



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for November 16, 2017

Present:, Richard Doucette, Kevin Anderson, Michael Paiewonsky, Aaron Weieneth, Kate Hickey and Zachary Drench

Absent: Susan Murphy

Mr. Doucette called the meeting to order at 7:30 PM.

Minutes:

Motion by Mr. Weieneth to approve the minutes from October 19, 2017. Mr. Paiewonsky seconded the motion and it was voted 6-0 in favor.

Public Hearings:

Request for Determination of Applicability – 84 Granite St - Submitted by Stephen Capistran for the installation of a new 8' x 12' wooden shed. Mr. Capistran plans to build the shed himself, above grade floor of shed to be raised 18" off the ground. The platform is proposed to have (4) 12" concrete Sonotube footings. A 10' side yard setback from building department required. Mr. Capistran is investigating a pin foundation system, uses 4 pins/footing, less digging for the footings. He will use a removable ramp to access the shed. Shed location shown on the plot plan at approximately 10 feet from property line and wetland. Mr. Doucette – Move shed to 15 feet, 15' no disturb zone. Some soil from the back should be removed and taken offsite as compensatory flood storage area for the footings. 2 conditions on determination.

Motion by Mr. Doucette, seconded by Mr. Anderson and voted 6-0 to Issue a Negative 2 and 3 Determination with 2 conditions. 1. Shed to be located at least 15 feet from vegetated wetland. 2. The volume of soil to be excavated shall be equal to the volume of the above ground portion of the footings.

Discussion:

Maple Terrace/Hillside Park Development (Former Collucci Estate) - Rich Williams (Engineer) and Sean Szekely (Owner) were present. Property is located off Swains pond Ave and Maple Terrace. The site was originally approved for a 10 lot subdivision in

1999, project was delayed in land court. A few different configurations are being explored including, a clustered option or a 6 lot subdivision, the 6 lot subdivision being the favored option. The property has a large hill, approximately 90 feet high along with a large wetland system that feeds a stream. The road will need to cross the stream. A plan was shown to the Commission depicting the proposed locations of the 6 lots and the proposed stream crossing location. A sluiceway and blasting may be needed for the stream crossing. The site is not subject to the Slope protection ordinance due to the land court issue during the previous filing according to Mr. Williams. The new road will eventually become a public way, will start out as a private way. Some adjustments to the plan are being considered such as having a sidewalk only on one side of the road and street width being reduced from 50' to 40'. A formal filing is anticipated.

Floodplain Guidelines- The guidelines document for small floodplain projects were discussed. Staff will add a line to the guidelines form instructing applicants to make reference to the base flood elevation for their property. This information shall be required to be included with filing.

Open Space Projects update - Tabled to next meeting, no updates.

Trail Map Updates, improvements and Stewardship - Staff has researched nearby towns for trail stewardship programs. Only adjacent or relatively close Towns/Cities with an established program are Reading and Arlington. Both of these Towns/Cities also have a land trust for various conservation properties. The Trails committee is often either a subcommittee of the Conservation Commission or its own committee.

Water Street Encroachment – Quick update on license issue, Owner of 31 Water Street is checking with their bank (refinanced w/ Eastern Bank in 2013) to see if they can produce a copy of the plot plan they used for the refinance. Plan of record is very old, only available at the registry of deeds in Cambridge. Continued to December 21 meeting.

The next scheduled meeting will be Thursday, December 21, 2017 at 7:30 PM.

Adjourn

At 8:50 PM Mr. Weieneth moved to adjourn, seconded by Mr. Doucette 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 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.
