Melrose Conservation Commission
Minutes for February 2, 2012

Present: Susan Murphy, Joe Nerden, Kate Hickey, Kevin Anderson, and Erin Heacock
Absent: Steve Locke and Richard Doucette
Guest:

Ms. Murphy called the meeting to order at 7:30 PM

7:30 PM Public Hearing
39 Swains Pond Ave. (217-0186) in ground pool

Bill Manuell, a wetland scientist from Wetlands and Land Management, was present along with the homeowners, Kate and Perry Calais and their landscape contractor, Catherine Wilkie, ASLA from Horticultural Concepts. The Building Inspector's office issued a building permit for an in ground pool. The hole was dug and the steel structure was installed prior to Kathy, the Conservation Agent telling the Building Inspector's office that the project was adjacent to wetlands and that the wetlands should be delineated prior to going forward. The homeowners hired Bill Manuell and his delineation determined that the wetlands were less than 15' from the area of disturbance. Kathy advised Mr. Manuell and the Building Office that erosion controls should be installed, the area stabilized and that a Notice of Intent would need to be filed. Mr. Manuell advised her that some of the fill was pulled back out of the 15' no disturb, hay bales were installed and fill was pushed in around the steel structure to stabilize the area.

Mr. Manuell explained to members that the edge of wetlands is just over the back property line, marked with three blue flags. The distance from the edge of the wetlands to the structure is 20.6'. Mr. Manuell said that the applicants would like to install a block wall at the 15' no disturb buffer and would re-vegetate the area. Additionally, continuing from the pool towards the house, their plans include a stamped concrete patio and then a ground level wood deck on sonar tubes. Mr. Manuell explained that the ground water is very high at the site and because of that he wouldn't want to dig trenches so. They will have a mulch path along the west side to allow for drainage. The block wall would be interlocking and will have a 6" gravel base.

Mr. Manuell said that stream stat evaluation shows that the watershed is less than a ½ sq. mile and not shown on the USGS Map. Mr. Manuell said that vegetation present that he determined the wetlands by were; Red Maple, American Elm, Silky Dogwood and Sensitive Fern. He said that when he augured, it appeared that there was a foot thick of fill down to the wetland. The wetland edge was determined by hydric soils and vegetation. Mr. Nerden asked how high the wall will be; Mr. Manuell said, three feet. Mr. Nerden asked if the elevations shown on the plans were proposed or existing. Mr. Manuell said there is not much difference. Mr. Anderson asked if the FEMA map was checked. Mr. Manuell said he thought he had. Ms. Murphy asked when the de-watering was done. The Calais' said December 28th and went on for two weeks. Some fill that was removed for the pool hole, now sits in their neighbor's yard. The Calais' said their neighbor gave them permission to store the material on the edge of their property. Mr. Anderson requested that Mr. Manuell provide datum and flood elevations. When questioned

about the white hose, depicted in pictures taken this day, going from under the pool out to the wetlands, the Calais' advised the Commission that the hose will be removed. Ms. Wilkie told the Commission that the Calais' had filled in their property 11 years ago and she said the stream and wetlands behind their property was determined to be over 110' away. The Calais' said that when they bought the house, the realtor said they could do anything they wanted. There is no file in the Conservation office for a previous project at this site.

A letter was received from 29 Swains Pond Ave., outlining the history of the area and the current work done by the Calais'. The Calais' were given a copy of the letter and will have a chance to respond at the continued Public Hearing on February 16th at 7:30 PM. Members will inspect the site Saturday, February 11th at 9:00 am.

Mr. Anderson moved, seconded by Mr. Nerden, and voted unanimously in favor to continue the Public Hearing to February 16, 2012.

Request for Partial Certificate of Compliance
700 Broadway/FW Webb

Chi Mann, from VHB and Tom Roche, from JM Coull, were present. Mr. Mann explained to members that they are looking to get a partial Certificate of Compliance so that they can get an Occupancy Permit to move retail business into the bottom part of this new building. The urgency is because FW Webb's lease has ended at their other location. Mr. Mann outlined the remaining work to be done in April, when they will request a Certificate of Compliance with an as-built plan. He stated that the fence and curbing are in and the rain garden is shaped in, with the final paving and plantings in the rain garden to be done in April. Mr. Mann showed pictures of the site. They have been working with D&R, their neighbors. They have installed a catch basin and also plan to pave their site. Ms. Murphy explained that the Commission doesn't usually give partial Certificates of Compliance for this type of work, but would be agreeable to inform the Building Inspector in Malden and Melrose and Gary Stead, the Conservation Agent in Malden, that the Melrose Conservation Commission would be agreeable with them issuing an Occupancy Permit.

Ms. Murphy moved, seconded by Ms. Hickey, and voted unanimously in favor that the Building Inspector in Malden and Melrose and the Conservation Agent in Malden be informed that the issuance of an Occupancy Permit for 700 Broadway/FW Webb, would be agreeable to the Conservation Commission in Melrose.

Minutes

Mr. Anderson moved, seconded by Ms. Hickey, and voted unanimously in favor, to approve the minutes of January 5, 2012, with Ms. Murphy's corrections/additions.

88 Granite Street

Ms. Murphy informed members that the homeowner will be filing a Request for Determination for cutting and filling of some material on the site at the March 1st meeting.

Signs

Members decided to hold off making a decision until all members were present.

Melrose Patch

Ms. Murphy was approached by the Patch to have a blog to regularly update people about what's going on with the Commission. Ms. Murphy said she was too busy, but asked if anyone else was interested in doing it. No responses so far.

Wind Turbine project

Ms. Murphy advised members that the City Solicitor would have to state within the approval process that a wind turbine would be allowed on the land, which would entail getting a deed, zoning approvals, and more research.

Adjourn

Mr. Anderson moved to adjourn at 8:45 pm, seconded by Ms. Heacock, and voted unanimously in favor.