



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for July 21, 2016

Present: Susan Murphy, Zachary Drench, Richard Doucette, Kevin Anderson and Aaron Weieneth

Absent: Kate Hickey and Michael Paiewonsky

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

Minutes:

**Motion by Mr. Anderson to approve the minutes from July 7, 2016 as amended.
Mr. Doucette seconded the motion and it was voted 5-0 in favor.**

Public Hearing:

NOI 217-0196 - 53 Dexter Rd. –Richard Williams of Williams and Sparages and applicant Sean Szekely were present.

New materials were submitted to the Commission that were requested at the last meeting: Updated drawings that note that all catch basins shall have cascade grates and a copy of the SWPPP. Staff noted that the Constructed Storm water Wetland is located in close proximity to one of the proposed house lots on lots 2 and 3. Mr. Williams- We can install a post and rail fence at the top of the berm and either a gate on the left side or remove the rails from the posts for maintenance access. Ms. Murphy- This will be added as a condition. Question on SWPPP, the map it references wasn't attached in my copy. There is a concern that more drainage will be directed towards Dexter Road during the construction phase than before. Mr. Williams- There is a large watershed that drains towards Dexter Road currently, some lots will be directed away after construction. The lots will not be graded and the Driveways will not be installed until after the drainage systems are completed. Ms. Murphy- The Construction sequence on page 10 of the NOI does not list that the drainage structures will be installed prior to grading. Mr. Williams- We can add that, it will need to be added after the clear trees phase since some trees will need to be removed from the areas where the drainage structures will be installed. We are not planning to remove all the trees from the site and will try to not remove any that we don't need to. Ms. Murphy- The SWPPP refers to a detention pond rather than a Constructed Stormwater Wetland. Mr. Williams- We will correct it.

Mr. Doucette- What is your experience with building drainage structures this close to a home? Mr. Szekely- We have done it before, some home owners like them, some don't.

Ms. Murphy- A possible condition for the O&M plan to keep drainage structures clear of leaves, catch basins need to be raked out periodically.

The SWPPP needs to be corrected and an updated copy will be incorporated into the Order of Conditions.

The O&M plan will be revised to reflect the requirement to keep the drainage grates clear of leaves and an updated section will be provided to the Commission.

Mr. Szekely - The responsibility for stormwater maintenance will transfer from the developer to the HOA after the sale of approximately 6 or 7 lots. The Trust would then be created and all of the easements would be transferred at that time. Mr. Williams- Suggested condition language could say until such time that the HOA is created...

Motion by Mr. Doucette to close the public hearing. Mr. Anderson seconded the motion and it was voted 4-0 in favor with one member abstaining.

Motion by Mr. Doucette to Issue a Order of Conditions as Amended. Mr. Drench seconded the motion and it was voted 4-0 in favor with one member abstaining.

Discussion Items:

Sustainability items- Focus on improving connections with sustainability into overarching master plan. One member who is on the master plan committee reported that the sustainability topic has not come up yet at this time.

Conservation Land signs- Staff has contacted the company that the Commission ordered signs from in the past. Staff received a quote for the original order of 10 signs at \$162 per sign and a second quote for a reduced order of 5 signs at \$185 per sign. The Commission would like to own the design for future use as a banner. Staff will request the design image be put on a disc in an uncompressed, high quality format for future use.

Motion by Mr. Doucette to purchase 5 Conservation Land signs at \$185 each. Total cost - \$925. Mr. Anderson seconded the motion and it was voted 5-0 in favor.

Victorian Fair table- Staff has attempted to find another organization interested in sharing a table at the fair this year. Staff will contact the friends of the Fells to see if they are interested in sharing a table with the Commission this year.

Next Meeting:

The next scheduled meeting will be Thursday, August 18, 2016 at 7:30 PM.

Adjourn

At 9:00 PM Mr. Weieneth moved to adjourn, seconded by Mr. Drench and it was voted 5-0 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.