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Conservation Commission Minutes 01/17/2008

ARLINGTON CONSERVATION COMMISSION
MINUTES
JANUARY 17, 2008

Mr. Stevens called the meeting to order at 7:30 p.m. in the second floor conference room of the Town Hall Annex. Present were Tim Sullivan, Catherine Garnett, Nathaniel Stevens, William O'Rourke, Chuck Tirone, and David White of the Commission as was Associate Member Ezra Benjamin. Ellen Reed and Cori Beckwith (Administrator) of the Commission were absent. Gary Larson, Member of 22 Mill Street Condo Association Board of Directors; Todd Hay of Sustainable Arlington; and Kristof Erkiletian were also present.

7:30 p.m. - COMMISSION BUSINESS

O'Rourke/White moved to approve the 11/01/07 meeting minutes.

Discussion of the draft Request for Proposal (RFP) for Cooke's Hollow. Proposed revisions include holding an optional pre-bid meeting at the site. Mr. White will revise the draft, and after circulating it to the Commission members, will send the next draft to DPW, Planning, and the Cemetery Expansion Committee (next meeting January 28) for review and comment.

Review of draft "Bench Dedication Policy" by Park and Recreation Committee. The ACC has no comment on this policy, but will keep it on file in case there is a request for a bench on Conservation Land.

DEP has issued revised stormwater regulations. Training sessions will be offered by MACC and/or DEP.

Mr. Stevens reported that he had signed, on behalf of the Commission, a petition in support of pending state legislation for bonds to acquire open space.

8:00 p.m. – WORKING SESSION - Proposed Solar project at Mt. Gilboa – continued discussion

Kristof Erkiletian presented a revised proposal including architectural sketches (profiles) of his plans to add a second dwelling unit, observation tower, and solar panels to the house at Mt. Gilboa; convert the garage to a showcase of alternative building materials and technologies used in the renovated and expanded house; renovate portions of the existing house; and install a pathway from the street so as to make the property more accessible and inviting to the public.

Mr. Erkiletian's goal main is to demonstrate sustainable technologies are feasible. He hopes to get unanimous support for his project and is willing to make changes to do so.

Since last meeting with the Commission, Mr. Erkiletian has spoken with the Building Inspector and met with the Town Manager, who said the longest-term lease the Town could do is 5-years. The Building Inspector thought that there was a way to construct a windmill.

Todd Hay of Sustainable Arlington said a study done by one member said that no place in Arlington is ideal for a windmill. Mr. Erkiletian replied that while not ideal, Mt. Gilboa would not be bad, either, for a windmill.

Mr. Benjamin asked whether the renovated house would be LEED certified, and that doing so would help legitimize the project.

Ms. Garnett raise the issue of Mt. Gilboa of being Conservation Land protected by Article 97 of the state Constitution. She also mentioned the public bidding law and requirements for selling or leasing government property, including opening it up for bid. She also discussed the state's Historic Curatorship Program where historic state homes are leased on the condition that they are fixed up by the lessee.

Mr. Erkiletian has an architect and contractor on his team. The contractor has provided a \$245,000 estimate for some, but not all of the work (roof replacement, conversion of garage, construction of addition and observation tower). Mr. Erkiletian's funding from his family is not fully secured as his family is waiting to see what the final proposal will look like.

The Commission will discuss the proposal at its next meeting, including what process to use to guide the discussion.

8:45 p.m. – 22 Mill Street – Certificates of Compliance

Gary Larson had been asked by the 22 Mill Street Condo Association to close out the six or seven "open" Orders of Conditions issued since 1984 for work at 22 Mill Street. The last Order was issued in 2004. The Commission advised he first obtain the book and page number for each Order and then meet with Ms. Beckwith to determine which documents for each project are in the Commission's files. Mr. Larson will contact Ms. Beckwith next week and plans to attend the Commission's February 28, 2008 meeting.

COMMISSION BUSINESS (cont.):

The Annual Report is due this week: Mr. White and Ms. Garnett will resend edits to Mr. Stevens.

The Planning Department asked for input on the placement of a sidewalk for the Symmes Project. A right-turn lane westbound on Summer Street might have to be installed after development is done. If so, sidewalk would have to be moved. Planning Dept would like to know if the sidewalk could be installed further into the property now so it doesn't have to be moved later if the turn lane (slip lane) has to be installed. Commission discussed and decided it was not opposed to the sidewalk being installed where the Planning Dept proposed as long as any trees taken down were replaced.

Meeting adjourned at 9:15 pm

Respectfully submitted,
Nathaniel Stevens
Commission