



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for June 20, 2019

Present: Susan Murphy, Richard Doucette, Kate Hickey, Ryan Sloan, Aaron Weieneth and Paul Moore*(appointment pending)

Absent: Mike Paiewonsky

Staff present: Eric Devlin

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

Minutes-

Motion by Mr. Doucette to approve the minutes from May 16, 2019, Mr. Sloan seconded the motion and it was voted 5-0 in favor.

Invoices-

New member name tag- Invoice pending, \$29 expected from previous order.

Motion by Mr. Doucette to approve the expected \$29 invoice from W.B. Mason for the name tag, Ms. Murphy seconded the motion and it was voted 5-0 in favor.

Trail map printing Hillside Press- Invoice for printing 135 trail maps at Hillside Press in Melrose \$110.00

Motion by Ms. Murphy to approve the \$110 invoice from Hillside Press for the Trail Maps, Mr. Doucette seconded the motion and it was voted 5-0 in favor.

Solitude Lake Management- Invoice for Task 1 of this year's pond management contract. DEP permitting and initial survey and phosphorus water samples collection. \$500.

Public Hearing:

Request for Determination 5 Regan's Way- Alex and Nacole Tanguay applicants and Scott Viselli, contractor for the project present. 6 Sono tube footings to be installed for the new deck. All footings to be dug by hand. Deck on the far rear corner of the house, area farthest from the wetland resource area. Existing rear stairs to be moved and used on the new deck, landing at bottom of existing stairs to be removed and restored to lawn area.

Motion by Mr. Doucette to issue a Negative 3 Determination of Applicability. Mr. Sloan seconded the motion and it was voted 5-0 in favor.

77-79 Messenger Court

John Ogren, Hayes Engineering, Pam and Steve Roberto Applicant present. Ms. Murphy read the public advertisement and opened the public hearing. Mr. Ogren explained the existing site conditions on the site. Wetlands Preservation, Inc previously mapped the wetlands and Hayes located them. FEMA floodplain map shows the area as zone A, no base flood elevation established.

Proposed 2 family home with a gravel driveway and porous pavers, mainly a buffer zone project. Roof drainage swale with storage calculations performed. The proposed 2 family home may be potentially downgraded to a single family home. Assumption that groundwater is pretty close to the ground surface at the site, no information on infiltration capacity of the soil available. Proposed building would be on a slab, no basement.

Ms. Murphy- What is the LOMA meaning for the commission, does it apply to other parcels? Mr. Ogren- Any information can be used to determine the flood elevation. A LOMA would need to be filed for the structure if constructed.

Elaine Vreeland, Wakefield Conservation Commission- submitted a packet to the Commission that explains their opinion that the property is in the floodplain. The July 9, 2018 FEMA draft floodplain map. Part D- FEMA flood information is presumed accurate, rebuttable by an engineer. FEMA map has no base flood elevation; USGS has a draft of the new map.

Germano Dr. development in Wakefield has some information that should be reviewed. Mr. Weieneth- New information coming in that will require a closer look.

Motion by Mr. Doucette to open the hearing for public comment, seconded by Mr. Sloan. Vote 5-0

Stan Gryglik 14 Ashburton pl. – Observed first flood in 1979. Germano Dr. Cul de Sac development changed the flow of water, flooding in 1996,1998, 2001, 2006 and 2010. 2006 storm had the worst flooding. Previous owner of the property dumped hazardous materials on the site along with large concrete cylinders, pipes and fill placed there. A letter from 1979 from abutter was submitted that stated that the previous owner was placing fill on the property and requested action from the Melrose Conservation Commission. A subsequent letter from the Melrose Conservation Commission classified the area as a wetland. Historic filling on the site in the 70s and 80s. Two photos from the 2006 mother's day storm were shown with different flood elevations. Would like to see a physical plan and written statement of what they wish to do. Tons of peat on the site underneath.

Ms.Murphy- A deed restriction would be legally binding.

Arthur Defabio 53 Greenwood St. – Meridian Associates hired by the City for peer

review on previous filing. Lots of information is already in the files. Ms. Murphy- The past information is likely outdated now, the file will be reviewed and re-visited as it is relevant.

Mr. Defabio-Questioned the size of the proposed footprint. 2,800sqft footprint is a really large house. Mr. Ogren- Final Design for the house is not set. A box was shown that is reasonable to assume would provide cover the actual final dimensions. Mr. Defabio- No actual design shown here, a building that size could potentially be an apartment building not a home. Porous pavers require ongoing owner maintenance. Difficult to enforce compliance, mitigation for parking instead is preferable. MBTA sewer line, potentially additional utility construction onto greenwood st. Wetlands Preservation Inc. had information on a potentially jurisdictional wetland on driveway.

Brian McGrail 593 Main st, Attorney for Applicant- Client wishes to develop the site in a responsible and reasonable manner. No plans to convert the property into an apartment building. Applicant is willing to entertain a condition that the lot is not to be further subdivided. Applicant wishes to work with the Commission and neighbors, project will likely be a single family home.

John Basset 140 greenwood st, wakefield- Small rainstorm today flooded out his yard.

Ms. Murphy- Possible to develop in the floodplain provided that there is an area that they can compensate for the placed fill.

Motion by Mr. Doucette to continue the hearing to the next meeting on July 18, seconded by Ms. Hickey. Vote 5-0

Commission Site visit scheduled for Thursday June 27 @ 7pm-meet on Messenger Ct.

Additional materials expected for next meeting:

Wakefield Conservation Commission information on Germano Dr.

USGS Draft FEMA GIS layers

Old file on previous project for the property

Discussion

Ocean Research Institute letter- Staff discussed the letter with the Commission. Fertilizer use reduction suggestion language considered. Staff will contact them to request any materials that could be distributed on the subject to homeowners at outreach events.

Open Space Projects –The proposed 40B project off Swains Pond Ave. has generated more interest in open space acquisition. The Commission is looking for a champion to promote land acquisition for conservation purposes. Some information on conservation land acquisition should be collected for distribution at the Victorian fair/Healthy Melrose fair. CPA could be a potential funding source at some point in the future. An open space sub-committee will be established by (Mr. Sloan, Ms. Hickey, Ms. Murphy and Mr. Moore) Meet on Monday July 15

Victorian Fair – There has been some confusion for visitors at the table about what group they are speaking with. Staff will sign up the Commission for our own table this year rather than share a table with another group like in the past.

The next scheduled meeting will be Thursday, July 18, 2019 at 7:30 PM.

Motion by Ms. Murphy to adjourn. Mr. Weieneth seconded the motion and it was voted 5-0 in favor.

Adjourn

9:30PM 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.