



CITY OF MELROSE

CONSERVATION COMMISSION

Melrose Conservation
Commission

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Amended

Melrose Conservation Commission Minutes for August 21, 2014

Present: Susan Murphy, Aaron Weieneth, Kevin Anderson and Kate Hickey
Absent: Richard Doucette
Guests: Erin Heacock and Michael Paiewonsky

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

Minutes

**Mr. Weieneth moved to approve the minutes of July 17, 2014 minutes as amended.
Mr. Anderson seconded the motion; and it was voted unanimously in favor.**

Invoices

An invoice from Aquatic Control dated 6/17/14 for Alum treatment to Ell Pond and Sonar treatment to Towners Pond for a total of \$6,900 was reviewed by members.

Mr. Anderson moved to approve the invoice from Aquatic Control for \$6,900. Mr. Weieneth seconded the motion; and it was voted unanimously in favor.

An invoice from Aquatic Control dated 7/15/14 for SeClear algaecide treatment to Ell Pond and a second Sonar treatment to Towners Pond for a total of \$2,300 was reviewed by members.

Mr. Anderson moved to approve the invoice from Aquatic Control for \$2,300. Ms. Hickey seconded the motion; and it was voted unanimously in favor.

Correspondence

Ms. Heacock submitted her letter of resignation to the Commission. She is now working for the Melrose Office of Planning and Community Development. Ms. Heacock brought Michael Paiewonsky to sit in a meeting to see if he would like to join the Commission.

Outdoor Classroom

Members discussed the sign for the Outdoor Classroom. An arrow will be added to the top of the sign and a smaller sign, same width, will be added to the post at the bottom for the Rocky View Trail.

Public Hearing

RDA – Gas Main replacement at Cumner Ave., Wheeler Ave., Grove St., & Beech Ave.

Eric Ford, Environmental Scientist for National Grid and Amanda Neville, Environmental Scientist for Coneco were present for the project. The project to replace the gas main line is being done to improve the integrity and reliability of the underground structure. All the impacts will be temporary. The work will involve digging a trench 1 – 2' wide, 2-3' deep and all within the same contours and width of the streets. Waddles and silt sacs will be used for erosion control. Mr. Ford advised members that the work falls under maintenance within the Wetlands Protection Act and the Melrose Bylaw. Ms. Murphy asked if the street is curbed near the adjacent stream. Mr. Ford said, no. Ms. Murphy asked how close the work will be. Mr. Ford said, maybe 70'. He said they plan to use staked straw waddles and silt sacs in the catch basins.

Ms. Murphy moved to close the Public Hearing, seconded by Mr. Weieneth, and voted unanimously in favor.

Mr. Anderson moved to issue a Negative Determination 2 & 3 with the condition that sediment and erosion controls be used as indicated. Ms. Hickey seconded the motion and it was voted unanimously in favor.

NOI 217-0192 – Proposed Condominium 124-138 Tremont St. a.k.a 130 Tremont St.

Peter Ogren, from Hayes Engineering, Louis Izzi, from Bell & Izzi, LLC, John Wise, Burkhard Corp., and Tom Bucknall, from Burkhard Corp., were present. Mr. Ogren advised members that the properties in question are currently the Knight Harrison building plus other companies, a total of four lots. The property is 32,199 s.f., Tremont St. runs to the east of the property and railroad tracks to the west. Three of the lots are developed with buildings on them, paved parking areas, concrete pads and a small amount of landscaping. The fourth lot contains a compacted fill gravel parking area. The lots are within the 100 year floodplain (FEMA Zone AE) from Ell Pond. The flood elevation is 53 and BLSF runs through the property. The applicant proposes to remove everything on the site and build a 26-unit condominium building. The first floor will be an open garage at elevation 50.75 with stairs going up from there to elevation 53.25 after the garage portion. The drainage system has been designed to meet Storm Water Management standards for new development. A Stormceptor oil and particle separator will be added in the parking lot. The existing catch basin at the proposed driveway entrance will be upgraded with a sump and gas trap. Mr. Ogren said that the runoff calculation indicates a reduction in flow rate and quantity. Compensation will be allowed for on both sides of the property. Mr. Ogren said that the elevation was determined prior to the improvements that were made in the area and could be even better now.

Referring to the table provided, Ms. Murphy said the numbers don't show they meet the standards. Ms. Murphy asked for an alternative table. Mr. Ogren said that the garage doors are now taken off and are to remain open. Ms. Murphy asked about the hard pack and if it was calculated as pavement. Mr. Ogren said hydrologic soil A was used. Ms. Murphy said she has observed the site when it was flooded and the hard pack doesn't act like pavement and said she wants his post figures for runoff to be corrected accordingly or otherwise justify it.

Mr. Weieneth said referring to the hydrocad calcs, a 2 yr. rainfall shows an increase in impervious "pre" to "post" development. Mr. Ogren said they have more "good grass" and the site will be more impervious. Mr. Ogren said, overall, there is a lot more green and some pockets and shallow channels will help infiltration. Mr. Weieneth said grass swales are not documented.

The City Engineer, Mr. Street, reviewed the project and submitted a letter to both the OPCD office and the Commission. One of the requests in his letter was that they include a subsurface infiltration structure. Mr. Ogren said that if that's something that will be required, that's how they'll go. Mr. Ogren was asked to review BLSF alteration and replacement not noted on the NOI, but Ms. Wallis from his office gave a figure of 52 s.f. Ms. Murphy said the recharge requirements must be met because of the increase in impervious amounts. Mr. Ogren said there is more pervious areas in the proposal because there is more grass areas. Mr. Ogren said they will definitely meet infiltration standards if they infiltrate in the back of the property. The City Engineer's letter seems to ask that they improve the site more than what's required by the standards.

Mr. Ogren was asked to provide

- Revised flood volume calculation table
- Documentation of curve number for existing gravel surface of the site.
- Investigate and report on the overall increase in impervious surface on the site and document how they will meet recharge requirement
- Decide on infiltration and flood storage.

Mr. Anderson moved, seconded by Mr. Weieneth, to continue the Public Hearing to Thursday, September 4th at 7:30 pm.

Ms. Morgan was asked to contact John Scenna or Andrew Street to meet at Towners to resolve the edge work along Swains Pond Rd. Mr. Anderson said he would be available to meet also.

Mr. Weieneth moved to adjourn, seconded by Ms. Murphy, and voted unanimously in favor.

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.