



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 May 21, 2020

Present: Susan Murphy, Kate Hickey, Aaron Weieneth, Richard Doucette, Paul Moore
Ryan Sloan and Mike Paiewonsky

Absent:

Staff present: Eric Devlin

Ms. Murphy opened the Remote public meeting at 7:30pm and read the Remote meeting statement below.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Melrose Conservation Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the City of Melrose's website, at www.cityofmelrose.org. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, or in the event that we are unable to do so, we will post on the mmtv3.org website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

All Votes will be recorded via roll call votes. Extension to permitting deadlines applicable to Commission proceedings pursuant to Chapter 53 of the Acts of 2020. Deadlines extended out 45 days after conclusion of the State of Emergency.

Minutes-

Motion by Mr. Weieneth to approve the minutes from May 7, 2020 , as amended.

Mr. Doucette seconded the motion.

Roll Call vote: Richard Doucette – yes, Kate Hickey – yes, Paul Moore – yes, Michael Paiewonsky – yes, Susan Murphy – yes, J. Ryan Sloan – yes, Aaron Weieneth – yes
7-0 in favor.

Public Hearing:

217-0208 Notice of Intent 0 Swains Pond Ave/Hillside Park - Ms. Murphy explained the public remote participation process. Frank DiPietro, peer review consultant, Sean Szekely, applicant, Rich Williams and Greg Hochmuth of Williams & Sparages, engineer and wetland scientist for the applicant present.

Mr. Williams shared an updated plan with the Commission (same presentation that was recently shared with the Planning Board) and went over the items that had been addressed since the last hearing. Widening of pavement to 20 feet and inclusion of a sidewalk on the northerly side of Maple Terrace from the intersection of Patrick's Place (name of new proposed road). Extension of culvert that crosses under Maple Terrace and replace the headwall at the new edge of the pavement. 30 square feet of wetland disturbance for the newly located headwall. Headwall to be of similar materials to existing headwall, natural looking stone material.

Lot 9 stormwater pond, originally surface pond proposed, now converted to an underground subsurface system with a pretreatment device. Open space area plan has been formalized since last hearing. Previously followed the Collucci Estates plan. Deeded lot 10 of 90,000 square feet + easement area on lot 1 of approximately 20,000 square feet. Total area = 109,000 square feet. Lot 10 has a small easement on it for a drainage structure, rest of the property is mixture of wetland and upland areas, to remain mostly in existing condition besides the drainage easement. Lot 1 proposed treatment/plantings and grading-existing road to be removed and replaced. Screening type plants, white pines on the west side, blueberries and conservation mix around the restoration area and wildflower mix proposed for the remainder of the disturbed area.

Restoration area, Greg Hochmuth described the site visit that was conducted with the Commission staff. Expanded wetland restoration area was appropriate based on site observations. Area was largely devoid of vegetation, made sense to make a larger replication area in this location. Expect adequate hydrology for plantings proposed, grading modified slightly to reflect comments from the peer reviewer. The replication area is not expected not to fill with water. Unique area and suggested addition of failsafe language in replication and construction methodology - have work supervised by professional wetland scientist or certified soil evaluator to determine prior to planting if it needs to be done slightly deeper than proposed. Goal was to make the replication area larger and more biodiverse.

Mr. Williams - Final report from City Engineer anticipated soon, responses from peer review comments completed.

Ms. Murphy - Requested a Maple Terrace headwall replacement detail. Wetland delineation area delineation doesn't appear to be on the plan for the area. Mr. Williams - 30 square feet of wetland filling proposed for new headwall, reflected in the wetland replication calculations.

Frank DiPietro, BSC Group peer reviewer, described the peer review process. Most comments have been addressed for the project, a couple of minor items still to be addressed.

Comments/Recommendations for conditions:

- Best to schedule the culvert replacement work for low flow periods/conditions to prevent potential for flooding.
 - Mulch sock downstream erosion controls ok for low flow, have additional erosion/sedimentation controls on site for storms.
- Many subsequent recommendations tied to the final construction documents.
- Extensive ledge removal for project, 65,000 cubic yards of ledge to be removed based on latest information. Phased construction plan including 3 stages: blasting, roadways, and housing construction. More detailed plans should have areas showing where blasted ledge material is being stored near wetland areas should be shown.
 - Final draft of the SWPPP for City review condition suggested. Test pits in each of the stormwater infiltration areas to ensure the 2 foot ground water separation suggested.
 - Design for roof area infiltration systems should be reviewed at time of building permit review and require a test pit for 2 foot groundwater separation.

Questions from Commissioners:

Ms. Murphy- Infiltration areas with concern for depth to groundwater? Mr. DiPietro - Infiltration pond #1 (located at Maple Terrace) and infiltration pond #3 (located in future open space area) both had test pits in correct location with the required groundwater separation and reasonable soils. Infiltration area #4 (located on northerly portion of plan) no test pit in this area. Need to identify where ledge is on site to ensure system functions as designed, relatively steep slope in area. Infiltration area #2, (located just upstream of the proposed wetlands road crossing culvert). Large changes in topography in area, no test pit in the proposed infiltration system area. Test pit needed to confirm 2 foot separation of groundwater. Suggested condition-Require test pits to be done prior to and commencement of construction and results submitted for review by City staff for proof that system will work as designed. Question on difficulty getting construction equipment onto the site for applicant engineer.

Mr. Williams- Confident soils required exist on the site in the proposed locations. Infiltration pond located behind Lot #4 is difficult to access before starting construction of a portion of the roadway. Believe adequate soils exist in this location based on previous exploratory digging in area and visible surface inspection. Regular communication with abutters, Conservation Commission and other City departments to keep updates on project and maintain access to abutters during construction. SWPPP to be onsite and stockpile areas to be labeled as the site construction progresses. Combination of new soils and existing soils for infiltration basin that is above the existing elevation (Infiltration area #2).

Mr. DiPietro- A barrier to culvert to be keyed into under the Maple Terrace roadway, minor detail still pending on elevation of the impermeable barrier under the roadway.

Mr. Williams- Plan to dig a hole to get elevation of ledge at downstream side at edge of existing pavement to report back to DPW and Conservation, suggested this become a condition.

Mr. Weieneth- Confirm if the inverts for the Maple Terrace 12” culvert replacement required to accommodate the widened road match the inverts of the existing culvert.

Mr. Williams- Correct

Mr. Weieneth- Additional protections for blasting erosion and runoff?

Mr. Williams- Blasting of ledge, although intensive activity, this material doesn’t generally erode very much. Rocky soils expected, not much surface runoff due to increased infiltration. Daily Erosion controls checks, and copies of reports to the Conservation Commission.

Mr. Doucette- What were the nature of concerns from abutters for the surface retention pond at Maple Terrace that has been converted into a subsurface infiltration system?

Ownership and maintenance of system after construction?

Mr. Williams- Nuisance of mosquito breeding, safety from open surface pond were main concerns. System to be maintained by the developer until transfer of system to Home Owners Association, similar to nearby Regan’s way development. Mr. Szekely- HOA will need to take care of all mowing/maintenance of the open space area on lot 1 along with all infiltration systems. HOA to take over responsibility of system after the majority of homes have been constructed. Either at completion or at least after 7 or 8 of the lots.

Public Comments:

Ryan Williams- Process for monitoring plans over time? Regular review process for changes over time?

Rich Williams- Sequencing/changes on-site to be conveyed via email chain to Conservation/Planning and affected abutters. Changes to plan will need to have a formal change request.

Ms. Murphy- Modification required for major changes, formal process. Certificate of Compliance at completion of project to confirm that it was built according to approved plan.

Staff called off public attendees for comments/questions, no other questions.

Public Comment period closed.

Waivers

15’ No disturb work, 20’ No construction zone and waiver for work within a wetland resource area in relation to stormwater.

Motion by Ms. Murphy to issue waivers, in connection to the stream crossing ,for work within 15’ No disturb zone, 20’ No construction zone and for work within a wetland resource area in relation to stream crossing. Ms. Hickey seconded the motion. Roll Call vote: Kate Hickey – yes, Susan Murphy – yes, Michael Paiewonsky-yes, Aaron Weieneth – yes

4-0 in favor – Unanimous among quorum

Ms. Hickey stated she will not be able to attend June 18 meeting, concern if it would be an issue regarding quorum for the Special Conditions at that meeting. Signature can be completed outside of meeting, if it was voted and approved at a public hearing.

Motion by Ms. Murphy to close the public hearing and issue an Order of Conditions at the June 18 meeting with Special Conditions. Mr. Paiewonsky seconded the

motion. Roll Call vote: Kate Hickey – yes, Susan Murphy – yes, Michael Paiewonsky- yes, Aaron Weieneth – yes

4-0 in favor – Unanimous among quorum

Discussion:

Certificate of Compliance (217-0203) 785 Lynn Fells Parkway- Staff performed a site visit on May 20,2020. Plans appear to match construction. Lawn was seeded, grass growth is not full, appears to have been completed a few weeks ago, no sprinklers observed. No erosion on the slope into the stream.

-Add watering of grass requirement, urge owner to water the grass to ensure soil stability in the back yard.

Motion to issue a Certificate of Compliance with only erosion controls inspection special condition by Ms. Murphy, Second by Mr. Doucette. Roll Call vote: Richard Doucette – yes, Kate Hickey – yes, Paul Moore – yes, Susan Murphy – yes, Michael Paiewonsky- yes, J. Ryan Sloan – yes, Aaron Weieneth – yes

7-0 in favor – Unanimous

2020 ponds treatment- contract prioritization – Budget to be before city Council next week. Enough in the budget currently for one additional task, algaecide treatment at Ell Pond.

Motion to approve the algaecide component of the Solitude Lake Management contract using this year's funds and to approve the rest of the remaining tasks pending approval of the budget for FY 2021 by Ms. Murphy, Second by Mr. Weieneth. Roll Call vote: Richard Doucette – yes, Kate Hickey – yes, Paul Moore – yes, Susan Murphy – yes, Michael Paiewonsky- yes, J. Ryan Sloan – yes, Aaron Weieneth – yes

7-0 in favor – Unanimous

New/Old Business-

The next scheduled meeting will be Thursday, June 18, 2020 at 7:30 PM.

Motion by Ms. Hickey to adjourn. Mr. Sloan seconded the motion and it was voted 7-0 in favor.

Adjourn

9:00PM 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.