

Melrose Conservation Commission

Minutes for February 17, 2011

Present: Susan Murphy, Kate Hickey, Kevin Anderson, Joe Nerden and Steve Locke

Absent: Richard Doucette

Staff: Kathy Morgan

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

Members of the Malden Conservation Commission present were Charles Franco, George Laskey, Peter Santangelo and the agent Gary Stead. They opened their meeting as well.

Continued Public Hearing

700 Broadway, Malden (217-xxxx) F.W. Webb showroom and facility

Chi Man and Matt Varrell, from Vanasse Hangen Brustlin, Inc. (VHB) were present as well as and Andy McBeth from JM Coull, Inc.. Mr. Man went over the proposed drainage improvements for the site. There will be reduced pavement, reducing the amount of impervious. Runoff will be captured and sent to two rain gardens. The headwall at the back of the property will be replaced. They will be using a landscaping crew to replace the cinderblocks on the headwall. Mr. Man reviewed a memo from VHB dated 2/10/11 which addressed the Commission's comments from the 2/3/11 meeting. Snow removal was addressed with signage being proposed to alert the snow plow drivers of the rain gardens. Spruce trees were introduced into the landscape plan. Mr. Man reviewed the locations of concrete curbing that will run along the property line of the FW Webb facility and D & R next door. It is proposed that the finished grade on the FW Webb side be flush with the top of the curbing and a 6" reveal will show on the D & R side of the curbing. The FW Webb side will also have a swale a few feet off the curbing to direct runoff through the parking lot. Mr. Mann said that the abutter, D & R is currently working with their engineers to take care of their own runoff and both are agreeable to work together. There was a question of de-watering, which Mr. Mann said is addressed on page A9 of the NOI. A NPDES permit is being applied for. A memo was sent from VHB to the Planning Board, dated 2/15/11, indicating that because of the poor soils and the ground water being so high, it would not be practicable to meet a 5yr storm as requested in the Melrose Zoning Code Section 235-16.1, Paragraph 12c, without violating other DEP infiltration guidelines.

Gary Stead, of the Malden ConCom, questioned the curbing that runs along the boundary and what will happen to the runoff on the D & R side. Mr. Man explained that the site was once shared with D & R with catch basins located on the F W Webb side. Mr. Man said that

the runoff will probably flow to a low spot on the D & R side adjacent to the proposed rain garden. Both Mr. Man and Mr. McBeth said that they have been talking with D & R and they will help to make sure they do something to improve their drainage. It was mentioned that it could be a possibility that the rain garden(s) may be increased to include both sites. Mr. Nerden said he would like to see a reveal on the F W. Webb side so that once the lot is repaved the swale doesn't disappear. He suggested dropping the grade on the Webb side to show at least a 4" reveal on the curbing.

A member of the Malden Commission asked if rodent traps will be required during demolition. Gary said that is a requirement of the Malden BOH. Gary asked if the O & M supplemental will replace or be incorporated into the current O & M plan. Mr. Chi said it will be added.

Mr. Nerden moved to close the Public Hearing. Mr. Anderson seconded the motion, and it was voted unanimously in favor. The Malden Commission also closed their Public Hearing.

Mr. Nerden moved to issue an Order of Conditions with the standard conditions plus these additional conditions:

- 1) Pending receipt and approval of the curbing detail within 21 days.**
- 2) O & M plan being posted/accessible at the property.**
- 3) Perpetual Condition that the snow removal plan be adhered to within the O & M plan.**
- 4) The curbing reveal on the applicant's side be maintained and kept at 4 inches in perpetuity.**

Mr. Anderson seconded the motion; and it was voted unanimously in favor.

350 Lynn Fells Parkway- Middle/High School Athletic Field (217-0182)

Nathan Collins, from Gale Assoc., Denise Gaffey, Director of Planning and Bob Beshara and John Scenna, from DPW. A revised grading plan, dated 2/14/11, was submitted. Mr. Collins said that where the southern most edge of the field was at elevation 49.9, it is now shown as elevation 50. They have lowered the baseball field to elevation 50 and Mr. Collins explained that there is now a crest at centerfield so the drainage runs off both sides. They are not taking credit for the storage within the stone layer under the field.

Mr. Nerden stated his concerns for the "rebound" of the peat layer. Mr. Collins said the peat under the field is now at maximum compression. The new work will be at the elevation given. Mr. Nerden said he would like something in writing from a geotechnical engineer. Mr. Beshara said that the snow now on the field is wet, not ice. He said the site has already been consolidated and he wouldn't expect any difference more than inches. Mr. Nerden said he would still like something in writing.

Mr. Anderson questioned the cut and fill figures. Mr. Collins said that the demolition of the building was not taken into consideration. Some of the figures were found to be slightly off, but there is still a net cut corrected figures were to be provided.

Mr. Nerden moved to close the Public Hearing. Mr. Anderson seconded the motion, and it was voted unanimously in favor.

Mr. Anderson moved to issue an Order of Conditions with the standard special conditions plus three additional special conditions as follows: 1) Submit follow up geotechnical report on effects of snow piles, 2) final elevation of field to account for follow up geotechnical report on the affects of the snow pile load on the field, 3) To comply with the O & M plan (which will be added to the “perpetuity” section of the standard condition. Ms. Hickey seconded the motion; and it was voted unanimously in favor.

Adjourn

Mr. Nerden moved, seconded by Mr. Anderson, and voted unanimously in favor, to adjourn the meeting at 9:00 PM.