

Arlington Conservation Commission
Minutes
January 19, 2017

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 Chair Nathaniel Stevens, Commissioners Mike Nonni, Charles Tirone, Curt Connors, David White, and Janine White, and Associate member Eileen Coleman. Susan Chapnick and Catherine Garnett (Associate) were not present. Also present was Bruce Whettle, Aimee D'Onofrio, Ben Ferber, and Joe Alulia.

7:30pm **Commission Business**

Minutes from 1/5/17: CConnors motioned to approve minutes of January 5th with a minor edit, DWhite seconded the motion. Motion passed unanimously.

Administrator Position

The position and description for a Conservation Administrator has been posted and distributed. Mr. Stevens requested it be circulated to anyone interested in the position.

Spy Pond Edge and Erosion Control Project

Mr. Stevens mentioned that Jim Feeney from the CPAC thought this project schedule might be 'ambitious' as the project is requesting full funding in one application. Discussion on whether the current construction contingency of 10-15% was adequate or should be increased, with consensus reached that it should be increased. Mr. Tirone to contact Clarissa to clarify if she meant the overall project cost should be increased on the application or cost breakdown should be reallocated. There is still concern for having a construction administrator to represent the Conservation Commission on site during construction.

Hills Pond

Mr. Tirone reported the CPAC wants to fund a study of the pond in lieu of performing invasive removal for a year. The study would hopefully identify and recommend improvements and projects for the pond. Repairs might also be needed to the weir and the water vault.

Water Bodies Fund

The Water Bodies group met prior to the Conservation Commission meeting to discuss the budget request. Mr. White reported on McClennen Park that Brown and Caldwell needs to budget additional money for assessment findings and additional steps. Mr. Tirone noted that if a project were to develop from the Hills Pond study, there is currently no one to manage the project.

Conservation Commission Membership

Ms. White reported that she declined being reappointed for another term on the Conservation Commission.

Certificate of Compliance (COC) – 71 Dothan Street & Laurel Street

The applicant Joe Alulia asked what was the status of issuing the Certificate of Compliance for 71 Dothan Street approved at the last meeting. Mr. Tirone stated the paperwork was completed on Tuesday, and put in the mail on Wednesday.

7:45pm Notice of Intent – 18 Nourse St.

Applicant requested a continuance to 2/2/2017.

At the applicant's request, DWhite/CConors motioned to continue this hearing to 2/2/2017 at 7:45pm; motion passed unanimously.

8:00pm Notice of Intent – 88 Coolidge Road

Four proposals have been received to date for a peer review on the application. Epsilon Associates has withdrawn their proposal. Mr. Connors noted that only one proposal included any additional research/review of record plans; all others were for review of application documents only. The Commission is awaiting one more potential proposal from Horsely/Witten, if it is determined not to be a conflict of interest.

Applicant requested a continuance to 2/2/2017.

At the applicant's request, CTirone/MNonni motioned to continue this hearing to 2/2/2017 at 8:00pm; motion passed unanimously.

8:15pm Working Session – 11 Princeton Road

Aimee D'Onofrio and Ben Ferber, property owners, presented two concepts for a new deck. They would like to remove the existing concrete deck/shed and replace it with a wood deck. Option A proposed the deck closer to Spy Pond (by roughly 4-ft) than the existing deck with 5 footings. Option B proposed the deck further from Spy Pond than the existing deck, but lower to the ground, with 7 footings. Crushed stone would likely be installed under the deck. Mr. Connors suggested proposing native plantings in lieu of grass in the buffer zone. He also stated the applicant should propose a planting plan for the Commission to review and comment on.

Aimee D'Onofrio and Ben Ferber presented concept plans to resurface and expand their driveway. Existing driveway is in poor condition and needs to be replaced. They are considering pervious pavers, and want to expand the driveway to fit 2 cars. The existing driveway is within the 100-ft buffer zone to Spy Pond. Considerations given from the Commission included:

- Will need to provide some infiltration for the increase in impervious area. Perform test pits for drainage design.
- Pervious pavers are best on slopes flatter than 5%. Existing driveway has a slope of roughly 10%
- Review zoning requirements regarding if parking spaces have to be behind the front yard setback
- Review zoning and building requirements for how close a retaining wall can be to

a property line.

Other items the Commission recommended they include with their application:

- How will existing features be demolished? Will large equipment be needed?
- How will existing material be removed from site?
- How will the deck foundation be installed?
- Consider infiltrating roof drains.
- A plan showing measurements/distances from Spy Pond, erosion control, design of infiltration system, detail of retaining wall, equipment being used is recommended. A new plot plan is not needed.

9:20pm **Commission Business** continued:

Discussion – 12 Clyde Terrace appeal

The Commission discussed the appeal in Superior Court of its decision to deny a permit for work at 12 Clyde Terrace under the Wetlands Bylaw. The Commission recently reviewed a copy of the Complaint filed by the applicant-developer. The Commission discussed the developer's attorney's settlement overture and decided to seek input from Town Counsel and continue discussion at its next meeting.

Meeting adjourned at 10:10pm.

Respectfully submitted,
Janine White, Commissioner