



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for September 17, 2015

Present: Susan Murphy, Kate Hickey, Aaron Weieneth, Michael Paiewonsky, Kevin Anderson, Richard Doucette and Zachary Drench

Public Attendees: Monica Deluca, Ralph Moore, William Doe

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

Minutes:

The minutes from August 20, 2015 were tabled to the next meeting.

Continued Public Hearing:

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

Chairwoman Murphy opened the public hearing, Greg Hochmuth 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. Hochmuth discussed some observations and concerns from the September 8th site walk with several of the commission members. He says the isolated wetland depicted on the plan near the Hillside Park paper road is not a vernal pool, but believes it should be afforded greater protection during construction. The previously submitted O & M plan was incorrect, there will only be detention basins, not constructed stormwater wetlands (CSW) as specified in the previous plan. This was an oversight. Mr. Hochmuth explained that he initially was going to use CSWs but said field hydrology was not sufficient to support them. The area around the detention basins would be graded and planted with mostly pepperbush. The applicant is willing to double up the erosion controls on the site and that they should be monitored closely during construction. Ms. Murphy stated that she was confused and frustrated by the manner in which the applicant has approached the filing process. The application was lacking in erosion control details and the stormwater standards table shows CSWs and the engineer at the previous meeting for this project confirmed that there would be CSWs but they are now telling the Commission that there will only be detention basins. She also stated that initial stormwater values had errors as well and overall is unhappy with the incorrect information the applicant has provided. Mr. Hochmuth responded that they did submit a stormwater and erosion control plan and that he had admitted at the beginning of the meeting that there had been a mistake showing CSWs when, in fact, they would be using detention basins. He claims it was a

labeling error and if he used CSWs they would function as detention basins over time because of a lack of appropriate hydrology.

Ms. Murphy informed the applicant that the peer review will include a wetlands review.

Mr. Bruce replied that he will make it a priority to get any new information to the commission at least one week prior to the meeting. The applicant currently has only a generic Stormwater pollution prevention plan (SWPPP) and will wait to submit a more detailed plan at a later point in the review process.

Motion by Mr. Doucette 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 The Massachusetts Association of Conservation Commissions(MACC) for Annual member dues. The bill was for \$630.00.

Mr. Doucette moved to approve the invoice from MACC in the amount of \$630.00. Mr. Anderson seconded the motion, and it was voted unanimously in favor.

Discussion Items:

Request for Certificate of Compliance- 3 Swains Pond Ave.

Mr. Doucette moved to issue a Certificate of Compliance to 3 Swains pond Ave. Mr. Anderson seconded and it was voted unanimously in favor.

Mill Road

No new information received, DPW to complete work necessary.

Ferdinand Road Conservation Restriction

The City Solicitor has advised the commission that the conservation restriction on Ferdinand Road would be treated as Article 97 land. Information has been passed along to the property owners. They are considering their options and possible alternatives.

Conservation Land Encroachment

The Commission will seek advisement from the City Solicitor and coordinate with the Parks Department for a uniform response to identified encroachments. The Commission will develop a letter to send to abutters informing them that the Commission is aware of their encroachment onto conservation land.

Victorian Fair Issues/Ideas for projects

A Trail Clean up will be held by the Commission at the Flagg acres conservation area on the weekend of October 17th /18th. Sunday afternoon will have best availability for commission members.

Ell Pond water quality, Mystic river does water testing at site. New conversation will need to be started with DPW.

Outdoor Classroom

No new updates

Conservation Signs

Mr. Doucette took photos of the signs at various conservation lands in the city, noted dumping of bricks and rubble at Ferdinand road, staff will notify DPW for cleanup. Plans to refinish most of the signs himself and repaint the letters, notes that painting the letters can be tedious, a team effort by several commissioners should help spread out the work load and expedite the process.

Comments to Planning regarding Dexter Road

Alternate Roadway layouts should be considered, especially something that doesn't alter the hilltop as drastically. Mr. Bruce- Hillside park was our second means of egress, it is a paper road which we have a right to use. We didn't consider it as a viable alternative due to the huge impact on the area if we used it. Trucks will be able to turn around on the new road. The Commission will hold a second site visit on September 23 at 5:30 pm for several members who were unable to attend the first one. Mr. Weieneth asked about protections for the two new "open space" lots (the two non buildable house lots from the initial 15 lot subdivision). Mr. Bruce: One of the lots would be owned by the Home owner's association. It could be gifted to the Commission at some point in the future. The other would be owned by the adjacent house lot. The Commission will likely issue written statement to planning board. As abutters, major concerns are blasting and change of landscape which impacts our abutting parcels. Also inconsistent filing details such as plans showing one detail and the engineer claiming something else. The commission would like to see two real plans for alternatives to this design and the letter should address sustainability issues and site access.

Mr. Anderson will begin draft letter and submit to staff.

Public comment from Ms. Deluca- Trucks do drive up Dexter Rd and turn around at the end. They don't need to back down the road.

William Doe 8 of Ireson court commented that he would like to know his rights as an abutter. He wanted information on 40B projects.

Next Meeting:

The next scheduled meeting will be Thursday, October 15, 2015 at 7:30 PM.

Adjourn

At 9:30 PM Ms. Murphy moved to adjourn, seconded by Mr. Anderson. 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.