

Arlington Conservation Commission
Minutes
January 15, 2015

Mr. Stevens called the meeting to order at 7:30 p.m. in the Selectmen's Hearing room, second floor of the Town Hall. Present were Nathaniel Stevens, Charles Tirone, Curt Connors, Associate Michelle Durocher, David White, Associate Catherine Garnett, Susan Chapnick, Associate Mike Nonni, and Eileen Coleman of the Commission. Janine White of the Commission, was not present. Also present were Scott Jordan, Mary O'Connor, Ned Carney, Matt Worth, Elias Matteuchias, Fred Keylor, Nelson Hammer, Andrew Leonard, Alberto Gala, and Garth McSweeney.

7:30pm – Commission Business:

DWhite/Chapnick motioned to approve the 1/8/15 **minutes** with edits; motion passed unanimously.

Coleman/DWhite motioned to approve the 12/18/14 **minutes** with edits; motion passed unanimously.

7:45pm **Discussion** – Eagle Scout project at Meadowbrook Park, Garth McSweeney

Mr. McSweeney visited the site of the trail project with Ms. Beckwith and asked lots of questions of the Commission. He will return to the site with Mr. White to decide upon the exact layout of the trail. Ms. Beckwith will inquire about best way to interact with MWRA on the question of stairs at the sewer structure over Mill Brook. Trail markers may also be a good idea.

8pm **Notice of Intent** – 19 Massachusetts Ave

Mr. Hammer presented the additional areas of understory landscaping planned for the adjacent Alewife Reservation, to add additional mitigation area for the project. They also reported that Dan Driscoll of DCR has expressed a positive opinion of this work. The applicants will seek written consent from DCR for this mitigation work on DCR's land. The planting beds will be initially mulched along with the new plantings at the hotel addition, but then in the future the area will be allowed to naturally grow in. Watering is also done initially by the contractor, to establish the plantings for 2 seasons. These new plants will not be pruned or fertilized. The warrantees will cover replacement for dead plants for 2 seasons. Mr. Nonni stated that the proposed planting plan was acceptable in terms of the native species proposed for the riparian habitat and the sizes and spacing of the plantings.

Mr. Tirone asked about monitoring, inspection and removal of invasive plants. The applicant said invasives would not necessarily be removed. It was discussed that the plantings along the path should not impede sight lines based on types of plants and spacing proposed. Ms. Beckwith asked if the Commission would receive written

consent from DCR for these planting beds. Ms. O'Connor said the applicant is seeking this consent in writing from DCR.

The architect, Matt Worth, presented alternative architectural plans that would move the addition out of the 100-foot Buffer Zone/Inner Riparian Zone. The applicant stated that this option will cost 20% more: approximately 1 million dollars, making the project uneconomical and creating a design disfavored by the hotel brand. The hotel owners do not think this option is viable due to cost and because it requires an elevation change, an elevator, and an additional jog in the hallway, which they said would be a safety issue.

Mr. Connors asked if only the three rooms at the rear of the project could be eliminated instead of moving the entire addition. That would result in 9 rooms removed, since the addition is 3 stories high. The applicant responded that this is not cost effective.

Mr. Mattuchias recounted the changes that they had already made to the proposed design: moving the infiltration system, adding the new planting areas for 2:1 mitigation, producing these new architectural drawings, response to comments from the Town Engineer and Ms. White of the Commission. The conclusion of the applicants is that they cannot change the plans further.

Ms. Coleman asked if they could turn the two closest rooms and just lose 3 units, total. The applicant responded that they couldn't make the proposal any smaller and still be cost effective.

Mr. Tirone asked if they needed erosion control in the Alewife Reservation where the new planting areas are. Mr. Jordan didn't think that would be necessary as it is relatively flat through that area.

Mr. Tirone asked questions about reducing the parking spaces to have more room to move the addition. Ms. O'Connor said that the Town would not agree to a reduction in the required parking spaces and that parking is tight in this area already.

Ms. Chapnick asked how much of the existing building is in the 100' buffer zone. The respondents answered about 50%, much more than the addition proposed.

Mr. Mattuchias asked that the Commission come to a final decision at the next hearing.

Ms. Beckwith responded that the Town Engineer had some additional comments/questions and that he was to issue these soon. The Commission would like to consider those in its deliberation along with the Architect's alternative analysis plans presented this evening.

The Commission, with the applicant's consent, continued the hearing to February 5 at 7:45 p.m.

8:15pm **Notice of Intent** – Spy Pond Field tennis courts

Mr. Leonard presented plans to reconstruct the existing tennis courts at Spy Pond Field at the end of Wellington St. Portions of the existing courts are just within the 100 foot Buffer Zone to Spy Pond and the proposal is to completely remove them from the Buffer Zone. Only demolition work and then planting with new trees and grass will take place in the resource area.

The new courts will be built and half of that drainage will be infiltrated to a new system underneath the courts.

The operation and maintenance plan, to be maintained by the Town, was submitted with the drainage report. The sump in the catch basin in Wellington Street will be cleaned out post-construction and then maintained per the Operations and Maintenance plan provided in the Notice of Intent.

The Commission will review draft Orders at the next meeting.

Connors/Tirone motioned to close the hearing and approve the project with the above condition to inspect and clean out sediment from the catch basin after construction; motion passed unanimously.

Ms. Chapnick noticed after the applicant left that the plans for **Spy Pond Field tennis courts**, L.2, had an incorrect tree count and asked Ms. Beckwith to ask the applicant for the edited sheet to be filed.

Commission Business, cont.:

Mr. Stevens presented the latest edit of the **hazardous tree guidance** to be posted on the Conservation webpage. The Commission would like it to link to the DPW's tree page to provide consistency among Town departments.

Brian Rehrig, of the Arlington Land Trust, will send the Commission the draft estoppel agreement for the **Symmes** project for review at the next meeting.

Ms. Beckwith forwarded the **new fee list** that is presented in the permit filing instructions, for review by the Commission.

Mr. White will renew his **membership** on the Commission. Ms. Coleman would like to step down as a voting member, but remain an Associate member of the board. She will submit a letter describing this. Then the Commission can fill her voting position. Two Associate members of the Commission (Mr. Nonni and Ms. Durocher) may apply for the Full member position.

Mr. Stevens drafted a response letter to the management company of **22 Mill St** in regards to the large sycamore on their property near Mill Brook. Commission members recommended edits to the letter. Mr. Stevens will re-draft to send out.

Meeting adjourned at 9:39pm.

Respectfully submitted,
Corinna Beckwith
Commission Administrator