



CITY OF MELROSE

CONSERVATION COMMISSION

City Hall, 562 Main Street
Melrose, Massachusetts 02176
Telephone - (781) 979-4312
Fax - (781) 979-4290

Melrose Conservation Commission Minutes for March 21, 2019

Present: Susan Murphy, Michael Paiewonsky, Zachary Drench, Ryan Sloan, Kate Hickey and Aaron Weieneth

Absent: Richard Doucette

Staff present: Eric Devlin

Members from Public present: Richard Williams, George Zambouras, Stephen Amero, Paul Moore, Brent and Jane Robie, Joseph Kaulenas, Alex Tanguay, Charles Bennett

Ms. Murphy opened the public meeting at 7:30pm

Minutes-

Motion by Mr. Weieneth to approve the minutes from February 7, 2019, Mr. Sloan seconded the motion and it was voted 6-0 in favor.

Public Hearing

8 Hemenway Ave- George Zambouras, engineer and Stephen Amero, Owner were present. Mr. Zambouras explained that the house was built about 18 years ago with a retaining wall on the left side of the property. 7' depth on one side and a sloped boulder wall that is currently located about 10' off the rear property line. The right side of the property has a small stone wall about 18" high. Limited access to the site, silt sock proposed to be installed along the length of the property line.

Ms. Murphy- What type of equipment is expected to go into the site?

Mr. Zambouras- a small/mini excavator will likely be used along with a dump truck in the driveway for soil removal. The stairway on that side of the property is precast concrete. Timeline for pool install itself is expected to be about 2-3 weeks, crushed stone border to be placed around the pool patio for infiltration. Saltwater pool filtration system proposed. Comments from public- Brent Robie inquired about the expected duration of the project and anticipated noise levels. Jane Robie inquired about the methods being employed to ensure that the wetland system is being protected from harm. Mr. Zambouras said there are no long term impacts proposed and explained the silt sock erosion controls being installed during construction in order to protect the wetlands during construction. Mr. Amero said there was no ledge encountered on the site when the house was originally built. Ms. Murphy suggested a condition about salt concentration in pool discharge/drianage should be added to the Order of Conditions.

Motion by Mr. Weieneth to close the public comment period. Seconded by Mr.

Sloan and voted 6-0 in favor.

Motion by Mr. Drench to continue the hearing to the April 4 meeting. Seconded by Ms. Hickey and voted 6-0 in favor.

217-0196 Amended Order of Conditions Stoneridge Heights/Regan's Way (53 Dexter Rd) – Richard Williams, Williams & Sparages was present to represent the applicant Sean Szekely. The applicant has had difficulty marketing one of the lots in the development with the existing open stormwater feature behind lot 2 (3 Regan's way). The proposed project is to convert the open stormwater feature into an underground system using brentwood storm tanks. The product is sort of like several plastic milk crates stacked next to one another. Proposed inflow is the same or less than the previous design. The proposed system is picked up to be above the ground water. The Owner is aware that the Order of Conditions is set to expire this August and expects the proposed project to be completed before then.

Ms. Murphy- Any pretreatment for the system? HOA set up and funded? Remedy for removing sediment to dig up system? Mr. Williams- same as the existing system, hooded catch basins in the roadway. No Homeowners Association has been set up yet. The remedy for sediment that has entered the system is to dig up the affected section of system and clean out. Ms. Hickey- What is the expected lifespan of the system? Mr. Williams- A version of this system was installed on another project about 25 years ago, if sediment doesn't enter the system they should last a very long time. Staff- Rooftop drainage from lot 2 is to be connected to the new system? What is the depth of cover over the proposed system? Mr. Williams- yes, about 1' cover over the unit from the surface, no infiltration used in the design calculations.

Public comments- Alex Tanguay, 5 Regan's way- Pleased to hear about the open pond water hazard removal by the proposed system. Inquired about the timeframe for the work to be completed, equipment required, access path and HOA maintenance responsibilities.

Mr. Williams- a few weeks to install, excavator required, developer responsible for damage to access way through the existing drainage easement, Operation and Maintenance plan outlines the maintenance requirements by the HOA once established. Joe Kalenas, 35 Dexter Rd- Inquired whether the revised system was going to improve the existing run-off problem going off site onto Dexter Rd. Melrose DPW is aware of the issue, washout of sediments onto Dexter Rd during late fall 2018. Curbing in roadway was not installed during that time. Mr. Williams- Curbing in the roadway should have addressed the stormwater previously bypassing the catch basins in the roadway. He will check the site to see if there are adjustments necessary and if water is still bypassing the catch basins.

Carlie Bennet, 45 Dexter Rd- Once the HOA is created and all the homes are built, the developer is done.

Motion by Mr. Drench to close the public comment period, Seconded by Ms. Hickey and voted 6-0 in favor.

Motion by Mr. Drench to close the public hearing, Seconded by Mr. Paiewonsky and voted 6-0 in favor.

Motion by Ms. Hickey to Issue an Amended Order of Conditions, incorporating the

revised O&M plan , Seconded by Mr. Weieneth and voted 6-0 in favor. The amended OOC shall be recorded against all 8 lots in the subdivision.

Discussion

Patriot Way Subdivision 217-0137 and 217-0138 – Mr. Zanotti requested that this be continued to the May 16 meeting. He has hired a contractor to do some new measurements once the weather improves.

Ponds –continued to next meeting pending budget review.

17 Burnett Street Certificate of Compliance 217-0153- Staff received a request from Mr. Wohlen for an Invalid Order of Conditions. Work on the project was never started and the project permit has long since expired.

Motion by Ms. Murphy to issue a Certificate of Compliance - Invalid Order of Conditions, Seconded by Ms. Hickey and voted 6-0 in favor.

Tree removal policy- tabled until later date.

Spring trails Clean up - Sunday May 5, 9am-11am.

Old Business/ Commission Mail- Staff distributed Commission mail for review by the members.

The next scheduled meeting will be Thursday, April 4, 2019 at 7:30 PM.

Motion by Mr. Weieneth to adjourn. Mr. Paiewonsky seconded the motion and it was voted 6-0 in favor.

Adjourn

9:15PM adjourn

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.
--