

Arlington Conservation Commission
Minutes
August 20, 2015

Mr. White called the meeting to order at 7:30 p.m. in the second floor conference room, of the Town Hall Annex. Present were Curt Connors, David White, Janine White, Mike Nonni, Susan Chapnick, and Associate Member Catherine Garnett. Chair Nathaniel Stevens, Member Charles Tirone and Associate Eileen Coleman of the Commission were not present. Also present were Bruce and Susan Wheltle, Steven Campbell, David Azanow, George Hailer, Lawrence Lessard, Jill and Robert Mirak, Gregory Ginet, Samit Chhabra, Kelsey Cowen, Kerri Oberhauser, Rob Gilmore and Melina Salerno.

7:30pm – Commission Business:

Connors/Chapnick motioned to approve the 7/9 minutes with edits; motion passed unanimously.

Chapnick/JWhite motioned to approve the 8/6 minutes with edits; motion passed unanimously.

7:45pm **Notice of Intent – 4 Mystic Bank**

Mr. Connors recused himself and left the meeting room.

Mr. Gilmore presented the work to replace the existing concrete wall at the shoreline with a mortared stone wall, 70 feet long, to the property line. If permission from the adjacent property owner is obtained they will do the whole wall, 92 feet long.

A bobcat will access the lower ground via the easement on a gravel surface. The easement also contains a town drain. Ms. Oberhauser agreed to meet with the Town Engineer on site to discuss the protection of this pipe.

The foundation of the new wall should be placed, if feasible, at the same depth as the existing wall.

The Commission will hold a site walk to this property on Monday 8/24 at 7pm.

Nonni/JWhite motioned to continue the hearing to the next meeting on Sept. 3, at 8pm; motion passed unanimously.

Mr. Connors returned to the meeting.

8pm **Notice of Intent – 25 Spy Pond Parkway**

This second floor addition will be built on the existing footprint of the house. The application was mailed to the Natural Heritage program. The equipment will access the

site from the front yard and only behind the erosion controls, if necessary in the backyard. The work will take approximately 3-6 months.

JWhite/Connors motioned to close the hearing; motion passed unanimously.

The Commission will review draft conditions and approve and sign this permit at the next meeting on Sept. 3.

8:15pm Notice of Intent – 1167R Massachusetts Ave

Jill Mirak presented the project to install a geothermal system to the rear of the Theodore Schwamb Mill building. Mr. Lessard continued to explain that the system will include borings and tubes filled with water and ethanol. A new plan sheet includes work to install a 4 foot high chain link fence along the top of the retaining wall of Mill Brook for safety reasons at the edge of the parking lot.

The borings will be made with a water well rig which is 6 inches in diameter. All cuttings (soil) will be stored and either backfilled into the holes or removed from the site and disposed of properly. The construction period will be approximately 6 weeks, to start in the fall.

The Commission reviewed the submitted landscaping plan and list of plants. They asked for species names for the plants.

Connors/Chapnick motioned to close the hearing; motion passed unanimously.

The Commission will review draft conditions and approve and sign this permit at the next meeting on Sept. 3.

8:30pm Notice of Intent – 86 Coolidge Rd, deck and renovations

Mr. Azanow submitted a variance request letter. Mr. Campbell submitted a revised design for the driveway/parking space which included the use of concrete block walls.

Ms. Beckwith conducted a site walk to confirm the wetland delineation. She found a stream emerging from the base of the stone retaining wall approximately 6-10 feet from the corner of the house. She also may have another question about the wetland line upslope of that submitted by the applicant's consultant.

The applicants explained that the single footing would be hand excavated, to place an 8 to 10 inch diameter sonotube to the depth of 4 feet, approximately 2 feet in from the rear corner of the proposed deck.

The Commission asked for more details about the block retaining walls for the parking space, in regards to weep holes, and tie-backs/deadmen.

The Commission asked the applicant what kind of mitigation they are proposing in consideration of the requested variance to build within the 25 ft no-disturbance zone. Possibilities include stormwater mitigation or invasive species management.

Mr. Ginet, who lives downstream of the proposed work, requested that a hand dug test hole be dug at the location of the footing.

The invasive species remediation should include dead tree removal, and tree care.

The Commission asked the applicant to submit 1) a letter reviewing alternative forms of support for the deck, 2) how the proposal may benefit the resource area with some form of mitigation, 3) modification to the wetland delineation line on the plan, and 4) diagram of the deadman/tie backs for the retaining wall with details of construction.

Connors/JWhite motioned to continue the hearing to 9/3 at 8:15pm; motion passed unanimously.

Commission Business, cont.:

Mr. White presented a **volunteer guideline** document, which still needs goals for specific sites. Chapnick/Connors motioned to approve the guidelines; motion passed unanimously.

The Commission discussed **volunteer** opportunities with Kelsey Cowen, new resident with training in environmental communications. She may help with drafting information for an Across Arlington program and some materials for Town Day.

Meeting adjourned at 10:26 pm.

Respectfully submitted,
Corinna Beckwith
Commission Administrator