



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for November 18, 2021

Present: Ryan Sloan, Eugenia Gibbons, Michael Paiewonsky, Paul Moore, Jason Jancaitis, Gwendolyn Orford and Chris Redfern

Absent:

Staff present: Eric Devlin

Mr. Paiewonsky opened the remote public meeting at 7:30pm. All members participated remotely.

Minutes-

October 21, 2021 meeting minutes.

**Motion by Mr. Paiewonsky to approve minutes from October 21, 2021, as written.
Second by Ms. Gibbons.**

Roll Call vote: Eugenia Gibbons- yes, Jason Jancaitis – yes, Paul Moore – yes, Gwendolyn Orford – yes, Michael Paiewonsky- yes, Ryan Sloan- yes, Chris Redfern – abstain.

6-0 in favor.

Public Hearing:

Notice of Intent - Ell pond water chestnut mechanical/hydrorake submitted by Solitude Lake Management – Staff stated that the project had been advertised and the applicant wasn't ready to present the project tonight and that it was requested to continue to the December 16 meeting date.

Continued to the December 16 meeting date.

Request for Determination of Applicability - 8 Crystal Street submitted by Trinity Properties LLC – Neal Ryan of Trinity properties LLC(applicant) was present. Mr. Ryan described the project is to convert an existing commercial building into (4) residential units. The building received variances recently to convert the building back into multifamily residential. Mr. Ryan stated that he had discussions with the neighbors and intends to improve the site without tearing down the existing building. Parking area is currently a sea of asphalt. Plan to reduce parking area to (6) parking spaces. Reduce existing pavement by approx. 23% and increase the amount of green space and outdoor

patio areas in the decks. Mr. Ryan looked up the existing and proposed data table and said the total impervious area on site right now is 4,289 square feet and proposed plan reduces it to 3,144 square feet. The edge of the water is about 7-8 feet off the back of the property line.

Mr. Paiewonsky- Stormwater management on site?

Mr. Ryan- We would normally add a catch basin, but it can't be installed deep enough since it is so close to the pond. Rear of the parking lot can't be elevated, so I'm trying to reduce impervious surface area as much as possible. Installing a section of rip-rap on the back corner to prevent erosion.

Staff- The submitted plans show existing pavement to the property edge, photo from site visit shows some landscaping bushes and soil near area of proposed rip-rap in the 20 foot no construction zone.

Mr. Ryan- 2 bushes, evergreen type appear to be just outside of where the proposed rip-rap ends. Happy to keep them where they are.

Mr. Paiewonsky- Err on the side of caution, more rip-rap over less since this is so close to the pond.

Mr. Jancaitis- Plans to re-pave the parking lot?

Mr. Ryan- Plan to Re-top it and keep the base material, lots of cracks in it now.

**Motion by Mr. Paiewonsky to issue a Negative 3 Determination of Applicability.
Second by Mr. Moore.**

Roll Call vote: Eugenia Gibbons- yes, Jason Jancaitis – yes, Paul Moore – yes, Gwendolyn Orford – yes, Michael Paiewonsky- yes, Ryan Sloan- yes, Chris Redfern – yes.

7-0 in favor.

Continued public hearing Notice of Intent 217-0214 36 Slayton Rd- Peter Ogren of Hayes Engineering was present on behalf of the applicant.

Mr. Ogren stated that a letter had been sent out to the Commission.

Updated Erosion Controls detailed in the letter and wetland planting detail has been added to the plan again. Updated revision date for plan. Entrance to the property is on Slayton Rd with gravity sewer service. BLSF replication area to be located on Lot 1. 1'x6' Equalizer box culvert to be added just under the pavement through the driveway/causeway and re-build the previously permitted house on the rear of the property.

Ms. Gibbons- Where are the staging locations for the materials on the plan? Plans to mitigate damage?

Mr. Ogren- We plan to dig out the area where materials had been dumped in the past and assess for materials that are suitable to use. If the materials are not suitable to use, they will need to be removed and take off-site. No staging area on the plans. Materials will need to be delivered as construction work continues. No place on-site for a windrow. Materials for use under the wall will be in a steel containment vessel that will be dragged along as the wall is constructed. House construction area has ample upland area for materials staging when that part starts. I suggest a condition for an environmental monitor during construction. Both an Environmental Scientist and an Engineer should be monitors for different aspects of the project.

Mr. Paiewonsky- Planting in replication area needs to happen as the first thing.

Mr. Ogren- I would rather not have the replication area excavated as the first step but we would accept it if we have to.

Mr. Redfern- Is the proposed replication area continuous with other existing wetland habitat? The proposed replication area abuts Slayton road, any methods to protect it from roadway impacts?

Mr. Ogren- yes, Continuous with other areas and goes right up to the edge of the existing BVW. The replication area is about 20 feet from the road. There are a pair of catch basins in the street near Mt. Hood terrace. Don't expect significant flow off the street to here.

Mr. Paiewonsky- Question on what type of seed to be used on the area between the replication area and Slayton road.

Mr. Ogren- Plan to use the New England wet seed mix on the bank.

Mr. Paiewonsky- Some small shrubs would be beneficial to add here to protect the replication area from the roadway.

Mr. Ogren- I can have my botanist suggest some trees or shrubs on the bank.

Ms. Gibbons- I appreciate the complexity of the site, not convinced that something won't be damaged since the site is so tight for the roadway. I also have concerns with the house construction area.

Mr. Paiewonsky shared a draft of the potential Special conditions with the Commission and the applicant's representative for review.

Staff suggested condition #10 should specify the markers for the temp. disturbance line as orange high visibility material like snow/construction fence to clearly show where this area ends for the proposed work.

Mr. Redfern- soil compaction could also make soil unsuitable for replication area use. Does historic wetland substrate exist under fill area?

Mr. Ogren- That has been done before if we found an old wetland layer we could possibly use it.

Mr. Sloan- Under 10.53.3(e), the Commission can impose a condition that would limit further actions on the site.

Attach the Operation and Maintenance plan to the Special conditions, part of Order of Conditions and a perpetual condition for maintenance.

Mr. Ogren requested that the hearing be continued to the next meeting to allow for the applicant to review the potential conditions.

Public Comment:

Renee Linn, 32 Slayton Rd –Left and right side snow season trucks will be bringing in chemicals that will input into the wetland resource areas. Dewatering will e pumping water in and out. The North catch basin in the street floods regularly and not always clearly water from the roadway. Would like to voice concern for impacts over time.

House numbers on the plan are reversed from how numbers are on the street.

Mr. Paiewonsky- Dewatering silt bag in the driveway during construction. Kind of like a big plastic bag that catches sediment/silt in water and filters it out from the water that s being pumped out during construction.

Continued to the December 16 meeting date.

Notice of Intent 373 Pleasant Street – Raymond Boghos, applicant and Giovanni Fodera of Fodera Engineering were present. Mr. Fodera shared a copy of the project plan and described the location. Mr. Fodera- 373 Pleasant Street is near W.Wyoming T- stop. Spot Pond Brook runs through a culvert and daylights near the property. Planning Board

review had comments on Stormwater design and Stormwater design has been revised to recharge. Spot Pond Brook is in a culverted section near the property. Spot Pond Brook not listed as a water supply or protected well area. No Ground water impact due to concrete culvert. Overland pollution prevention from highly permeable soils for infiltration on site. Existing riverfront area on site doesn't provide any canopy over the river.

6,660 Square feet of impervious area proposed, 3,368 square feet existing impervious area. 310 CMR 10.58 riverfront calculations submitted that the designed system provides higher protection than a 100 foot vegetated buffer. Willing to either request a waiver from the Commission or have the Commission accept the rebuttal.

Mr. Paiewonsky- What stormwater improvements are suggested?

Mr. Fodera- Infiltration chamber. 100 year storm 0.26cfs peak flow from the overflow. 100-year storm updated to new standard to allow additional 2 inches of rainfall.

Mr. Jancaitis- Outfall from overflow is now a point source at the property line. Was it previously sheet flow in this area? Has City Engineer reviewed the calcs?

Mr. Boghos- We've spoken with the neighbors; they are in support of the project.

Staff- No DEP file number has been issued yet for this project. This should be continued to the December meeting since an Order of Conditions cannot be issued until a DEP file number has been assigned to the project and will avoid potential 21 day permit requirement issue if a number is delayed before then.

Mr. Boghos agreed to continue to the December 16, 2021 meeting date.

Continued to the December 16 meeting date.

Discussion:

217-0210 Certificate of Compliance -12 Island Hill Ave - James DeVellis, representative for the applicant was present. Mr. DeVellis described the project, a 16'x20' Amazon mailroom shed. Constructed according to the approved plan. Staff shared a photo from site inspection with one deviation regarding the landscaping stone around the building. Mr. DeVellis- Landscape crushed stone used around the building with the shrubs/trees in the front. Owner stated that the stone was used because it would be difficult to maintain grass since the shed is within the fenced in pool area.

Motion by Mr. Paiewonsky to issue a Certificate of Compliance for 217-0210 12 Island Hill Ave. Second by Mr. Sloan.

Roll Call vote: Eugenia Gibbons- yes, Jason Jancaitis – yes, Paul Moore – yes, Gwendolyn Orford – yes, Michael Paiewonsky- yes, Ryan Sloan- yes, Chris Redfern – yes.
7-0 in favor.

The next regularly scheduled meeting will be December 16, 2021 at 7:30 PM.

Motion by Mr. Paiewonsky to adjourn. Ms. Gibbons seconded the motion and it was voted 7-0 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.