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Conservation Commission Minutes 12/04/2008

ARLINGTON CONSERVATION COMMISSION
MINUTES
DECEMBER 4, 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 Nathaniel Stevens, David White, Charles Tirone, Ellen Reed, William O'Rourke and Catherine Garnett of the Commission, as was Associate Member Ezra Benjamin. Jim and Pari Doherty attended for 0 Spy Pond Parkway. Rich Kirby and Libby Peura were present for 18 Reed St. Also present were David Stoff and Eugene O'Neill.

7:30 p.m. - COMMISSION BUSINESS

White/Tirone motioned to approve the 10/16, 11/6 and 11/20 minutes with edits; motion passed unanimously.

Mr. White reported that the Cookes Hollow RFP is being finalized by Dave Berry in Planning. Ms. Garnett had some final comments to stress the assessment focus (in order to provide solutions to the site problems) of the work and then have a conceptual design.

The confirmation of Ezra Benjamin to the Conservation Commission by the Board of Selectmen is hopefully on the 12/8 agenda. Ms. Beckwith will check with their administrator. Mr. Benjamin will attend.

7:45pm - REQUEST FOR EXTENSION to ORDER OF CONDITIONS (DEP File No. 91-181)- 0 SPY POND PARKWAY.

Mr. and Mrs. Doherty asked for at least a one year extension to the permit which expires on 2/10/09. The construction of the house has begun, this work is outside of the Buffer Zone. The site landscaping, which includes work in the Buffer Zone will take place next spring, after the ground thaws.

Mr. Stoff asked the Commission if there was a clear chain of title from the previous owner to the previous applicant to the present applicant. Mr. Stevens responded that this board is not a land court but that the permit was tied to the property and transferable to whomever owned it.

Mr. Doherty said that he would provide a copy of the new deed to the Conservation Office, and that the land is held in a trust, Ice House Realty Trust due to the old ice house foundations that are found on the parcel.

Mr. O'Neill asked if there were any changes to the existing permit being asked for. Mr. Stevens responded that any changes would be an amended permit, not just an extension. This extension only lengthens the period under which its in effect, not any of the other conditions or plans.

Mr. Tirone asked if the stormdrain in the street was going to be cleaned after all of the stockpiled soil has been deposited on or near it. Ms. Beckwith responded that at the original hearings the Engineering Dept. found that this drain didn't lead anywhere and could be removed. This information should be reconfirmed before any action was taken to remove it.

Mr. Stevens recommended that the Commission issue the full three years allowable in order to allow for any unforeseen delays. The permit includes a condition to monitor the landscaping for the project for three years after it is planted.

Tirone/White motioned to approve the extension of the existing permit for three years; motion passed unanimously.

8pm - WORKING SESSION - 18 REED ST

Mr. Kirby presented a site sketch of three parcels of land owned by the owner of 18 Reed St. The proposal is to combine and

redivide the parcels into two in order to build a new 2-family house. The property has wetlands on the northwest border and a stream or ditch to the southwest of the parcel.

Mr. Kirby questioned the classification of the ditch as a stream since he found connections only to street drains and a small isolated wetland near Berkeley St. Ms. Beckwith thought that the large wetland on the other side of Summer St also drained to this system. She will check her files for the frequency of flows and the connection.

Kevin O'Brien, Director of Planning, would also know how the stream was classified for the McClennen Park project.

Mr. Kirby also asked if the board would consider on-site mitigation for construction within the 25 foot setback regulation with argument to preservation of resource area values. Mr. Stevens responded that while the board would be open to this consideration, it wouldn't prejudge the application prior to seeing the full proposal.

Ms. Beckwith reminded the attendees that the new stormwater bylaw may also apply to this lot.

Ms. Peura explained that information would help them direct the owners on how to proceed with any development potential of the site.

COMMISSION BUSINESS- (cont.)

Mr. Stevens reported that the Alewife Greenway Project (DEP File No. 91-200) is probably going to be continued to April '09 in order to have time to address the multiple issues that came up during the Conservation Commission hearing and a second meeting held with the Board of Selectmen.

Ms. Beckwith had a site walk to 218 Pleasant St on 12/3/08 to review work done without a permit along the shoreline of Spy Pond. She observed significant landscaping and drainage work. The homeowners just moved to the country and didn't know that they needed a permit but will get the paperwork started right away. Ms. Beckwith directed the homeowner to place some erosion control fabric in areas of active erosion. In the meantime, the Commission asked that strawbales be placed at the outlet to a new drainage pipe and that straw mulch be placed on all bare soils.

Meeting adjourned at 9:35pm.

Respectfully submitted,
Corinna Beckwith
Administrator