



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for October 17, 2019

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

Absent: Mike Paiewonsky, Melissa Riley*(Associate member appointment pending)

Staff present: Eric Devlin

Mr. Doucette opened the public meeting at 7:38pm.

Minutes-

Motion by Mr. Weieneth to approve the minutes from September 19, 2019, Mr. Sloan seconded the motion and it was voted 5-0 in favor.

Discussion

Patriot Way – Thorsten Vogel and several other members of the Patriot Way HOA were present to discuss HOA options and abilities to address the ongoing issues with the stormwater drainage system for the subdivision. The developer, Mr. Zanotti, was unable to be reached prior to the meeting. HOA states that the developer has not completed required maintenance on the drainage system. Eppy Perperian- Frustrated that City bond money was released. Conservation was not offered opportunity for input when bond was released. Staff will write a letter to the developer requiring the catch basins on the drainage system to be cleaned out and appear at the next meeting *(originally scheduled for November 21, rescheduled at conclusion of the meeting to November 14).

Continued Public Hearing:

77-79 Messenger Court

John Ogren, Hayes Engineering was present on behalf of the applicant. New plan submitted last week, size of the proposed house and location have not changed. 1 foot contours shown and full survey spot elevations layer added to provide more site detail. Floodplain base elevation of 73.25' shown on the new plans as a note. Fill being added in floodplain with this new floodplain elevation. Flood storage calcs shown on the plan shows calcs for fill compensation according to DEP foot per foot basis. Mr. Doucette- Limit of work question, debris present on the site at site visit is outside the limit of work

shown on the plans. Mr. Ogren- Limit of work is only for the extent of disturbance for construction of the home itself.

Mr. Doucette- How do porous pavers function with a high groundwater table? Mr. Ogren- If the area drains poorly currently, the porous pavers won't change that. Ms. Murphy- new compensatory storage area, how far back will the grass seed go? Are any tree species specified for re-vegetation? Mr. Ogren- No tree species currently specified on plans, only wildflower seed mix proposed.

Public Comment

Elaine Vreeland, Wakefield Conservation agent- Zone A floodplain requires construction 1' above the floodplain. With new BFE, does this change the flood storage calcs for the project? Mr. Ogren- No, Base of house is shown on the new plans as 74.25', already 1' above the BFE.

Arthur Defabio Jr, 53 Greenwood St- Issue that the new plans were submitted on a Wednesday at the end of office hours. Current site has mounds and lower areas. Mr. Ogren- Foundation will have walls 4' down with a slab. No basement but will have a foundation. Fill proposed only for the footprint of the house itself. 3:1 slope proposed for the compensatory storage area in the rear of the property. 71.75' finished elevation at bottom of compensatory storage area. Mr. Defabio Jr- Buried object on the site and debris removal expected to cause additional disturbance. Mr. Doucette- Conditions to be considered regarding specifying what limit of work means and a pre and post construction site visit to ensure erosion controls are installed and maintained. This would be the final plan and any changes to the plan would be a modification. Major modifications would require a new public hearing.

Stan Gryglik, 14 Ashburton Place- Lots of debris on site currently (rocks, bricks and concrete pipes). Not clean fill previously used on the site, possible hazardous materials buried there. Mr. Doucette- Commission to consider condition requiring soil samples to be required for site. If peat found on site, does it impact foundation installation? Debris issue is mainly that a future owner will likely want to remove it from the yard and the associated disturbance will either need to be dealt with now or later. Mr. Ogren- Depends on the situation, some amounts can be excavated out and replaced with structural fill. If it is very deep, it may need pilings or something else. Mr. Gryglik- Soil samples should be required for the site, his house and the Steele house had peat on their sites.

Staff will speak with City Planning office, Inspectional Services and Health Department about quality of fill material jurisdiction and what can be requested by the Commission.

*Quorum issue for original November 21 meeting, rescheduled to November 14.

Motion to continue the public hearing for 77-79 Messenger Ct to the November 14 meeting by Mr. Doucette. Mr. Weieneth seconded the motion and it was voted 5-0 in favor.

The next scheduled meeting will be Thursday, November 14, 2019 at 7:30 PM.

Motion by Ms. Hickey to adjourn. Mr. Doucette seconded the motion and it was

voted 5-0 in favor.

Adjourn

8:50PM 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.