



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for February 6, 2020

Present: Susan Murphy, Kate Hickey, Mike Paiewonsky and Aaron Weieneth

Absent: Richard Doucette, Paul Moore and Ryan Sloan

Staff present: Eric Devlin

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

Minutes-

Motion by Ms. Murphy to approve the minutes from January 16, 2020, as written.

Mr. Paiewonsky seconded the motion and it was voted 4-0 in favor.

Public Hearing:

Notice of Intent 0 Swains Pond Ave/Hillside Park - Sean Szekely (applicant), Richard Williams (engineer from Williams & Sparages) and Jim Mitchell (Attorney) were present for the project. Ms. Murphy read the public notice and opened the public hearing. Mr. Mitchell confirmed that the Melrose Planning Board had already held a meeting but their first hearing for this project will be in March. Mr. Williams explained that the resource areas were previously determined by the Commission in 2018 by an Order of Resource Area Delineation. The project site was originally called the Collucci Estates, never progressed to an application with the Conservation Commission and was tied up in land court for many years. Original house locations on the Planning Board approved Collucci Estates plans were closer to the wetland resource areas. The original stream crossing location was cut into the stream approximately ten feet below the existing stream height.

Three of the proposed house lots have home construction activity within the buffer zone, several other lots have driveways and drainage work within the buffer zone. Drainage calculations included in the application show that the project is designed to not increase existing stormwater runoff rates. Most sensitive area is the stream crossing. Stream crossing standards were discussed. Ten foot wide, three sided box culvert proposed, six foot wide minimum required. Ten foot wide requires less alteration to stream banks. 1:1 replication area proposed, planting plan submitted. Significant blasting would be required for project, NPDES permit from EPA required as well. Approximately one year expected between start of blasting work and construction of the roadway. Mr. Szekely- Three months of actual blasting time spread out over six months. Mr. Williams- Applicant has

proposed creating a new property line and donating a portion of the buffer zone to the City for Conservation. Possible deed restriction for Lot 1.

Ms. Murphy- Additional replication area possible than proposed? Mr. Williams- Additional disturbance to buffer zone required to do more replication. Commission would like to look at the area and see what additional disturbance would occur to do additional replication.

Ms. Murphy asked about the alternative determination basis for the stream crossing and a reference to stormwater from Regan's way from application that was not included in plans. Mr. Williams- Access to the site needs to cross the stream, utilized an existing path that could be re-shaped to support a roadway. The proposed location for the stream crossing meets the openness ratio. Swains Pond Ave access driveway would not be able to make appropriate grades to meet Melrose road standards. Pond 2P is listed as infiltration trench on portion of site draining towards Swains pond. Minimal infiltration expected, intent is to slow down flow rather than infiltrate.

"D soils" shown on plans mean very shallow soil to bedrock, lowest infiltration rate. "A soils" have highest infiltration rate. One of the engineers [at Williams & Sparages] did the soil analysis for the site and made the D soils determination.

Mr. Weieneth- Stormwater peer review report expected before the Planning Board's March 16 meeting. Ms. Hickey- Blasting in buffer zone? Mr. Williams- The roadway and houses on either side of the stream will have blasting, done in accordance with MA regulations.

Ms. Murphy- Future stormwater management beyond the 100 year storm for the site? Subsurface infiltration pond detail is missing from plan.

Mr. Williams- Some places go by the new Cornell study, older storm data used in accordance with MA regulations. Subsurface systems overflow back to the catch basins in the road, no overflow outlets. Catch basins in the proposed roadway, double catch basins with cascade grates on steep sections. Street Sweeping, infiltration ponds and oil-grit separator ongoing maintenance. Home Owner Association responsibility, Operations & Management plans included. Subsurface infiltration pond detail to be included on updated plan.

Mr. Paiewonsky- Structure for Home Owner Association (HOA) regarding stormwater/drainage? Mr. Williams- HOA members elect a board of trustees that manages the responsibilities of drainage maintenance and collects fees from members.

Public Comment:

Eugene Ireson, address?- Where does the water come from in the stream? Onsite vehicle fueling concern & leaks potential? Existing maple terrace culvert and proposed replacement culvert size? Noise for construction period. Mr. Williams- pond upstream. 12" culvert existing, 12" replacement culvert proposed.

Ryan Williams, 88 Malvern st- Question on lot line length depicted on plans. Viewshed protection encouraged. Min. lot size for area is 15,000 square feet.

Mr. Szekely- Aim is to approximately match the donation of land to Conservation that was shown on the Collucci Estates plans. Staff will check with City Solicitor for subsurface system easement acceptability.

Brent Robie, 58 Crescent Ln, Malden- LID techniques for permeable pavers to increase infiltration? Mr. Williams- Site soils and grades are not appropriate for pervious pavement. Site doesn't lend itself to LID techniques, past plans had some issues.

Sarah Farooqi, 57 Swains pond Ave- Collucci Estates plan is old plan from the 1990's? Just because this plan is better than older plan doesn't mean it's a good plan.

John Waddell, 14 Hillside park- Concern that Dexter rd/Regan's way project has increased run-off offsite. Will blasting activity damage nearby septic systems? Mr. Szekely- Some complaints initially during construction involving catch basins and road gutter/channel. Issues have been corrected. Directional blasting to be used, seismographs onsite.

Sadie Brown, 87 Swains pond Ave- Cross section for blasting depth near Swains Pond Ave homes available? Ms. Murphy- question better addressed by Planning Board meeting. That area is outside the buffer zone.

Ms. Brown- Eastern whip-poor-wills are listed as a species of special concern. I have recordings of them that have been submitted to the MA Natural Heritage & Endangered Species Program. Didn't make it onto the 2017 map that was published.

William Rose, 4 Hemenway Ave- Concerns about Detention/retention pond area safety. Vegetation & wildlife characteristics of neighborhood alteration. Thermal characteristics of neighborhood to be altered. Concern that calculated values won't match real word observations after project is completed. Mr. Rose's Daughter owns home abutting the proposed infiltration/detention basin. Mr. Williams- Home Owner Association will be responsible for maintenance of stormwater management areas. Operation & Maintenance plans detail preventative maintenance schedule.

Standing water/ safety concern for ponds-Ponds designed to drain in 72 hours. No rain in 72 hours, pond should be drained entirely with no standing water. Less than 2 feet deep in 2 and 10 year storms, 3 feet deep in 100 year storms.

Mr. Szekely- 7 of the 8 homes on Regan's way have been sold, Home Owners Association has not been formed yet. Will ask for City to accept the road as a public way once all homes are sold.

Cory Thomas, 19 Linwood Avenue- Question regarding run-off for site. Mr. Williams- Runoff can increase in some spots on the site. It will be captured and controlled to so the run-off rate is not increased at the exit point from the site. The basin will concentrate run-off into the infiltration basin. Run-off will be reduced by 25% at that location only. HOA would have a yearly fee assessed to all owners for maintenance costs.

Items to be addressed by next meeting: Subsurface infiltration basin detail, increased replication area assessment, stormwater peer review via Planning Board and opinion from City Solicitor for easement.

The applicant requested a continuance to the next meeting to address these items.

Motion by Mr. Paiewonsky to continue to the March 19 meeting. Mr. Weieneth seconded the motion and it was voted 4-0 in favor.

Discussion:

Trail Steward item and logo- Logo and Steward appreciation item was discussed by Open Space Subcommittee. Sticker is the preferred item, window cling type. Logo to be based off existing banner design with Conserve Melrose text.

New/Old Business-

The next scheduled meeting will be Thursday, March 19, 2020 at 7:30 PM.

Motion by Ms. Hickey to adjourn. Mr. Weieneth seconded the motion and it was voted 4-0 in favor.

Adjourn

9:45PM 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.