

Melrose Conservation Commission

Minutes for January 20, 2011

Present: Susan Murphy, Kate Hickey, Kevin Anderson, Richard Doucette and Joe Nerden

Absent: Steve Locke

Staff: Kathy Morgan

The Chairperson called the meeting to order at 7:30 PM

Continued Public Hearing

802 Lynn Fells Parkway (217-0182)

Eric Heyland, from Alliance Engineering, Mr. Ro, the owner, and Ed Whyte, the contractor were present. Revised plans dated 1/20/11 were submitted. Mr. Heyland explained that they took a survey from 2005 and used the same datum. The revised plan shows the flood elevation at 69.65 and the plan's contours and volumes adjusted. The revised elevation 69.7 contour line goes through the back yard through the house and into the front yard.

Ms. Murphy commented that the compensatory flood storage is usually completed prior to the work starting, but isn't possible in this case. Mr. Heyland said the basement will hold some storage. It was noted that the plans still show elevation 81 for the approx. flood elevation determination and a correction should be made to elevation 69.7. Mr. Doucette said that if the work is done too early a lot of sediment would be created. Mr. Heyland said the foundation for the addition behind the house has a full basement and the garage elevation is a little lower than the proposed grade. He said the grade elevation in the back yard is at 69 currently.

Mr. Doucette moved to close the Public Hearing and issue a decision within 21 days. Ms. Hickey seconded the motion and it was voted 4-0-1, Mr. Nerden abstaining.

Mr. Doucette moved to issue an Order of Condition with the wording as discussed regarding the compensatory flood storage area. Mr. Anderson seconded the motion, and it was voted 4-0-1, Mr. Nerden abstaining.

(There shall be no filling in the foundation until the compensatory flood storage area is constructed. The applicant should contact the Conservation Commission by March 1st for an assessment of the practicability of constructing the compensatory flood storage area and will do so as practicable by the Commission.) A revised plan, dated 1/21/11 should be submitted with the approximate flood elevation to be 69.7.

Mr. Doucette left at 8:15 PM

Public Hearings

350 Lynn Fells Parkway Middle/High School Athletic Turf Field

Nathan Collins, from Gale Associates, Denise Gaffey, for the OPCD and John Scenna, Project Manager in DPW were present. Mr. Collins explained the proposal. The site is a 7.2 acre existing multi purpose field and rubberized track and abuts a natural baseball field. There is also an existing Public Works building, and two concession stands. Some of the work is within the buffer and all is within the floodplain. The elevation at Ell Pond is elevation 54. They have broken the site down into 4 watersheds. Watershed 1 & 2 (outlined on the plan) have no changes. Watershed 3 will flow over catch basins into a newer detention pond. Watershed 4 will go into small collection areas into Tremont St., under Lynn Fells Parkway and eventually into Ell Pond. They will be decreasing the bleacher size, demolishing the DPW building and the track and field will be a turf field 230' wide by 380' long. The new turf field and bleachers will be moved north so that it will be 70' from the BVW. The new facility will be made ADA compatible. The soils on top of the baseball field will be analyzed and a sand base will be put down. The baseball area will also have new bleachers, dugout and concession stand, new lighting and fencing. The entrances will be enhanced and they will resurface the loading zone. The field will have a 1/2 % pitch for drainage. Runoff from the field and bleachers will go into a 12" HDP pipe and into the detention pond. There are also flat panel drains under the baseball field that will drain into Tremont St. drainage. They are proposing to enlarge the detention pond to handle the volume. They feel they will have reduced runoff from the site because they will be slowing the volume and collecting and slowing down the release to the detention pond. The existing elevation of the field is elevation 50. The high point of the new field will be at elevation 51.

Mr. Nerden questioned why the synthetic field shouldn't flood. Mr. Collins said the field will drain and collect into chambers underneath the field. He said silt may settle in, but the field would only need to be hosed off. Mr. Nerden asked if the cut of the grass would need to be maintained. Mr. Collins said not this field. The flood storage and drainage determined the size of the detention pond. Mr. Collins said that the sewage flow is being moved south of the new field. Mr. Anderson asked if pervious pavement or pavers could be used east of the site. Mr. Collins said they could investigate further. Mr. Anderson asked about the material under the football bleachers. Mr. Collins said they plan on some type of hard surface, but have proposed bituminous. Mr. Nerden asked about the phasing of the project. Mr. Collins said they plan to demo in mid April. Mr. Collins said for the erosion and sediment around the detention pond they will be maintaining a low point of 45, which is at the edge of the old detention pond to the enlargement. They plan to use a silt sock. Materials will be stored on site to use on the field and the rest will be taken off; he doesn't expect any

significant stock piling and they are proposing to use erosion controls around any piles out of the buffer.

Mr. Morgan, 11 Sargeant St., asked where the fencing will go. Mr. Collins said they plan on a 6' fence to go from the Lynn Fells Parkway, along the detention pond and connect to the concession stand. Mr. Morgan asked the reason for the fence. Mr. Collins said for security and to direct people to a central entrance. Mr. Morgan asked about litter and a management control.

Items to address at the next meeting:

- Flared end at outlet to be made of concrete instead of HDPE
- More details on the chart on page 11
- Research pavers instead of concrete (although Mr. Nerden noted that asphalt easier to maintain)
- Details for erosion controls (what will the contractor be told)
- Detention basin maintenance – or any other structures.

Ms. Murphy asked who will maintain the area. Mr. Scenna said the school property is being maintained by DPW.

Mr. Nerden moved to continue the Public Hearing to February 3, 2011 at 8:30 PM. Mr. Anderson seconded the motion; and it was voted unanimously in favor.

Minutes

Ms. Murphy moved to approve the minutes of October 21, 2010, November 4, 2010, November 18, 2010, December 16, 2010 & January 6, 2011. Mr. Anderson seconded the motion; and it was voted 4-0.

Adjourn

Ms. Hickey moved, seconded by Mr. Anderson, and voted unanimously in favor, to adjourn the meeting at 10:00 PM.

