



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for May 19, 2022

Present: Gwendolyn Orford, Jason Jancaitis, Michael Paiewonsky, Paul Moore

Absent: Eugenia Gibbons and Ryan Sloan

Staff present: Eric Devlin

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

Minutes

April 28, 2022 meeting minutes reviewed for approval.

**Motion by Mr. Paiewonsky to approve the April 28, 2022 minutes, as written.
Second by Ms. Orford.**

Roll Call vote: Eugenia Gibbons- absent, Jason Jancaitis – yes, Paul Moore – yes, Gwendolyn Orford – yes, Michael Paiewonsky- yes, Ryan Sloan- absent.
4-0 in favor.

Public Hearing:

Notice of Intent Swains pond Ave culvert repair

Staff explained that the abutter notices were not sent out in time and this item will need to be continued to the June 16, 2022 meeting.

Notice of Intent (217-0218) –49,51,53 Melrose Street Melrose Towers, submitted by Melrose Towers Condominium Trust - Peter Ogren of Hayes Engineering and Donna Ambrose (property manager) were present to represent the applicant.

Mr. Ogren explained that the Operations and Maintenance plan was sent over before the meeting. Inventory completed of the drains, some items were identified that require immediate attention. All catch basins (CBs) and manholes numbered on plan.

A gas trap that was added at some point in the parking garage and catch basin by building 53 has created a cross connection. Gas trap was disconnected. Proposal to remove the catch basin by building 53, keep gas trap and add a vent to reconnect it to sewer.

New deep sump catch basin with 4” pvc pipe and gas trap.

CB8 and CB9 on plan currently connected to a corrugated metal drain line. Detail to repair the drain line and clean out all of the catch basins and manholes now to identify any additional issues. Bottoms of existing structures are not currently visible. Some devices have sumps others like CB8 and CB9 are currently only a metal grate over a piece of pipe. Full catch basin cleaning before paving and address the gas trap issue by building 51. Also add at least one gas trap by CB8 and CB9. Those two catch basins are

in series, but one gas trap should be able to be added there.

Mr. Paiewonsky – Thorough inspection of drain system appears to have been conducted. Requested more details/clarification on locations of CB8 and CB9.

Mr. Ogren – We plan to replace CB8 and CB9 with mini catch basins or shallow sumps. Location of these two catch basins is in front of building 51 on the drain plan. RCP material (reinforced concrete pipe). All drainage from site goes to 3'x5' conduit drain and ultimately out to ell pond. Work proposed to begin during the first two weeks of July. Timing concern with Melrose schools parking agreement for this timeframe.

Mr. Jancaitis- Any improvements to the other catch basins beyond the new deep sump CB10 and CB8 and CB9? CBs 1-7 would remain unchanged?

Mr. Ogren- No, those are the only catch basins to be upgraded under this plan and to dig out deep sumps. Big job to dig out all of the catch basins and make them deep sumps. Not sure how deep all of the existing catch basins are or how much sediment is currently in them.

Ms. Ambrose – Sumps were cleaned out 3 months ago, John's Sewer and pipe was the contractor. They will need to come out and clean them again. They did not record the depths of the sediments when they last cleaned them.

Mr. Ogren- CB8 and CB9 are the only drain in immediate danger of collapse. Need to replace the pipe to CB2. Gas traps might be able to be added to some of the other CBs to better capture the floatables. CB2 is pvc pipe, gas trap can be added.

Mr. Paiewonsky – CB8 and CB9 to be replaced with deep sumps. Some improvements with gas traps. I've heard that CBs with gas traps can't be maintained with clamshell, require a vac-truck for cleaning. The clamshell has a high chance of damaging the gas traps.

Mr. Ogren– Some of the drainage structures appear to have been constructed out of barrel block, might have a soft bottom that would require extra care when being maintained by vac truck to ensure that you don't collapse the bottom. The bottoms were usually these structures called pies that had an 18" diameter center that was just natural ground. Request the Commission grant a tentative approval pending inspection of the drainage system while it is being cleaned out. This is to allow for the pumping and drain corrections in June and the paving in July.

Mr. Jancaitis – When was the last time this site was paved? If it has been a long time, there is a greater risk from other CBs not being improved now to when the next opportunity to improve them would come along. Water quality improvements should be made now. Photos of the other existing CBs don't appear to show that these other structures are doing much in their current state to improve water quality leaving the site. Stormwater handbook states that there are requirements for water quality improvements for redevelopment projects like this one.

Mr. Ogren and Ms. Ambrose – Not certain of the last pavement date.

Mr. Ogren- None of the existing devices are capturing floatables because they don't have

any working gas traps. Some of the existing catch basins do have sumps, uncertain how deep they are. Would be difficult to replace all CBs with deep sumps at this time and would make the project very unlikely to proceed.

Mr. Paiewonsky- It could be many years until any more work is done on this site again.

Ms. Orford- I would like to see all of the stormwater devices upgraded. Understand the other option is to do nothing.

Mr. Moore- I'd like additional information on the catch basins. Understand that doing something would be better than leaving it how it is right now.

Mr. Paiewonsky- June 16 is the next meeting date, OOC could be ready to be issued very soon after that meeting if the required information is submitted.

Mr. Ogren- June 16 meeting would give valid OOC in time for us. Tee or Elbow pipe could be added to some of the catch basins as well if there isn't enough room for a gas trap. Coordination required between several contractors on-site.

Ms. Orford- Elbow pipe alternative to gas trap?

Mr. Ogren- An elbow or tee could be used if there is room for top part of it. A snout is the other device that was suggested for on CB2, but some of the catch basins don't have a smooth wall required for the snout.

Mr. Paiewonsky- We could unofficially approve it tonight to give you confidence to hire the contractors, the official vote and order of conditions would be at the June 16 hearing.

Mr. Moore- We could discuss some potential special conditions to think about before the next meeting.

Mr. Paiewonsky – Standard boilerplate conditions plus the annual inspection and maintenance commitments made by the applicant, annual stormwater maintenance report to the commission.

Mr. Ogren – Only something major like partial collapse of the bottom of another catch basin or something like that. Sometimes the utilities were constructed on wooden piles. If there are wooden piles there, that would make it more difficult to make them into deeper sumps than they are now.

continued to the June 16 meeting date.

Discussion:

Healthy Melrose Fair – Saturday, May 7, 2022 10:00-1:30 PM

Several members attended and staffed the Commission table. 3 or 4 new volunteer signups received for the Ell pond water chestnut hand pull event in July.

New potential Commission members

Forrest Tiedman and Craig Molway were present. Both expressed interest in joining the Commission. Mr. Molway would like to see the Commission do more outreach about trail networks and green spaces. There's room for the Commission to improve by making a 5 year plan for projects that are ready to go. These projects could then be completed by Eagle Scouts or volunteer groups. The Commission should think about some projects that could be improved on the trail network and greenspaces.

The next regularly scheduled meeting will be June 16, 2022 at 7:30 PM.

Motion by Mr. Paiewonsky to adjourn. Mr. Moore seconded the motion and it was voted 4-0 in favor.

Adjourn
8:57PM 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.
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