

Arlington Conservation Commission
Minutes
December 3, 2015

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, Janine White, Mike Nonni, Charles Tirone, Susan Chapnick, Catherine Garnett and Curt Connors. Associate Eileen Coleman was not present. Also present were Bruce Wheltle, Steve Revilak, Julie Rioux, Rich Kirby, Kevin Cunniff, Colin Walsh and Dennis Sullivan.

7:30pm – Commission Business:

Connors/JWhite motioned to approve the 11/5 **minutes** with edits; motion passed unanimously.

DWhite/Chapnick motioned to approve the 11/19 **minutes** with edits; motion passed unanimously.

The Commission asked that Ms. Beckwith ask DPW to install **No Dumping** signs at McClennan Park.

Ms. Beckwith requested help to compose content for this year's **Annual Report** due on Jan. 15th. Ms. Chapnick agreed to write about the NRD grant proposal. Mr. White agreed to write about the Eagle projects at Window on the Mystic. Mr. Tirone agreed to write about the Community Preservation Committee and the Waterbodies review.

7:45pm **Notice of Intent** – Brookside Condominiums

Mr. Kirby presented the project to replace one third of the building that was gutted by fire. They are asking for a waiver for part of the fees. The rebuild is for 31 units. The entire property is within floodplain, with 11 units below grade, approximately 1 to 2 feet.

Mr. Stevens asked that the erosion controls and construction fencing be installed at the edge of the parking lot along the southern portion of the eastern border of the property.

The previous pool replacement project has been completed under a separate permit.

Ms. Beckwith asked if the lower units were going to be flood-proofed. The applicant's responded that the foundation was not being altered, and so no flood proofing was being proposed. The units have sump drains and pumps. There was no evidence of past flooding into the units. Mr. Kirby responded that since less than 50% of the building was being reconstructed that they were not required to floodproof under FEMA.

Ms. Chapnick asked that the demolition debris be removed daily from the site. The applicants agreed with this request.

Mr. Stevens asked that a construction fence be added to the southern portion of the eastern boundary. The applicant agreed with this request.

Ms. Beckwith asked that any landscaping plants that are re-installed be native plants.

The applicants asked that the additional unit fee in floodplain be waived due to the hardship of the owners of the units that were displaced by fire. DWhite/Connors motioned to approve the waiving of the per unit fee; motion passed 6-1, Mr. Tirone opposed.

The applicants stated that the roof drains currently enter subdrains. The new roof will be the same as the old roof.

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

Nonni/JWhite motioned to approve the project with the above conditions; motion passed unanimously.

Ms. Beckwith expressed concern for the ground floor units with floors below the ground surface in the floodplain.

8:15pm Notice of Intent – 111 Sunnyside Ave

At applicant's request, Chapnick/JWhite motioned to continue this hearing to the Dec. 17 meeting at 7:45pm, in order to review the newly submitted materials; motion passed unanimously.

8:45pm Discussion – Waterbodies Assessment working group

A draft table and recommendations were distributed to the Commission for review. The Commission will discuss and finalize at the next meeting on Dec. 17.

9 pm Discussion – Spy Pond Park shoreline stabilization project

This is a project that will be proposed for Community Preservation Act funding. The Commission discussed the project and Mr. Tirone provided updates on the Community Preservation Committee.

Commission Business (cont.):

Ms. Garnett drafted the Order of Conditions for **71 Dothan St.** Tirone/JWhite motioned to sign and approve the permit with minor edits to the draft version; motion passed with DWhite abstaining.

The Commission is drafting a revised **Mystic Riverfront Restoration** project grant application to DEP.

Meeting adjourned at 9:30pm.
Respectfully submitted,
Corinna Beckwith
Commission Administrator