



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

webmaster@town.arlington.ma.us

Conservation Commission Minutes, October 6, 2005

ARLINGTON CONSERVATION COMMISSION
 MINUTES

OCTOBER 6, 2005

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, Timothy Sullivan, Catherine Garnett, Ellen Reed, and Judith Hodges, of the Commission. David White and William O'Rourke, of the Commission, were not in attendance. Scott and Michael Pochini, Brian Connor, Chuck Young, Randy Garten, and David Menugian were in attendance for the 87 Mystic project. Helene Hall, Gene O'Neill, Debra O'Neill Brown, Erin MacGregor and Keith Lombardi were present for the 0 Spy Pond Parkway proposal.
 7:30 p.m. - COMMISSION BUSINESS

The Commission discussed other items until a quorum was achieved;

- the FEIR for Cambridge Discovery Park has been received and is under review
- a request for a COC for the parking lot off of Acorn Park drive has been received and some Commissioners who have not seen the site will go take a look
- the NOI for 22 Mill St parking lot work has been filed and will be on the agenda for 10/20
- a Smart Growth tool kit has been received
- the EPA issued the water quality variance for the Alewife Brook – the category is B-CSO, as expected.
- the Planning department forwarded a report from Aquatic Control Technology on the aquatic weed treatment program for Spy Pond (91-154)
- the Planning department filed a wetland replication report for the Reeds Brook drainage project (91-134)

8:00 pm 87 MYSTIC ST – NOTICE OF INTENT for redevelopment of lots within the Riverfront and Buffer Zone to Mill Brook

Mr. Menugian of Ambient Engineering presented the project to relocate Armstrong Ambulance to this location. The building off of Brattle St is owned by the MWRA and their lease is up. The proposed new development will be offices and a ground floor garage for ambulances. The rest of the site will be employee parking.

The present condition of the site is two buildings and pavement. The proposed work would reduce the impervious area by 25% with a 25-26K sf reduction in impervious area. The onsite soils are not good for infiltration. The greenbelt along the brook will be maintained, large trees will be left intact. The paved lot will have stormwater directed to Garden St, an unpaved private way.

The site topography will not change that much but will include a net decrease in elevation. The FEMA elevation for this site is 17ft. The ground floor of the garage will be at 15ft. The garage will have three large bay doors.

Scott Bokini, owner/operator of the autobody shop next door and downstream on Garden St. asked if there was any way to help improve the bad drainage on Garden St. Mr. Connor said that even if this project didn't include drainage improvements to Garden St that he would continue to pursue improvements to the private way with the neighbors and the town.

Ms. Hodges asked what kind of barrier would be in place between the parking lot and Mill Brook. Mr. Connor said that they had not decided on what kind of fence or barrier to install. The Commission suggested a heavy timber rail, similar to what is used along the Minuteman bikeway. The Commission would include a condition that this fence/barrier be constructed in such a way as to allow light to penetrate to the brook.

The hazardous waste site history for the site includes a dry cleaner and furniture refinisher. The groundwater contamination has been completed and there seems to only be small amounts of soil contamination that will be removed when the buildings are demolished. Two buildings are coming down and only one is being built anew, so the impact to floodplain is for a net gain of flood storage capacity.

The Commission also will condition the inspection of stormdrain inlet on Garden St and if it doesn't have a deep sump, the unit

will be replaced with one that has a deep sump.

Mr. O'Rourke has also asked that the supporting calculations for the Hydrocad sheets be forwarded for his review. Mr. Menugian responded that the applicant would provide them.

Sullivan/Garnett motioned to close the hearing; motion passed unanimously.

Garnett/Sullivan motioned to approve the proposal with the above-mentioned conditions; motion passed unanimously.

8:15pm 0 SPY POND PARKWAY – NOTICE OF INTENT for a new single family home

Ms. MacGregor presented the project that includes building a new single family home outside of the Buffer Zone but includes yard work within Buffer Zone and Floodplain, regrading, invasive plant removal and restoration with native species.

Ms. MacGregor will conduct an existing plant survey to list what is proposed to be removed. The survey company will provide the Commission with a plan of the floodplain delineation.

Mr. O'Neill expressed his disapproval that there were no stakes on the lot to identify where the house was to be located.

Mr. O'Neill's mother lives next door and has observed many species of wildlife using this parcel including: snapping turtle nesting, muskrats, frogs, ducks, night heron, coyote, deer, carp. The stormdrain outlet from Spy Pond Parkway is on this lot and supplies water to the swale. The inlets on Spy Pond Parkway surcharge during rain events. They have a video of flooding through the lot to the church parking lot even during a 10-year flood.

Mr. O'Neill showed the board a plan from 1994 showing a delineation of wetland on the site (in the swale) performed by VHB. Ms. Beckwith will look into the files for this plan.

Ms. O'Neill commented that the existing trees provide a noise and sight buffer to highway.

The Commission will need the floodplain line, the stormdrain outlet, and paved walkway included on the survey plan, the existing tree survey completed, a new wetland delineation transect, and stakes on the site of where the house is proposed.

Hodges/Reed motioned to continue the hearing to October 20 at 8pm to allow for the submission of this additional information; motion passed unanimously.

COMMISSION BUSINESS (cont.) -

The Commission voted to convene at approximately 9:30 p.m.

Respectfully submitted,
Corinna Beckwith
Administrator