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MEETING MINUTES
Belmont Conservation Commission
October 4, 2016 Meeting Minutes
Room 1 Town Hall
7:00 pm

Attendees:

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

Staff: Mary Trudeau, Agent

Others: Elaine Alligood; Stewart Roberts; Laura Caputo; Joanna Tzouvels; Alexandra Vacroux; Joan Deely; Scott Smyers; Ted Danilchek; Rich Kirby, Erik Rhodin, Edward Champy

7:05 Review of Minutes of September 13, 2016 meeting

The Commission reviewed the minutes of the September 13, 2016 meeting.

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

7:10 Library Expansion Discussion

Elaine Alligood, trustee of the Belmont Public Library, and Stewart Roberts (architect) presented several conceptual level sketch plans showing potential library expansion footprints. The plans were presented in a brochure titled: Belmont Public Library Public Forum September 14, 2016. The library is currently reviewing three scenarios: renovation of the existing building; renovation of the existing building and additions of approximately 9K square feet; and demolition of the current library and construction of a new library on the same site.

The Commission stated that the goal of any proposal for the site is to stay within the limits of the existing impervious surfaces on the site. The Commission discussed the need to improve the storm water management system, and to comply with the Massachusetts Stormwater Management Regulations. The Commission reviewed several conceptual plans, noting that several of the options presented opportunities for mitigation and improvement over the existing site conditions.

7:30 250 Somerset Street: Notice of Intent filing for Invasive and Non Native Plant Control

Joan Deely, of Land Stewardship, Inc, represented Alexandra Vacroux, the owner of the property. Mary Trudeau noted that she realized the abutter list supplied by the applicant was incomplete and did not accurately reflect all of the adjacent lands within one hundred feet of the Vacroux property. Joan Deely agreed to notify the additional land owners prior to the next public hearing.

The Notice of Intent proposes a plan to control non native and invasive plant species within jurisdictional areas. Ms. Deely noted that honeysuckle; bittersweet vine; and buckthorn were the primary target species. The Commission requested that Ms. Deely supply the Commission with a comprehensive list of target species, as well as a list of the herbicides to be used on the property.

At the request of the Applicant, a continuance of the public hearing until November 1, 2016 was requested. Upon a motion duly made and seconded, the Commission voted unanimously to continue the hearing.

(Mary Trudeau left the meeting at 7:45 pm)

7:45 75 Oliver Road: Request for Determination of Applicability to construct addition to dwelling

Scott Smyers of Oxbow Environmental represented Lauren Caputo, the owner of the property. The work proposed in the Notice of Intent includes construction of a small foundation to support a second floor addition over the entire first floor of the home. Mr Smyers noted that the work proposed would result in the removal of 110 sf of impervious cover, and that the new deck would consist of 190 sf of pervious surface.

The Commission determined that a Determination of Applicability (Negative 3) could be issued for the work proposed, with the following special conditions:

1. No materials shall be staged outside of the limit of work zone;
2. The erosion control barrier is the Limit of Work line;
3. The erosion control barrier shall consist of a 6 inch straw wattle, backed by an entrenched siltation control fence.

Upon a motion duly made and seconded, the Commission voted to issue a Negative 3 Determination of Applicability with the above noted conditions.

7:55 Lone Tree Hill Discussion:

Jeff North reported that the Land Management Committee will be meeting on Thursday, October 6, 2016. He noted that there is a volunteer work day planned for the weekend.

8:00 Notice of Intent, Oakmont Lane (106-127) Continued Public Hearing

Rich Kirby, of LEC, represented the applicant, Edward Champy. Noting that the previous Order of Conditions had lapsed without the extension necessary to complete the ongoing work, Rich reminded the Commission that the current filing was intended to allow the applicant to complete the project approved in the earlier OOC. .

At the prior hearing, the Commission noted that the wetlands delineation had not been re-evaluated since 2005. Rich Kirby noted that the wetlands flagging on the property had been rehung, and that he agreed with the delineation. Mary Trudeau and Margaret Velie had viewed the delineation, as well. Christopher Morris noted that he feels this reflagging of the original delineation administratively meets the criteria for a Notice of Intent filing.

Chris noted that he is concerned with the construction of one of the proposed dwellings which has a corner of the foundation at the edge of the Isolated Land Subject to Flooding Resource Area. Chris reminded the applicant that the stormwater management system will require maintenance by the applicant, or a designated successor, until and if the Town accepts the roadway.

(Mary Trudeau returned to the meeting)

Rich reminded the Commission that the revised planting plan submitted to the Commission would restore approximately 5300 sf of Riverfront Area, approximately 5000 sf more than required in the earlier filing.

Based on a motion duly made and seconded, the Commission moved to issue an Order of Conditions for the work proposed in the Notice of Intent. The motion stated that the Order will include the requirement that the applicant is responsible for the operation of the storm water management system (as described in the Operations and Maintenance Manual) until, and if, the road is transferred to the Town. The motion also noted that the Special Conditions will reflect the current standard conditions used by the Belmont Conservation Commission, rather than the Conditions of the original Order of Conditions.

8:45 Intergenerational Walking Path Update

Mary Trudeau stated that she has been working with Amanda Sloan of BETA Group to obtain a proposal to create the bid package, including construction level details, for the project. Christopher Morris noted that the survey work would be a good project for a crew of student surveyors, and mentioned the Wentworth program as a source of labor.

Other:

The Commission discussed the date of the next Commission meeting. It was agreed that Mary Trudeau would send out an email confirming availability for the November 1 and November 15 dates.

Adjourn

Christopher Morris moved to adjourn the meeting at 9:30 pm; Charles Chiang seconded the motion, and the meeting was adjourned at 9:30 pm.