



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for July 7, 2016

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

Absent: Aaron Weieneth

Public Present- Ralph Moore and Monica Diluca.

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

Minutes:

Motion by Mr. Doucette to approve the minutes from June 2, 2016. Mr. Paiewonsky seconded the motion and it was voted 5-0 in favor with one member abstaining.

Bills and Commission mail:

MACC Dues- Motion by Ms. Murphy to approve expenditure of \$643 for the MACC 2016 membership dues. Mr. Doucette seconded the motion and it was voted 6-0 in favor.

Victorian fair- The table fee has increased this year, it was discussed whether we should attempt to share a table with another organization. Staff will seek out other potential organizations to possibly arrange something. Ped/bike advisory committee suggested as one potential group to contact.

Public Hearing:

NOI 217-0196 53 Dexter Rd. – New file number issued, project changed. Wetland scientist Greg Hochmuth of Williams and Sparages and applicant Sean Szekely were present.

Ms. Murphy opened the hearing and explained some of the past history of the project. The project was previously presented under a different file number back in August 2015 as a 13 lot subdivision and the Commission has had difficulty maintaining and re-establishing a quorum so the project was required to re-file. Mr. Hochmuth explained that the project was denied by the Planning Board, appealed and remanded back to the Planning Board. The proposed project has now been reduced to an 8 lot subdivision with

slightly increased wetland impacts. Previously only a portion of one of the driveways was within the 100' buffer zone and now a portion of one of the houses, the driveway and a portion of a deck will be located within the 100' buffer zone. The litigation with the planning board requires that the applicant and the planning board reach an agreement by August 18th. There is no requirement for action by the Conservation Commission within that timeframe.

Ms. Murphy- Are any of the driveways lower than the roadway and will the catch basins actually be capable of capturing 100% of the stormwater with no bypass? Mr.

Hochmuth- All of the driveways are pitched towards the roadway. The infiltration basin in the roadway does not have an overflow mechanism, it will back up into the catch basin system. The planning board suggested the use of cascade grates on the catch basins and one is depicted on the detail sheet that was not included in the Conservation packet. A full plan set was only sent to Planning and Engineering, but (the cascade grates) were not incorporated into the plan sheets yet.

Mr. Doucette- Will the house envelopes actually be constructed as shown? Also, will the lots be developed by you or sold off and developed by others? If the housing envelopes end up changing from what is approved on the plans, you will need to come back for approval. Mr. Szekely - The housing lots are pretty zoning restricted, they could end up being smaller or deviate slightly. The lots will be developed by me.

Mr. Hochmuth- SWPPP(Stormwater pollution prevention plan) on file for the site (with EPA), the constructed stormwater wetland will not be 100% online to handle stormwater until the final wearing surface on the roadway is installed. Mr. Anderson- We had a recent project with a stormwater drainage system that has not been 100% online for several years. Mr. Hochmuth- The temporary stormwater drainage system should be able to handle the runoff during the length of the construction period. Mr- Anderson- Is the project well-funded? Will you be able to get the final roadway coat installed before all of the lots are sold if the project takes longer than anticipated? Mr. Szekely - The project is well financed, we should be able to get the final coat on the roadway finished if it comes to that.

Ms. Murphy- EPA doesn't inspect these sites very often; Melrose Conservation should be able to inspect the site according to the stormwater pollution prevention plan. Can we get a copy of the SWPPP for our files? What is the slope of the roadway at the locations of the catch basins? Mr. Hochmuth- A copy of the SWPPP can be provided to the Commission, the maximum slope at the catch basins is 10%. Double RIM catch basins shown on plan, both cascade grates must face same direction to capture flow efficiently.

Ms. Murphy- Hydrocad doesn't calculate flow in gutter, not clear whether the system will be able to capture 100% runoff with no water bypassing the catch basins.

Mr. Hochmuth- We will submit a single full set of plans to Conservation, a copy of the SWPPP and the cascade grate details.

Public Comment:

Monica Diluca, 21 Dexter Rd- There is flooding currently on Dexter Rd and Penney Rd also. Will invasive species overrun the constructed stormwater wetland after the 2 year monitoring period concludes? – Once established, invasive species vegetation should not be able to overtake the native species. She is concerned whether it is possible to establish conservation restrictions around the houses abutting the slope of the hill to protect from future encroachment.- Planning Board would be able to specify. Who will be responsible

for maintaining the drainage structures? - Home Owner's Association. A draft copy of the HOA should be submitted to Conservation for the file.

Mr. Szekely - The City will be fast tracking the planned maintenance and repair of Dexter Rd as part of the agreement regarding the project. HOA document to be completed at a later point in the process.

Ralph Moore 35 Dexter Rd- He is concerned about the infiltration chamber at the road intersection. He thinks a wall would be needed to protect the adjacent houses on Dexter Rd.

Motion by Mr. Doucette to continue the public hearing to July 21, 2016 meeting. Mr. Anderson seconded the motion and it was voted 6-0 in favor.

Discussion Items:

Sustainability Master Plan items - Promotion of the use of conservation land. Educational items like sustainable trail use.

City GIS trails layer – The alternative maps looked to be fairly accurate. It was suggested to have the city adopt the new trails maps and to cite that the layer was not produced by the City. At some point in the future, the Commission will need to go out into the field and re-assess and re-map the trail network.

Next Meeting:

The next scheduled meeting will be Thursday, July 21, 2016 at 7:30 PM.

Adjourn

At 9:00 PM Ms. Murphy moved to adjourn, seconded by Mr. Doucette and it was voted 6-0 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.
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