



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Conservation Commission Minutes 02/04/2010

Arlington Conservation Commission

Minutes

February 4, 2010~

Mr. Stevens called the meeting to order at 7:45 p.m. in the second floor conference room of the Town Hall Annex.~ Present were Nathaniel Stevens, David White, Catherine Garnett, Charles Tyrone, William O'Rourke and Ellen Reed of the Commission.~ Ezra Benjamin of the Commission and Brian Thomas, Associate Commission member, and Administrator Cori Beckwith were not in attendance.~~ Also in attendance were Richard Kirby of LEC, applicants Anne Stiles and Douglas Stiles, Suzy Nauman and Chris Nauman of 70 Coolidge RD, Jill Dreebeun of 157 Mt Vernon, Gregory Ginet of 175 Mt vernon, Oliver Jagoutz of 161 Mt Vernon, Bruce Wheltle of 94 Coolidge Rd, Susan Gera of 85 Coolidge Rd, Molly Simmons 75 Coolidge Rd, Mona Zettel of 11 Murray Street, and Carol Beggy of 65 Hawthorn Ave.~

7:45 p.m.~ - COMMISSION BUSINESS~ ~

D. White/E. Reed moved to approve the January 21, 2010 **meeting minutes** as amended – motion passed unanimously.~

Nathaniel Mr. Stevens read a letter received from DCR about the **Greenway Project**.~ Copies will be sent electronically to commission members. ~

D. White reported that the **Cookes Hollow** design work is moving along and a meeting with the abutters is scheduled for February 11.~

The Friends of Arlington **Great Meadows** Annual report is now available on their website.~

8pm –**Notice of Intent**- Coolidge Road, Lot C~

Richard Kirby, of LEC Environmental, presented the application on behalf of the property owner Anne Stiles and her son Douglas Stiles.~

The Stiles and Mr. Kirby came before the Commission informally in December to discuss the development of this and an adjacent lot.~ ~

Lot C is comprised of parts of existing lots 10 and 11 and contains boarding vegetative wetlands and a stream.~ Mr. Kirby met with Conservation Commission administrator, Cori Beckwith, in October on the property to delineate the boundaries of the wetland as well as seeps and streamlets.~ The entire lot is within the 100 foot buffer zone and the proposed house foundation will be built outside the 25 foot no build zone with a cantilevered 1st and 2nd nd floor over hang and driveway that will over hang this zone.~

To meet parking regulations, a driveway along the side of the house has been drawn on the plans to accommodate a second car.~ 8 square feet of this drive will hang over the 25-foot no build zone.~ Storm water from the drive and the house will be diverted into 2 filtration systems on either side of the house.~ ~

A proposed invasives species management plan to eradicate Norway maples, burning bush, etc was presented.~ For tow two years invasives will be removed by hand or with the use of rodeo and native species will be planted to replace them within the buffer zone.~

Two additional houses are proposed for the other two vacant lots.~

E. Reed asked how the cantilevered area would be constructed without further damage to the 25 foot no build zone.~ Mr. Kirby replied he did not have information on how it would be constructed.~

The ledge would be used as a patio, approached from the walk out basement.~ A railing system would be used along the ledge, with the railing hung from the over hang.~ C. Tirone questioned weather whether this would be

approved by the building inspector.~

Mr. O'Rourke asked if test pits had been taken and where ground water was found.~ Mr Kirby will look for further data.~

E. Reed asked if blasting will be necessary.~ Mr. Kirby responded that some blasting or chipping away of the ledge may be necessary.~ and would get further information on this~

C. Garnett expressed concern that "saplings"~may not be enough to meet the tree replacement regulation.~ Mr. Kirby explained that that term was used for any tree under 4"~in caliper and that the tree proposed are all 2 1/2 ~3 inch caliper.~ C. Garnett also expressed concern about soil depth on site to support new trees and that she is worried they will survive.~ A planting plan was requested.

The Commission asked for an existing conditions plan, a plan showing location and types of trees, and conceptual profiles and elevation of the proposed house to better understand the project.

C. Tirone noticed a streamlet on the site that began right at the base of the rock ledge that is not on the drawings.~ He requested a site walk to determine where it comes out.~ Mr. Kirby will re-flag the area for the commission Commission visit.~ Mr Tirone also expressed concern about making certain the streamlets would survive after blasting and construction.~ Mr. Kirby explained that surface water will migrate via the filtration system.~ Mr. Tirone asked if the driveway along the side of the house let water sheet off into riprap, with the possibility of straight run off in a heavy rain.~ Ms Beckwith had suggested the drive be covered to allow water to be collected in the filtration systems.~

Mr. Stevens questioned the depth needed for the proposed retaining wall.~ If concrete block is used, a footing of 18-24 inches, usually gravel, will be used.~ A concrete wall would require a footing below the frost line.~ The type of wall has not been determined.~

The hearing was opened up to abutters in the audience.~

Bruce Whelple of 94 Coolidge Road stated that he had been omitted from the abutters list, as had several other neighbors.~ The resident at #85 Coolidge Road was omitted, as was the previous owner of #70 Coolidge Road who still owns a 50% share of the lot adjacent to Lot C.~ Mr Whelple read a letter from the 50% partner of this lot, Antonio Demobro DiMambro (SP!!!!!!)~ Stating that this lot had been purchased for view protection and leaf composting, he had an agreement with the Stiles that this lot would never be developed. Mr Whelple stated that he felt the entire property should be submitted as one piece.~ ~

Mr. Whelple told the commission that he has been a resident on Coolidge Road for 34 years recalls three streams on the property from years of taking the late Mrs. Stiles trash bins to the back of her house.~ He has also only seen the stream run dry once, in a very dry hot August in his many years there.~

Gregory Ginet of 157 Mt Vernon next spoke.~ The stream empties into his yard, according to Mr Ginet, and he too has only seen it dry once.~ Mr Ginet expressed concern with ground water.~ After #70 Coolidge Road was built, the ground water flow was disrupted and basements, such as Mr Ginet's, that had never flooded before now get standing water in them regularly.~

Mr. Jagoutz of 161 Mt Vernon spoke.~ He stated that he is a geologist and as such expressed concern about the drawings.~ He did not understand how there could be a five-foot elevation difference between the starting points of each stream when they are only about 20 feet apart from one side of the stream to the other on the drawing and was also concerned about the load of a house the home on the bedrock.~

Mona ZefTel of 11 Murray Street asked about the seven trees to be removed.~ Mr. Kirby responded that none of the trees are within the footprint of the proposed house, though one is right on the boundary.~ MS ZefTel also stated that even though she is up hill from the property, there is obviously a stream that runs through the area as she gets water in her basement, which comes from under ground while other neighbors get none.~ And the street behind her home is named Spring Street most likely for a good reason.~

Molly Simmons of 75 Coolidge Road also stated that she gets standing water in her basement, despite being on the uphill side of the street.~

Chris Nauman of 70 Coolidge Road told the commission that the driveway at 70 Coolidge Road recently collapsed. And is also concerned with the flow of water with development of this property.~

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Nathaniel Mr. Stevens read the Cumulative Effect Bylaw for the Commission.~ Ms Garnett expressed concern that the proposed house will effect the ground water in the area and requested that more information be presented to the commissionCommission.~

C. Tirone asked why the house needed to be built over the 25'~no build zone at all and Mr Kirby explained it was to

increase the depth of the interior as the buildable area was quite narrow.~

W. O'Rourke thought the infiltration specifications were adequate, but would like to see the season high water data.~

C. Garnett feels that this may be pushing the bylaw by cantilevering the building over the no build zone.~

Mr. Kirby will provide a written response to Cori's list of questions, will provide a landscape plan, and will find out if an easement will be needed to maintain the planting plan(?).~

A sitewalk by the commission is scheduled for Wednesday February 10th at 8 am.~ ~

The Commission voted to hearing will be continued continue the hearing to February 25, 2010 at 8 pm.~

The meeting adjourned at 9:30 pm~

Respectfully submitted,

Ellen Reed

Commission member