



CITY OF MELROSE

CONSERVATION COMMISSION

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Melrose Conservation Commission Minutes for August 18, 2016

Present: Zachary Drench, Richard Doucette, Kevin Anderson, Aaron Weieneth and Michael Paiewonsky

Absent: Kate Hickey and Susan Murphy

Mr. Doucette called the meeting to order at 7:30 PM.

Minutes:

Motion by Mr. Doucette to approve the minutes from July 21, 2016. Mr. Weieneth seconded the motion and it was voted 5-0 in favor.

Conservation Land signs- Staff placed the order for the 5 signs that was approved at the last meeting and has received an official invoice. A prepared billing sheet needs to be signed by the commission in order for payment to be issued, \$925 as quoted and approved at the last meeting. Staff spoke with the vendor and has been informed that the signs are finished and ready to be picked up once payment is received. Staff also informed the Commission that the Commission doesn't own the graphic for the signs and the vendor would not provide it to the commission. It would be possible to purchase the sign artwork if the Commission wishes to pursue that route.

Public Hearing:

10 Windsor St- Request for Determination. –David Cowell from Hancock Associates and George Maroun were present for the applicant.

Mr. Cowell explained some of the history of the site. The applicant wishes to convert a previously existing crushed stone driveway into a paved driveway and the site exceeds the requirements for percentage of open space. Since the work will occur within bordering land subject to flooding, the applicant proposes changing the grade by 1 inch within the area of work to provide additional flood storage capacity. The building inspector has requested that a cape cod berm be installed along the property line edge as an insurance measure to ensure that run off isn't directed onto the abutting property. The cape cod berm installation will result in placing 10 cubic feet of fill within the floodplain. The plan to lower the grade of the paved driveway within the floodplain area by 1 inch would create an additional 52.5 cubic feet of flood storage capacity. Mr. Weieneth- Can you explain how the materials were removed and the differences in the hatching for the

parking areas and the maneuvering areas? Also, the exemption claimed on the filing 10.2(2)(b)2.e doesn't really fit this project since it is not just in buffer zone. I think 10.02(2)(b)2.q could possibly work for this project. Upon further discussion, it was discovered that neither exemption applied to work within BLSF. Mr. Cowell- The building inspector has stated that the property is not to have more than 4 vehicles on the site at a time, hence the additional spaces on the driveway plans are shown as maneuvering. We can make that correction and re-send it to DEP and the Conservation office if needed. The existing crushed stone gravel was overgrown with weeds, a dump truck was used to haul away the material that was removed.

Mr. Drench- Will the berm on the perimeter create a point source into the resource area?

Mr. Cowell – The proposed grades are not designed to direct water to the berm specifically. It is a gentle pitch so it is not intended to channelize flow.

Staff distributed several photos that were sent to the office from the day of the complaint by an abutter. The photos appear to show an expanded area on the lawn for the driveway. Staff also showed a copy of the as-built plans from the original file (217-112) that don't specifically show an approved driveway area in this location. Mr. Maroun- The area that appears to be lawn in the photo is the gravel that has been overgrown. The property was purchased in 2012, we are not trying to expand the driveway area. Mr. Cowell- The mapped GIS wetlands are offsite, not on the property so they are conservatively shown. We didn't have jurisdiction to go and field locate.

Mr. Doucette- The question is whether this will require an NOI or if it can be done under a determination of applicability, hybrid resource area and buffer zone project. If it was a NOI, are they changing the grades? They don't appear to be changing. Mr. Weieneth- A NOI would allow us to condition the work and provide more protection than an RDA.

Mr. Doucette- A negative 2 and 3 determination could be done and conditions listed under #3. Conditions could be Erosion controls along limit of work and notify Conservation Commission at least 24 hours prior to work so staff can observe construction.

Mr. Drench- I'm not confident the berm is inconsequential, I don't know if an NOI would really provide any additional information either. The berm could possibly create a point source into the resource area.

Mr. Paiewonsky- The spot elevations show a fairly gentle grade, it doesn't look like it should channelize the flow but it is difficult to see on this map. I don't think we should remove the berm.

Motion by Mr. Doucette to close the public hearing and issue a Negative 2 and 3 determination with conditions requiring 24 hours notice so staff can schedule a time to observe the work as it occurs. Mr. Anderson seconded the motion and it was voted 5-0 in favor.

Discussion Items:

Sustainability items- Mr. Weieneth suggested that we obtain some CPA promotion materials to distribute at the Victorian fair table. Another organization may have some materials that we could use and distribute. Staff will look into printing budget and look for potential materials we could use from groups like MACC and the Trust for Public

Land.

Request for Certificate of Compliance 229 Laurel Street- Staff spoke with the applicant and they would not have the materials ready in time for the meeting. The applicant should be ready for the next meeting but staff will confirm.

Victorian Fair table- Friends of the Fells will be sharing their table with the Commission this year. It is an 8 foot table so we will need to establish a plan for coverage and materials we intend to distribute. Mr. Weieneth suggested staff look into Community Preservation Act materials that are available online for us to use.

Conservation Commission Banner- Staff has been looking into having a banner or branded table cloth made for future use. It is unlikely that one will be ready in time for use at this year's fair. Staff has contacted several printers and the cost of a large table front vinyl banner (2' x 6' or 3' x 6' + graphics design) is close to the quoted cost of a printed table cloth. Staff feels that the cloth may be easier to store and handle than the vinyl but the vinyl banner may look more professional and is slightly cheaper. Quotes for the vinyl banner range from \$75-\$100 with design and a quote for a branded table cloth was received for \$105. The vinyl banner must be rolled and transported like a rug, it can't be folded or it will retain the creases. This can be discussed further at the next meeting.

Next Meeting:

The next scheduled meeting will be Thursday, September 1, 2016 at 7:30 PM.

Adjourn

At 8:30 PM Mr. Doucette moved to adjourn, seconded by Mr. Anderson 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.
