



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

webmaster@town.arlington.ma.us

Conservation Commission Minutes 03/15/2007

ARLINGTON CONSERVATION COMMISSION MINUTES

MARCH 15, 2007

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 David White, Judith Hodges, William O'Rourke, Timothy Sullivan, Catherine Garnett, and Chuck Tirone of the Commission. Ellen Reed, of the Commission, was not in attendance. David Levy, Housing Corporation of Arlington and Laura Weiner, Director of Housing, were present to discuss the Mt. Gilboa house. David Guerra and Joseph Milawco of Allen and Major Associates, were present for the 1406 Massachusetts Ave project. Martha Penzenik and Kevin Barbera were present for the 19 Lakeview project. Andy Leonard was present for the update on the Menotomy Rocks Park path project.

7:30 pm - COMMISSION BUSINESS

Ms. Beckwith received notice of the submission of a House Bill to form a new Mystic River Watershed Committee in the Commonwealth's legislature. She drafted a letter of support for review.

Ms. Garnett updated the board on the Arlington Land Stewards/Reservoir Committee annual meeting on Monday, April 9, 7-9pm at the Arlington Center for the Arts' auditorium.

7:45pm- Working session – Menotomy Rocks Park path project – DEP File Number 91-187

Mr. Leonard is compiling the final bid package and is tying up any outstanding issues with the Order of Conditions.

The south field renovation is included with the bid package. The topsoil will be removed and stockpiled to the end of the field furthest away from Hills Pond. Then the area will be regraded, reloaded and reseeded. Erosion controls are shown on the revised plan sheet and the field is located downstream of the pond.

A small recharge chamber has been added to the Jason St swale to infiltrate some of the overland flows prior to entering the stormdrain system.

Waterbars on the pathways going up the hill from the south field have been redesigned to include heavier crushed stone. Mr. Leonard researched waterbars from US Forest Service designs and "Country Roads".

The specifications and locations of four aerators to be installed in Hills Pond were presented. They will remain in place all year. The electrical service and tube connections were also presented.

The pathway materials were finalized to be the same material used at the new Spy Pond park.

The Commission clarified that the wetlands do not have to be flagged for this construction job.

Mr. Leonard asked about construction vehicle parking and the Commission determined that the designated parking area on the plans shall be located behind siltfence to clearly demark the area and that the parking shall be located 50 feet away from Hills Pond. The 100 foot distance was reduced, since the land slopes away from the pond.

Mr. Tirone asked if they intended on using dirt track removal grates at the entrance to the park. Mr. Leonard did not anticipate the need for these, so had not included them in the bid package.

8pm – Discussion – Mt. Gilboa house

Ms. Weiner and Mr. Levy asked if the Commission was amenable to allowing the house at Mt. Gilboa to be converted from a one family house to two 2-bedroom condominiums for affordable housing units.

Mr. White commented on how the presence of the house conflicts with the open space use at this parcel and expressed his wish that the house be removed (either moved or demolished). Ms. Beckwith also agreed with this opinion.

The house is within the Mt. Gilboa historic district which may dictate what can happen. The house was bought by the Town along with the rest of the hill top parcel for Conservation purposes. There currently are no tenants at the house, even after advertising the vacancy. Ms. Weiner said she would look into the cost of demolition. Mr. Stevens suggested that Ms. Weiner consult with John Maher as to any restrictions on the house. Ms. Weiner will get back to the Commission with any information.

8:15pm Working Session – 19 Lakeview St.

Ms. Penzenik presented the project for an addition to the existing house, within 100 feet of Spy Pond. The addition will be constructed on piers and then siding will cover the substructure. The side lot has some mature trees, 2 of substantial size, that will be replaced in another location on the lot. The owner says the existing trees are swamp maples. The stormwater will be directed to a drywell. The Commission recommended that they submit a Notice of Intent application for the proposed work.

8:30pm 1406 MASSACHUSETTS AVE - REQUEST FOR DETERMINATION OF APPLICABILITY

Mr. Stevens opened the hearing and the consultants presented the work that is just within the 200 foot Riverfront Area of Mill Brook. The work included utility connections within Massachusetts Ave.

Mr. Sullivan announced that he has to recuse himself on this application, due to a conflict of interest.

Mr. Stevens asked for an erosion control specification and plan, specific location of stockpiles. The Commission asked questions about the runoff to the rear of the site and whether this runoff could be treated prior to connection to the Mass Ave drains which drain to Mill Brook.

Mr. O'Rourke asked if he could have a copy of the drainage calculations for the infiltration system. The consultants agreed to send us three copies.

Mr. Stevens motioned to continue the hearing, with the applicant's permission, to a date uncertain, at the applicant's discretion. Ms. Hodges seconded the motion; the motion passed unanimously with the Mr. Sullivan in abstention.

COMMISSION BUSINESS (cont.)

Mr. White reported on the progress of the restoration of Cooke's Hollow. There is a new possibility that CDBG funds might apply to this parcel. The board will submit an application for this work.

Mr. Sullivan reported on the discussions with the Cemetery Committee, in the quest to find more plot space in Arlington.

Mr. Tirone reported on the work at 40-42 Brattle St. The erosion controls need more attention and the back fill needs to be removed. Street sweeping is needed and siltsack is $\frac{3}{4}$ full, so needs maintenance. He will draft a Notice of Noncompliance letter.

Mr. Tirone also reported on the Dudley St Court project, that things were all under control at that location and the building is under construction.

Mr. Tirone reported on the house project on Spy Pond Parkway, that the erosion controls need to be maintained as they were trampled.

Mr. Tirone suggested that a new Condition be included in future permits regarding keeping dumpsters covered and using side entrance dumpsters.

O'Rourke/Hodges motioned to approve the payments from the Land Steward Fund of \$300 for scanning the Walking Book and \$150 for a Land Steward planting project at Stone Road by Linda Hansen; motion passed unanimously.

The Commission voted to convene at approximately 10 p.m.

Respectfully submitted,
Corinna Beckwith
Administrator