



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for July 20, 2017

Present: Susan Murphy, Kevin Anderson, Aaron Weieneth, Richard Doucette, Kate Hickey and Zachary Drench

Absent: Michael Paiewonsky

Ms. Murphy called the meeting to order at 7:45 PM.

Minutes:

Motion by Mr. Doucette to approve the minutes from June 15, 2017 with amendments. Mr. Drench seconded the motion and it was voted 6-0 in favor.

Public Meeting:

20 Bow Street –Ed and Nancy Fales, 20 Bow Street, were present. Mr. Fales explained that he applied for a building permit to build a 30' x 8' x 4' farmers porch on the front of his home. He received a letter from the Melrose building dept. instructing him to contact the Conservation Commission, the property is in wetlands. The property is in Floodplain. The Floodplain regulations exist to prevent floodwater from being displaced off property. Mr. Fales - The porch would have 4 new footings on 12" diameter 48" deep Sonotubes. I've already dug the holes, waiting to put in the footings. All concrete will be at grade, nothing above grade. 6'x6' pressure treated posts on top of the 4 footings and the existing concrete steps. No new pad for the stairs, will rest on the existing walkway. The Commission suggested that the posts be cut off at grade. Ms. Murphy- The regulations require compensation on a foot per foot basis- very small impact. A few steps from the existing concrete stairs could be removed to compensate. Mr. Fales- The concrete stairs are one piece, could compromise the steps.

Motion by Mr. Anderson to issue a Negative 3 Determination of Applicability with conditions that all excavated soil from footings be removed offsite, all Sonotube footings are installed at grade and structure to have gaps to not impede water flow . Mr. Doucette seconded the motion and it was voted 6-0 in favor.

Discussion Items:

Formal requirements or process for Floodplain only projects- A formal policy for small deck and porch projects in Floodplain only areas was suggested. Mr. Anderson will work on some draft guidelines for discussion at the next meeting. Staff will coordinate with the building department.

Open Space projects- Ms. Murphy stated that she has had some difficulty assessing some of the existing open space parcels since many of them are private property. She has been speaking with Steve Locke about championing an open space acquisition and assessment program. She is also looking into whether some sort of land trust exists or if a neighboring community would establish one that could help speak with property owners to discuss options.

88 Granite Street Request for Certificate of Compliance

Staff visited the site and went over plan with the owner. Showed photos of the plantings to the Commission and confirmed that work was done as shown on the approved plans. Noted one small change (Dogwood and Magnolia trees were switched, not noted on the as-built plan). Staff also contacted the landscaper that installed the plantings to correct the additional mulch that was placed around the three trees in the rear of the property.

Motion by Mr. Doucette to issue a Certificate of Compliance. Mr. Drench seconded the motion and it was voted 6-0 in favor.

Beech Ave- Staff showed aerial photos and site visit photos to the Commission. Two abutting properties appear to have placed a shed and other materials on the adjacent Commission land. Staff will draft a letter to remove the materials from the Conservation land and circulate to members for comment. Letter will go to both properties.

Conservation land rules- No need to adjust anything. The rules were written to be general for the City as a whole, boating is prohibited by a deed restriction on Towners pond but not prohibited on Swains or Ell pond. Swains and Ell pond are under the control of the parks department.

Next Meeting:

The next scheduled meeting will be Thursday, August 17, 2017 at 7:30 PM.

Adjourn

At 9:00 PM Mr. Doucette moved to adjourn, seconded by Ms. Hickey and it was voted 6-0 in favor.

Approved

Date.

Pursuant to the 'Open Meeting Law, ' G.L. 39, 23B, the approval of these minutes by the Commission constitutes a certification of the date, time and place of the meeting, the members present and absent, and the actions taken at the meeting. Any other description
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of statements made by any person, or the summary of the discussion of any matter, is included for the purpose of context only, and no certification, express or implied, is made by the Commission as to the completeness or accuracy of such statements.