

APPROVED

Belmont Conservation Commission April 5, 2005 Town Hall Conference Rm #2  
Meeting called to order: 7:10 PM by acting Chair Johanna Smith

Attendance: Commissioners Flamang, Baskin, Smith, Davis, Moore, Associates Velie, Bishop, King, Sanders

Town Engineer Glenn Clancy, Citizens: Darrell King, Barbara Passero

Proponent: Paul Palandjian, Neil Johnson, site contractor, Shep Butler, landscape architect, Scott Morrison, EcoTec, Inc, Al Galla (?) GSA, civil engineer, Abutters, Elizabeth and Stuart Archer.

Absent: Commissioners Curro, and Weil, Associate Foster

Minutes: December 4, 2004 site visit report, approval not needed. February 15, 2005; minutes need attachments, Peg Velie will provide copy of "Reasons for a Local Wetlands Bylaw" and Glenn will provide his comments for the record. Approved with additional documents. March 1, 2005 amended to correct spelling, diameter of forced sewage pipe to 1 ½", and add s to Wetland. Approved as corrected. Bishop was thanked for submitting site visit report.

275 Somerset Street: Public Hearing 7:30PM Notice of Intent filed by Paul Palandjian for construction of a house, stonewall, terraces, driveway, sport court, with vegetation removal within the 100' buffer zone from the Bordering Vegetated Wetland along Atkins Brook, an intermittent stream that flows under Somerset Street. Scott Morrison from EcoTec, presented plan where buffer is impacted: area of pavement for garage access, retaining wall, regrading and stairs for access. Silt fence and haybales will be used. Limit of lawn goes into the 100' buffer in slightly different configuration than previous lawn. Driveway flow will go into catch basin and directed into catchment area outside of the buffer.

Shep Butler, Landscape Architect, presented landscape plan with buffer restoration plan developed in consultation with Habitat consisting of removal in the buffer of about 20 diseased or non native trees, flush cutting and hand grinding the stumps, driveway of impervious material being moved from original location, curb cut moved out of the buffer, rebuild existing stone wall in buffer. Roger Wrubel gave additional suggestions about replacement plantings and expressed interest in activities around the brook. Trees to be planted will include holly, larch, black tupelo, red maple, with shrubs including clethra, witch hazel, spice bush, swamp azalea, plus herbaceous perennials, with a leaf litter path through the buffer/BVW. Lot is about 1.75 acres.

Al Gala, GSA, Civil Engineer designed drainage system. Impervious areas include buildings, 40'x70' sport court, terraces, walkways and driveway that will drain into three drainage systems. Regrading will create a watershed dividing lot with some drainage from system into Somerset Street, and some into Atkins Brook. Decreased overland flow to wetlands but functioning systems recharge groundwater therefore no increase predicted in post development volume. Capture runoff toward street into recharge of groundwater. Subsurface drainage system has 100yr storm capacity. Maintenance needed. Predicted 18 months for construction. Tree removal: estimated 72 trees removed, Replacement plantings will be 2-3" caliper trees.

Baskin: Infiltration chambers will need maintenance, inquired about oil/grease removal from driveway runoff, drain inlets have small sump to collect sediments but no gas/oil removal. Annual maintenance recommended, if chamber 1/3 filled should be cleaned, water level controlled. O/C should stipulate maintenance with annual reports to the Commission. Problems

would appear with overflow at downspout overflow connections and deep water standing in catchbasins. Infiltrator : Cultec System, rated H2O loading K Baskin recommended a system with a chamber/cistern to feed sprinkler system. Owner promised care and oversight of system and to consider irrigation cistern. Cited Zinc roof instead of lead/copper and geothermal considered for heating/cooling as examples of "green" methods of construction. Recycling diverts some brook flow but conserves water.

Davis inquired about lawn in buffer area. It is slightly modified from existing lawn. Organic fertilizers to be used except in buffer, Irrigation system will be in buffer., Original house from mid 60s. S.Sanders: can CC protect dead tree in buffer zone for habitat? GC: questioned CC jurisdiction in buffer vs safety issue. N. Davis supported gas/oil separator. Number of vehicles? Two cars for two car garage. Estimated weekly traffic listed: housekeeper three times a week, lawn care once week, tree care by Sinclair Weeks. Stew recommended birdhouses to replace the dead tree habitat. Owner agrees to commit to adding birdhouses and will consult with Habitat. Davis: concerned about intrusion into buffer by driveway.and diversion of runoff from the Brook 1/3 of area is buffer. Stew rec. pervious pavement. Scott Morrison reports heaving of pavers in this climate. House size of 4000 -4500 sq' plus additional spaces means pervious cover has been tripled on this lot.

Abutter Elizabeth Archer spoke in approval of the plan which may improve Somerset drainage.

M. Flamang moved to issue an Order of Conditions which will include: annual inspection of drainage system and maintenance as needed in perpetuity with maintenance reports to the Commission, installed and maintained siltation fence and haybales during construction, clean trucks entering and leaving site, plantings as proposed, no herbicides, pesticides used on site and only organic fertilizers will be used in non buffer zone area and in buffer zone only to help new plantings get established, a 5-4-3 mix. Trees will be flush cut and stumps hand ground. Moved and seconded unanimous passage. The proposal for birdhouses is appended as a suggestion. Hearing closed 8:40 PM

Rock Meadow: Clean up: Stew Sanders and Nancy Davis with Boy Scouts did cleanup last year. Request from Miriam Weil to take a group from Beth El Temple on May 1<sup>st</sup> for a cleanup, about 30 adults and kids to work about 4 hours. What are the priorities, supervision, equipment? Stew Sanders and Nancy Davis will consult with Miriam about priorities. Rock Meadow draft management plan should be examined and updated.

#### Wetlands ByLaw Update:

Martha Moore presented an update from the subcommittee. Members have met with Sustainable Belmont, Ralph Jones of the Stormwater Committee, Nancy and Martha met with Selectman Angelo Firenze who suggested that a citizen join the committee and Chris McVay may join. He was concerned about the economic impact but there would be little impact on McLean or Uplands projects. Nancy Davis suggested that if this project is to continue the CC needs to be fully behind the project or state objections now so that they can be addressed. MMoore expressed the importance of a local bylaw to compensate for the direction the state is taking.

Nancy and Peg met with Tim Higgins to address his concerns among which were questions about impact on projects and a preference that the CC decisions on projects be made first. Committee plans PR materials, FAQ list, information comparing new state regs and our proposed bylaw, neighborhood meetings, precinct meetings for Town Meeting Members, news articles to try to educate the public on the CC and its role with the current Wetlands Protection Act.

Clay Pit Pond Restoration: Work still needed include: fill ruts and seed, remove two dead trees by the high school driveway. More bank should be restored, more rolls ordered but work needs to stay within oil leak damage. Wetland seed ordered. Plant plugs, shrubs needed. Nancy will call Peter Castanino, DPW to request action as soon. Site walk will be planned.

Woodfall Road: Site is being delineated and flagged and Tim Higgins wants to expand the scope of the flagging before a site visit by the ConCom. Glenn will confirm that DEP standards for delineation are being met.

New Business: request for herbal collection at Rock Meadow from Madeline Hope. The no-cutting or removal of plant material rule needs to be considered in this respect.

Uplands/40B at Selectmen's Meeting with John Goldrosen: Glenn requested an estimate from Fay Spofford Thorndike for doing a flood plain delineation similar to ENSR for DEP. Prescreening was supposed to get parties together to see if O'Neill would accommodate a new floodplain line. O'Neill refused. The local floodplain bylaw states that there can be no new buildings in the floodplain zone.

Meeting adjourned at 9:50 PM Next meeting May 3<sup>rd</sup>, 2005.

Corrected and submitted by Carolyn J. Bishop

Belmont -  
Conservation Commission  
Town Hall -

Meeting 4/5/05

Attendance

Mike Flanagan  
Carolyn Beckof  
John Smith

member  
assoc. member  
Member

Kathy Baskin  
Munice King  
Marthe Moore  
Margaret Velin  
Nancy Davis

member  
assoc member  
member  
assoc member  
member

Glenn Clancy  
Howard Van Der  
Donnell J. King

OOD  
Assoc. Member  
TMM Pre-1

Neal Johnson  
Paul D. Fry  
Step Butler

site contractor  
applicant  
Lodge Archt.

Scott Morrison

Ecotec, Inc.

Elizabeth Archer

Abutter

STUART CARTER

Civil Engineer - Al Gatta(?) ESA.

Barbara Passero

Precinct 3 TMM