

BELMONT CONSERVATION COMMISSION
MEETING MINUTES

APPROVED

September 9, 2003

Members Present: M. Flamang, K. Baskin, R. Foster, 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 7:10 p.m.

New Business

M. Flamang said that he would try to incorporate the comments to date in the Rock Meadow draft plan and circulate it for consideration.

Dante Muzzioli will mow at Rock Meadow before September 20. The Mountain Bike Association has planned a trail cleanup on September 20. All Commissioners and Associate Members are invited to attend.

Carolyn Bishop pointed out that the siltation barriers at the edge of the Clifton Street construction are loose. G. Clancy said that the contractor knows that the old sidewalks must be removed and the new ones formed and poured as quickly as possible thereafter. The bottom of the siltation fences will have to be tucked under the haybales before all that happens. He will remind the contractor of that.

Public Hearing –80 Clifton Street –Request to Modify Project – Amended Order of Conditions

The owners did not appear before the Commission, but they sent a letter of explanation of the changes needed. They have discovered that ledge rock on the site means that they now cannot provide enough room to turn a car around at the top of the driveway, so they proposed eliminating the parking area on the Fletcher Street side of the property in exchange for putting in a second “leg” of the driveway.

Baskin pointed out that the site has a long history with the Commission, and each owner has requested more from the Commission. M. Velie noted that even this most recent owner has come before the Commission four times, and the owner has asked for more concessions each time.

S. Sanders stated that the existing parking lot must stress the hermit thrush, because this is its habitat. He suggested the driveway be replaced by leaf compost. The rabbits would benefit from appropriate plantings there.

N. Davis thinks that the runoff from the driveway will carry oil and gas residue down Clifton Street into the brook. She suggested another trench drain at the driveway. M. Flamang said that he would require that the flagstone patio be set in gravel rather than cement.

M. Flamang asked for other proposals of conditions that should be imposed. K. Baskin proposed the following: That the existing parking area/driveway be restored and curbing installed there; that the bluestone patio be installed on gravel or prohibited entirely, and that trench drains be required at the bottom of each "prong" of the driveway. N. Davis stated that the drywells are sitting in groundwater already. They will not hold much water.

It was voted to approve the proposal, conditioned as set forth above, permitting the patio to be installed on gravel, and with the further condition that the patio will never be made impermeable or used as tradeoff for other construction.

Public Hearing –155 Somerset Street –Request to Modify Project – Amended Order of Conditions

Eleanor Muench, the architect, appeared on behalf of the owners to present the proposed changes. G. Clancy stated that the Commission has issued an order of conditions with respect to this property. The question is whether the existing OOC is sufficient, given the proposed changes.

The original plan included keeping the existing pool in place. The owners now propose draining the existing water slowly, and then breaking up and removing the concrete walls of the existing pool. The new pool will then be constructed in that area. They will access it from the front of the property. The dirt will be taken offsite, and they will use bank gravel for the fill when the new pool is poured. Once the pool is filled, the water will be re-circulated in it. There will be a cover, intended to be in place at all times when the pool is not in use. The pool will be fenced.

N. Davis noted that the outer corner of the pool is close to the bordering vegetated wetlands and the lot line. Could they move the spa closer to the house? K. Baskin pointed out that the new swimming pool will generally be located in the footprint of the existing pool.

N. Davis also noted that the siltation barrier on Somerset has been removed. Neil, the contractor, stated that they had done that at a neighbor's request. M. Flamang asked that G. Clancy work with the contractor to resolve that situation.

G. Clancy suggested that the Commission amend the Order of Conditions to deal with the draining of both the existing pool and the future pool. The owners' representatives said that they would cause drained water to flow into the drywells.

The Commission approved the amendment of the Order of Conditions to require drainage of the pool through the existing drainage system at a rate that does not exceed the level that the drywells can handle. This condition will also apply in the event the new pool is drained.

New Business

S. Sanders brought up the subject of an upcoming MACC presentation on "Buffer Zones" on October 18. G. Clancy will check as to whether the Town would pay all or part of the tuition. N. Davis noted that the MACC sometimes gives credit for volunteer time for these presentations.

Beth El Temple has requested the Commission's approval for their annual Rosh Hashanah ceremony at Clay Pit Pond. Approval was granted.

N. Davis said she has written a section regarding invasive plants for the Rock Meadow draft plan, which she will send to M. Flamang.

The Town will be hiring a consultant for the proposed O'Neill project. G. Clancy and M. Flamang will try to make sure that the consultants have wetlands expertise.

The meeting was then adjourned at 8:45 p.m. The next meeting will be held on Tuesday, October 7, 2003.

Prepared by:
Johanna Smith

Approved as corrected 4/6/04