

Melrose Conservation Commission

Minutes for December 16, 2010

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

Absent: Joe Nerden & Steve Locke

Staff: Kathy Morgan

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

Correspondence

- Mass Wildlife News
- MWRA letter for donations
- Letter from the Fogarty's, 1 Indian Hill Lane asking to withdraw their filing
- Fells Reservation postcard against bike riding
- Division of Fisheries & Wildlife/Bio Map 2 booklet
- MACC brochure Nov/Dec 2010

Indian Hill Lane

DEP appealed the Order issued by MCC and the Fogarty's, the homeowners, submitted a letter to the Commission requesting to withdraw their filing.

Public Hearings

802 Lynn Fells Parkway (217-xxxx) – attached garage addition

Eric Heyland, from Engineering Alliance, Inc. was present along with the homeowners, Charlie and Ruth Roe. Mr. and Mrs. Roe are planning to build a 2100 s.f. addition above a four- car garage to their home located at 802 Lynn Fells Parkway. The location of the project is to the right of the house, which is currently a lawn. The builder got a building permit and installed the foundation. The Conservation office and the Building Inspector's office received many calls from neighbors advising them that the building was going up in a floodplain. After further review of the floodplain, Kathy advised Mr. Johnson, the Building Inspector, that the site is located within zone A and C. Mr. Johnson shut down the project until it could be reviewed by Conservation. Kathy met out at the site with the Building Inspector, the builder and the engineer and advised them that a previous Order of Conditions was issued for a similar project, a 2-car garage. The plans showed the floodplain was at elevation 79. That Order of Conditions was closed out with a Certificate of Compliance in June 2010, for work never started. There is also an intermittent stream that runs under Lynn Fells Park and in 2004 Mary Rimmer delineated the wetlands associated with it. The engineer, who was also the engineer

from the previous filing, agreed that a filing with Conservation would be necessary for the project.

Ms. Murphy explained to neighbors how compensatory flood storage could be made to allow for partially filled floodplain areas. The Mr. Heyland explained that the paved drive to the left of the house will be taken out and lowered 2', also the back yard will be kept or brought down to elevation 79. Ms. Murphy asked how the floodplain was determined. Mr. Heyland answered that it was determined to be at elevation 81 by the City of Melrose. He read the DEP regulations regarding the floodplain. Mr. Doucette asked when the wetlands had been flagged. Mr. Heyland said 2005. There was a question as to the type of drainage easement adjacent to the property. Mr. Heyland said it is not sewer.

One of the abutters told of how the previous owner had dug out a swale in the back yard and is now flood storage. It fills up there and goes across to his yard where on the Mother's Day flood, he had 4' of water. Ron Seaboyer, Alderman, 235 Howard St., gave the Commission some history of the site. He said the property had been rented out prior to the new owners. He said the back right corner floods and when the area is exceeded the neighbors get flooded. He is concerned that with this new construction the area will flood even worse. Roselyn Demico, 251 Howard St., agrees with Mr. Seaboyer and believes that other construction projects in the area were denied by the Conservation Commission because of flooding. Ms. Murphy explained the DEP standards. She said those other projects might not have met those standards. She said, in this case, they have tried to meet all the standards by providing the compensatory flood storage. Mr. Heyland said that calculations show elevations at 77 – 81, pre and post development and storage capacity at post having a little bit more storage.

The issue is that the flood elevations need to be determined. Ms. Murphy asked if soils are conducive to install drywells. Mr. Heyland said he will look into installing one or two in the front yard. Mr. Anderson suggested other BMP practices such as rain gardens, catch basins, and rain barrels. Mr. Heyland said he will look into all those things.

Mr. Anderson moved, seconded by Ms. Hickey, and voted unanimously in favor to continue the Public Hearing to January 6, 2011, at 7:45 pm

350 Lynn Fells Parkway/High School Athletic Field

Paul Morgan wanted to speak to members to ask if boulders within the floodplain at the site could be removed. He is also concerned that the replication area, that will be located next to the new turf field, will be a dumping ground and asked members to take that into consideration when the applicant comes before the Commission with a filing for the project.

Dog Park at Mt. Hood

Ms. Murphy has been in contact with the people looking for a location for a Dog Park. She told members that they would like to make an area over at Mt Hood. They have two plans, a smaller and larger plan. They plan to snake a fence around the wetland areas, not touch the swale, and keep it natural. Mr. Anderson is concerned with owners not cleaning up after their dogs. Ms. Murphy said she has warned them already. Ms. Murphy will ask them if they can try to create the area without filling in the swale.

Mt. Hood ANRAD

Members agreed to approve of a hand written note on the approved plan and treat it as a minor modification. The hand written annotation will be added as noted at the meeting.

Adjourn

Ms. Hickey moved, seconded by Mr. Anderson, and voted unanimously in favor, to adjourn the meeting at 9:10 PM.