work as proposed, with the standard conditions and additional conditions listed as follows. The motion was seconded by Jim Roth and the vote was unanimous (7).

- Roof runoff is collected and infiltrated on the property on the upland side of the 100-foot buffer zone.
- Alteration on the BVW side of the proposed new straw bale line, and within 25 feet of the BVW, or both, shall be limited to planting and maintain of plantings and shall be conducted with hand tools. There shall be no cutting or motorized vehicles in this area.
- Maintain existing hay bale line installed during construction of the house until the area above the erosion controls has been stabilized.
- Stockpiling of materials shall be limited to areas on the upland side of the existing hay bale line.
- Design and construction and operational methods shall preclude any surface water or sump water from entering the groundwater drainage system before or after construction.
- A perforated pipe within a gravel bed shall be used for groundwater drainage system from the house to the rip rapped outfall structure.
- Any dewatering water shall be treated with a sock or other filtering device prior to drainage.

**240 Somerset Street (Vacroux Property) drain outfall modification.** The applicant submitted a request for a minor modification to the approved site plan. The modification included the installation of a perimeter drain at the foundation of the new home, and the construction of an outfall within jurisdictional buffer zone areas. David Webster moved that the Commission modify the original Order of Conditions to include the following points:

- A perforated pipe within a gravel bed shall be used for groundwater drainage system from the house to the rip rapped outfall structure.
- Any dewatering water shall be treated with a sock or other filtering device prior to drainage.

The motion was seconded by Jim Roth. The vote was unanimous (7).

## **Belmont Manor Issue DEP File 106-099 Public Hearing continuation**

Mr. Finger presented items for discussion, with diagrams, related to the parking lot, storm drainage, proposed improvements to drainage and storm water management, and how the property is complying with storm water regulations. He noted that the existing grades and outfall limited the options for the treatment of storm water on the property. Mr. Finger described the existing treatment chain, noting that the installation of a new deep sump catchbasin would improve the efficacy of the system.

David Webster moved that the Commission issue a new Order of Conditions with the standard conditions as well as the flowing conditions:

- Replace catch-basin #2 with a new structure with a 4-foot deep sump
- Bi-annual sweeping of the street area / parking lot

The motion was seconded by Tino Lichauco and the vote was unanimous to approve the motion.

### **Rock Meadow Brochure update (Julia Bowling)**

Julie Bowling has been working on the brochure, and produced three versions (Rock Meadow, Community Victory Gardens, and Natural Lawn Care). She will be available to make editorial changes, based on comments from Commissioners. The Commission has access to the Word documents for later changes.

Martha Moore reported on brochure feedback she had gathered and sent to Commissioners. This included opinion and suggestions about the brochure from multiple sources, including Julia Blatt, Executive Director of the Organization for the Assabet River; Dee Ippen, copy editor; Jeanne Mooney, public relations; Roger Wrubel, Habitat; Anne Paulsen and Carol Strasbuger.

### **Rock Meadow Sheep Project Discussion Update**

Ms. Shaw presented copies of a Rock Meadow Ruminants, a proposal for the goat / sheep pilot program for Spring / Summer 2010. Ms Shaw noted that the proposal will eventually need a special permit from the Belmont Zoning Board of Appeals as the area is zoned for residential use, but that a short term pilot program could probably be done without a formal filing. The trial / pilot, with 4-6 goats and 4-6 sheep, would provide information to address questions that the Zoning board is likely to have.

Commissioners concerns with the pilot program, or use of the meadow for grazing, included:

- The project has the potential to provide cost effective maintenance and land management activities;
- The McLean barn that is unused and could be put into use for storage of materials or housing of animals;
- Grazing and residential location within Rock Meadow should be further considered, with a view to protection of sensitive nesting areas;

- Indications are that the Selectmen may react favorably to the concept of the pilot as a means of saving money on maintenance and restoring an agricultural component to the Town of Belmont;
- The Commission noted that other towns have used animals instead of mowing, and that research could be useful.
- The Commission discussed the need to solicit neighbors' opinions, and that sending invitations to an upcoming meeting would be useful;
- The Commission noted that there could be legal restrictions of farm activities in an urban area
- Concerns were expressed with the local residents' acceptance of animals and hazards associated with electric fencing;
- Concerns were expressed with grazing being compatible with wildlife conservation within the Meadow;
- Discussion of the benefits of a permanent structure versus a temporary housing structure at Rock Meadow;
- The Commission noted that grazing was a non-petroleum based mowing strategy;
- Education value could be compatible with Rock Meadow land usage;
- Consideration of other uses and overall vision for Rock Meadow should be evaluated;
- The Commission noted that the project would likely consume Commission resources, create public relations issues, require some amount of Mary Trudeau's time, etc.
- It was noted that Rock Meadow is the only town open space under Conservation Commission jurisdiction, and there was some discussion that this use must be in keeping with Conservation Commission mission to preserve wetland and open space.
- The Commission noted that there could be restrictions on the use of the McLean Barn and asked Mary Trudeau to investigate.

### **Open Space Plan Update – Comprehensive Master Plan**

The Commission discussed the status of the Comprehensive Master Plan.

### **UPLANDS (DEP 106-0072) update**

The Commission has not received a decision

The meeting was adjourned at 11:30 pm