

BELMONT CONSERVATION COMMISSION
MEETING MINUTES

APPROVED

December 2, 2003

Members Present: M. Flamang, M. King, M. Weil, J. Smith.

Associate Members Present: M. Velie, S. Sanders, N. Davis, M. Moore.

Additional Attendees: See attendance sheet.

The meeting was called to order at 7:12 p.m. by M. Flamang.

Minutes

The minutes of the meetings of August 7, 2003, October 7, 2003, and October 24, 2003, were approved as submitted.

O'Neill Property – Review and Discussion of Final Letter to Board of Selectmen (7:15)

M. King and M. Flamang, as well as M. Velie and M. Moore, attended the November 25 meeting of the Planning Board regarding the O'Neill proposal. M. Flamang stated that he gave the Planning Board a 5-minute synopsis of our recommendations. He focused on conditions, and mentioned that we would like to see as small a footprint as possible, and to see the project moved closer to Acorn Park Drive. At the end of the Planning Board meeting, they announced that they would hold open the comment period (for written comments only) for two more weeks.

M. Flamang said that it is his impression that the Planning Board is not happy with the rezoning as proposed. M. King stated that the Planning Board should be told that the Commission would prefer to have a commercial project over the proposed residential project. M. Flamang pointed out that the letter is going to be submitted in the form in which it now appears, and any member who objects should write a separate letter.

S. Sanders stated that they may bring down the tallest building on the Bullfinch Properties site. The state has not renewed the lease for the parking lot on state property. The MDC Master Plan shows that as a boat launch, and that it serves as flood storage in periods of flooding.

G. Clancy mentioned that he thought the Selectmen were expecting the Commission's letter regarding the O'Neill residential proposal by last night. M. Flamang says that he will get the letter in final form by Thursday and send it to the Selectmen and Planning Board. G. Clancy will post it on the website.

S. Sanders raised the question of the culvert under Acorn Park Drive, by Frontage Road. He'd like to see it unclogged. M. Flamang replied that that would fall under the regional

plan. S. Sanders thought a hydrology study was done in 1985, but it didn't deal with that. G. Clancy said that the only plan he is aware of is the Cambridge sewer study in the Alewife area.

M. Flamang suggested that the Commission recommend to the three-town regional committee that this be studied in connection with the regional plan. He will call Bill Pisano, and he asked that S. Sanders draft a letter to the three-town committee to ask if their engineering resources are available to test the resources on either side of the culvert. Sanders suggested that the Commission include something about the water table and soils and how the proposed building would affect that. After discussion, it was decided not to include that in the letter.

Certificate of Compliance – 20 Flanders Road (8:00)

G. Clancy stated that the owner of this property has requested a Certificate of Compliance. The original Notice of Intent was filed in 1996, after some of the work had already been done. Now vegetation has been re-established there. Three trees were required to be planted by the Commission in its Order of Conditions. The owner did not plant them, but the area would have to be disturbed in order to plant them, and some of the re-established vegetation would be destroyed in the process.

Each of the original conditions in the original Order of Conditions was discussed. G. Clancy concluded that all were met except the requirement of planting the three trees. M. Flamang stated that we could incorporate continuing conditions in the Certificate of Compliance, so that any future owner will be on notice of them. He suggested that we require sand and silt to be managed as a continuing condition. Chemical fertilizers and salt should also be kept away from Blair Pond and buffer zone. N. Davis suggested that we prohibit any clear cutting of the vegetation in the buffer zone. M. Weil proposed that we include some of the instructions for vegetation management from the guidelines we are considering for adoption. S. Sanders suggested that the Commission send a copy of the Certificate of Compliance to Dan Driscoll of the Massachusetts DCR. M. Flamang agreed that we should do that.

The Commission voted to issue a Certificate of Conditions containing the suggested continuing conditions.

New Business – Meeting Schedule for 2004

It was noted that April 6 will be the first day of Passover. The Commissioners agreed that the April meeting would occur on April 13 instead. The meeting schedule for 2004 was therefore established as follows:

January 6
February 3
March 2

April 13
May 4
June 1
September 14
October 5
November 2
December 7

New Business – Electronic Packets

G. Clancy noted that the Selectmen are putting pressure on all Town boards to send notices and other information to their members electronically. The Wetlands Act only requires one copy and one original to be filed with the Commission. If we had a wetlands by-law, we could require that more copies be submitted. As a practical matter, most applicants submit enough copies for all Commission members.

M. King does not have e-mail. What about maps and other large and/or complex documents? They require a lot of memory and power, which not everyone has. Some members may have problems downloading and printing all the documents they need to review before a meeting.

No conclusion was reached. G. Clancy will inquire what kind of feedback the Selectmen have received, particularly from other committees who have to deal with large maps and documents.

N. Davis suggested that the Town raise its fees to more accurately reflect the actual cost of providing service.

The meeting was then adjourned at 8:43 pm. The next meeting will be held on Tuesday, January 6, 2004.

Prepared by:
Johanna Smith