

Belmont Conservation Commission Meeting March 7, 2006 Chenery Faculty Dining Room
Called to order by Co-Chair Weil at 7:05 PM

Attendance: Glenn Clancy, Office of Community Development, Commissioners Moore, Dan Bishop, Baskin, Velie, Curro, Weil; Associates King, Foster and McVay,
Applicants and observers: John McEachern, David Cannon of Beech Tree Building, Carlee Blamphin, Eugene Vetrano, James Weir, Christine Vetrano, Robin Levandov, Nicole Hayes of Sanford Ecological, Dave Madore, David Rota, contractor for the Lows; Roger Wrubel, Darrell King, Dan Tuohy from Globe Northwest, Victor Minougian from First Armenian Church.

Minutes of February 7, 2006 were approved as amended.

Minutes of January 18, 2006 were approved.

71 Oliver Road, Hearing: 7:20 PM Jean and Christine Vetrano and James Weir, Architect. Abbreviated Notice of Intent was filed for the construction of a two story addition at the rear of the house to replace an existing deck. Addition would be: 17ft 8inches x 18 feet with two floors and a basement. Excavation is predicted to be four feet deep for a concrete slab on grade. The distance to the pond from the property line is about 35-40ft and 32ft to the property line from the deck. The applicant states that there is no increase in impervious surface because there is paving under the deck. Conditions would include straw bales and siltation fence, covering and removal of excavate. Owner encouraged to install dry wells or drainage swales if needed. Order of Conditions approved as discussed. Hearing ended at 7:44 PM

30 Howells Road Hearing continued, opened at 7:45 PM Correction in report submitted: Winn's Brook is perennial at this point from where Atkins meets Winn's Brook according to Town maps. Rainwater runoff appears to be the major concern since there are already drainage issues on the lot. Currently the property has a cut-in for garage with terrace at the back leading up to the slope behind the house. K.Baskin commented that soil types should be considered in storm water analysis. The owner did his own stormwater analysis in terms of impervious surfaces but not in discharge due to slope and soils. There appears to be ledge behind the house. Proposed driveway grade is from 95.65 ft to 94ft to 92ft, 4-8% grade, no more than 2:1. Retaining wall is shown from home entry on upper side of driveway. Old house was elevation 100ft, new house at 105ft. Plan is to direct water from driveway through 6 inch poly drains to dry wells. Drains under the foundation will also go into dry wells. Eighty gallon storage capacity sewage grinder will be located under front entry which will discharge into private 2 inch sewer main and 4 inch sleeve. Two to five trees will be removed and equivalent number of trees planted. Alternatives analysis was explained. Howells Rd. will always be a front setback although the new entry would be on Locke Road. The legal question yet to be settled is whether or not Locke Road is a front setback. Straw bales or straw wattles were recommended instead of haybales for fewer weed seeds.

Nicole Hayes: Sanford Ecological representing Mrs. Levandov, abutter, addressed the alternatives analysis. She recommended using already disturbed areas, considering the other designs of the driveway. Removal of old house leaves a cutout area for reuse. She suggested a possible conflict of interest by the homeowner doing his own drainage calculations and that calculations should include existing and remaining ledge. Abutter expressed concern about

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additional sheet flow off of driveway in spite of dry wells. Surface area of roof is nearly twice of the current house.

Currently the house has 1369 sq ft of impervious surface compared to 3799 sq ft of the proposed building. P. Velie cited RPA/Condition A that allows up to 5,000sq ft disturbance but with 100ft of undisturbed vegetation within the riverfront area. Nicole Hayes stated redevelopment of disturbed riverfront has its own requirements but the proponent is not applying under those conditions.

K Baskin commented on specifications of dry well design, soil testing. Proponent was resistant to hiring a professional to do soil borings and dry well design. Contractor David Rota referred to the original plan where engineer sized two drywells for "typical runoff". That area is currently under the existing house but could be tested later. K Baskin repeated that it is worth having a professional engineer study the recharge/drainage system and inquired what size storm used for recharge. Proposal includes two interceptor grates on driveway to direct runoff to dry wells. Pre and post development runoff calculations are required. Proponent prefers to do calculations himself.

Conditions would include straw bales or straw wattles (contained rolls of straw) instead of haybales. With continuance of hearing, discussion points: stormwater runoff calculations, committing to moving house forward 10-15 feet, design of dry wells.

Zoning says proponent can alter height of building 12" for drainage but cannot fill lot to accommodate structure. No more than 40% of basement can be above grade without being considered an additional story with 2 ½ story maximum allowed.. Motion to continue hearing to April 4, 2006 was unanimously approved. Hearing continued at 9:23 PM

79 Brookside Avenue: Carlee Blamphin and David Cannon of Beech Tree Building; Hearing opened at 9:25 PM

Project to expand sunroom with 12 ft x 16ft addition at the rear of the house, adding roof over front stoop, and 10ft deep deck on back of house. Surveyor delineated wetland and found filled hydric soils near the house. The house is in the first hundred feet of the Riverfront. Rear of house has concrete stoop and flagstone patio which would be replaced with the construction. Sunroom/mudroom and study combined = 392 sq ft, patio and concrete slab to be removed = 139 sq ft. Sunroom will be on sona tubes. Mudroom and study will be on four foot deep crawl space foundation. Proposed: to address runoff, drywells, restore natural plantings along the bank to aid filtering runoff, Decks are considered a minor alteration as long as located 50 ft from the river. Motion to approve project and issue an Order of Conditions: including strawbales, removing and covering excavate, returning a buffer of about 25 ft from the wetland to a natural vegetated state, install drywell for runoff from additional impervious area. Hearing closed at 9:47 PM

380 Concord Avenue: Request for Determination continued hearing opened at 9:48 PM

Adjusted scale and introduced new maps, work will occur in the first 100 feet of the Riverfront, plan to line bank with strawbales. To keep existing conditions as intact as possible will leave pavement and dig out holes for pier foundation and fence posts. Did not want gravel to collect runoff near the foundation.

Previously had discussed planting shrubs along riverbank but no longer due to infestation of Japanese knotweed. A cut out in the berm allows accumulation of sand which needs cleaning up. Motion to issue a negative Determination of Applicability with conditions. Unanimous approval.

Conditions: maintain row of strawbales and silt fence along the brook, cover and remove excavated soil. Hearing ended at 10:00 PM

Roger Wrubel: USFWS program for Habitat Restoration. Roger has taken the representative on a walk through Highland Farm and Rock Meadow. A partnership between Mass Audubon and the Town, reimbursing Town at 50% of cost. Can use in kind donations such as labor on invasives removal. Proposal for three year project involving machinery to remove the invasives, plan to manage buckthorn with mowing, digging, herbiciding. Will apply for between \$10,000 and \$20,000. Roger needs someone from the ConCom to assist as contact, reviewing application, and as co-signer. Miriam Weil and Kathy Baskin will assist. Money also available for mowing through Natural Resources Conservation Service/USDA WHIP program for Towns as landowners. Debbie Hartman's fund raising could be matched. Commission expressed gratitude and support for this grant information.

Pleasant Street Reconstruction: Glenn explained drainage work at Pleasant, Leonard and Clifton Streets. Resubmittal of application for Determination, renewed negative Determination with conditions. Unanimously approved

Wetlands ByLaw Report: At the MACC conference, 3/4/06, the subcommittee received the latest MACC draft wetlands bylaw and the subcommittee has incorporated this information in the current draft. The plan is to have the bylaw on the warrant for the April Town Meeting. Many public meetings are being held in the library, in neighborhoods and meetings have occurred with the Board of Selectmen, Planning Board, Recreation Commission, Sustainable Belmont, Vision 21 Implementation committee and others. Ruth Foster was consulted for her input by Martha Moore and refused to comment in a public meeting. The subcommittee reported that over 25 subcommittee meetings have been held in the recent months, open for participation and posted with minutes posted on the website.

O'Neill Properties MOA: Letter from the Town requiring O'Neill to meet the details of the MOA which were due May 28, 2005 including Conservation Restriction, and funding for Infiltration Inflow work and affordable housing.

Madelon Hope Boston School of Herbal Studies: reported that they planted ginseng and goldenseal and black cohosh at Rock Meadow.

Open Space Plan: K Baskin inquired from a state official about the content of an open space plan. A wildlife inventory could be an addendum to an updated plan and much of the current content could be eliminated or submitted later. The revised plan is due in August.

Rock Meadow Rules: To be placed on agenda to address enforcement.

Howells Road: plowing pushes dirt and sediment onto the bank of the brook. N Davis suggested placement of a boulder or other methods of protection to prevent the plow from pushing dirt into the brook. Glenn will contact Peter Castanino DPW.

Meeting adjourned at 10:50 PM

Next meeting April 4, 2006

Submitted by C. Bishop