



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for August 20, 2015

Present: Susan Murphy, Kate Hickey, Aaron Weieneth and Michael Paiewonsky

Absent: Kevin Anderson and Richard Doucette

Public attendees: Monica Deluca, Ralph Moore and Devin Romanowsky

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

Minutes:

Motion by Mr. Weienth to approve the minutes from July 16, 2015. Ms. Hickey seconded the motion and it was unanimously voted in favor.

Public Hearing:

NOI 217-0193 Proposed 13 Lot Subdivision - 53 Dexter Road

Chairwoman Murphy opened the public hearing, Planning board had conservation concerns regarding slope protection. Chris Sparages of Williams and Sparages 189 N. Main Street, Suite 101. Middleton, MA and William A Bruce, Trustee Brookstone Realty Trust 51 pond street Essex, MA were present. Mr. Sparages described the proposed project, a 13 lot residential subdivision and roadway with frontage on 53 Dexter Road. Wetland Scientist Greg Hochmuth flagged the pond located to the south west of the project area. The "A" series wetland flags mark the pond to the south west. "B" Series flags mark the isolated wetland off site. The project will be increasing the impervious surface area and will therefore be subject to the stormwater management standards. There are two proposed pocket wetlands to be used as stormwater detention areas on the site. The roadway will have deep sump catch basins to capture runoff and will drain via pipe to pocket wetland facilities. Silt fence erosion control proposed along southern boundary of project. Chairwoman- Any news on Peer review for planning? Mr. Bruce- We haven't heard who they want to use yet, waiting for them to name a company.

Chairwoman- Issue with the Notice information, not enough detail on what the project entailed. Is the proposed roadway to be accepted by the city? Has city Engineer agreed to this?

Mr. Bruce- If the project meets the requirements, the city must accept the roadway, If the city will not accept it he can form a homeowners association. Mr. Sparages- The project is seeking approval under the subdivision control law, a bond will be posted by the developer as a form of surety and builds the roadway. Once the city accepts the roadway,

easements on private property for maintenance will be granted to the city. Chairwoman - The Commission can't grant a permit without a guarantee that the stormwater facilities will be maintained. Mr. Paiewonsky – Details on sedimentation tank maintenance and area drained by stormwater recharger at dexter rd? Mr. Sparages- It is sort of like a concrete septic tank, it will need to be emptied by a vacuum truck which the city typically rents. The Stormwater recharger drains about 150' area to the first catch basin on plan. There is also a trench on lot 3 that directs some of the roof runoff into the pocket wetland facility. No planting plan for pocket wetland but it can be provided, it will be a constructed stormwater wetland. Chairwoman - The plans don't show that those are constructed stormwater wetlands, we would like to see more detail, also erosion control plan lacks detail, very steep slopes and not sure if silt fence alone will be enough. Mr. Sparages- Erosion control plan has enough detail, commented on inclusion of long term pollution control plan and long term inspection and maintenance reports required for EPA National Pollutant Discharge Elimination System (NPDES) permit. Will submit full details to Melrose CC if requested. Mr. Bruce- I agree, We will have it for the next meeting. We will identify detention area at site visit. Mr. Weieneth - Any consideration for pervious pavement options? Mr. Sparages- Some rooftop recharge units on some houses to help direct stormwater flow. Chairwoman - Any opportunities for Low Impact Development(LID)? Mr. Sparages- We can look into it, report back at next meeting. Chairwoman - Not satisfied with level of LID measures imposed.

Monica Diluca 21 Dexter Rd inquired about the qualifications of the members of the commission. She had an issue with the wording on the notification and applications that made it appear as though the project was already approved, not worded as a proposal. Chairwoman Murphy explained the role of the commission in the permitting process for new developments. The project is currently also before the planning board. Ms. Diluca Presented to the commission, three (3) letters of opposition to the project from some of the abutters who could not be at the meeting. She stated that it is important for the City to maintain a balance between greenspace and development and that wildlife is being pushed out by development. Notable vegetation onsite includes wild blueberry and lady slipper. The applicant needs to be held to the same standard and meet the same regulations as the rest of the property owners in the City.

Ralph Moore 39 Dexter Rd Commented that on paper, the project looks to be well designed but he is concerned whether the completed project will function as well as planned. He wants the project to be overbuilt to provide a greater margin for error and account for maintenance failure. Dexter Rd is too narrow, proposed road looks too narrow as well.

Motion by Ms. Hickey to continue the public hearing for 53 Dexter Rd, seconded by Mr. Weieneth and it was voted unanimously voted in favor.

Invoices:

An invoice was received from North Shore Printing for the new pocket maps. The bill was for \$248.40.

Ms. Hickey moved to approve the invoice from North Shore Printing in the amount

of \$248.40. Mr. Weieneth seconded the motion, and it was voted unanimously in favor.

An invoice was received from Aquatic Control Technology for the treatment of aquatic vegetation in Swains, Towners and Ell ponds. The bill was for \$5,400.00.

Ms. Hickey moved to approve the invoice from Aquatic Control Technology in the amount of \$5,400.00. Mr. Weieneth seconded the motion, and it was voted unanimously in favor.

Discussion Items:

Eagle Scout project

Jokob Kahler an Eagle Scout Candidate from Troop 635 discussed the 3 main requirements to become an eagle scout: Complete 21 merit badges, Serve as a community leader and complete an Eagle Scout Project. He presented a project proposal to apply stencil designs to the stormwater drains in the downtown area that would educate the public on where water entering the drains goes to. The downtown area was chosen for maximum visibility and a goal of 100 drains was stated. He plans to complete the project by Halloween with an estimated completion time of either one day or over the course of a weekend, about 4 stencils/hour per team. He stated that the project must be completed before his 18th birthday in May. The project will be completed by about 5 teams composed of volunteers from his scout troop. Each team will have a leader and will be in communication with the other teams for coordination via radio or similar device. A total of 5 stencils (1 per team) will be necessary with a projected cost of \$130 for 5 custom stencils or \$125 for 5 regular simple stencils. Mr. Kahler has been in contact with the Melrose Department of Public works (DPW) and they have committed to supply the paint and traffic cones as needed. The teams will wear reflective safety vests, possibly supplied by DPW.

Chairwoman Murphy commented that most of the drains south of Ell Pond drain to the Malden River, not Ell Pond. Ell Pond also ultimately drains to the Malden River, so the stencils should most likely say “drains to Malden River”

Mr. Kahler said he'd like to settle on one stencil design to remain cost effective, 2 at the absolute most. The Commission agreed that one custom stencil design would be sufficient “Drains to Malden River” and that the commission would be able to pay for the cost of the stencils. Mr. Kahler also said that he adapted a pamphlet from the Massachusetts Department of Environmental Protection website that he plans to print and distribute, says the project is expandable to cover more drains if the DPW or another organization is interested in continuing the project after completion. Official Eagle Scout project application will be sent to the commission soon, Mr. Kahler will also look into emailing over the materials for the pamphlet to see if commission can assist with printing. Chairwoman Murphy commented that this project looks great and that it has the commission's approval.

Mill Road

An update report from City Engineer Andrew Street was reviewed. Report currently shows an increase in flow, which is not permissible under MA Wetlands Protection Act.

Ferdinand Road Conservation Restriction

Chairwoman Murphy has sought comment from the city solicitor on whether the commission would legally be able to accommodate the property owner's request. No official opinion has been received yet. Mr. Romanowsky commented that the town of Lincoln has lots of conservation land, he will look into how they can advise the commission on this.

Next Meeting:

The next scheduled meeting will be Thursday, September 17, 2015 at 7:30 PM.

Adjourn

**At 10:00 PM Mr. Weieneth moved to adjourn, seconded by Ms. Hickey.
Unanimously voted in favor.**

Approved

Date.

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.
