

Arlington Conservation Commission
Minutes
July 6, 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, Commission Members David White, Mike Nonni, Susan Chapnick, Janine White and Charles Tirone and Associate Member Catherine Garnett. Also present was Interim Administrator Eileen Coleman. Commission member Curt Connors was not present. Also present were Evangelios Sterianos, Bill Copithorne and Bruce Whelple.

Minutes:

DWhite/Tirone moved to approve the minutes from June 15, 2017, with edits; the motion passed unanimously.

Administrative:

MACC membership

DWhite/Tirone moved to approve the invoice for \$656 received from MACC. Ms. Coleman will see it is paid.

August 2 or 3 meeting

Mr. Stevens explained that it had been proposed to move the August 3 Conservation Commission meeting to August 2 to accommodate Jim Vernon, Nobis Inc., to attend the continued hearing for 88 Coolidge Road. Everyone but Mr. Tirone is available and he will miss only this one hearing which he could make up if it is tape recorded. The Applicant agreed that Ms. White will also be able to vote on the Coolidge Road hearing.

Town Day (Sept. 16)

The Conservation Commission will share a booth with the Planning Department.

Newsletter

Ms. Coleman is to solicit articles for a newsletter to be issued in time for Town Day. Subjects will include:

Mystic Riverfront Restoration Project – Ms. Chapnick will write;

Mill Brook CPA Project and the Reservoir Master Plan – Mr. White will write;

Spy Pond Shoreline Restoration Project – Ms. Coleman will confer with Ms. Garnett after Contractor selected for wording;

Tree Survey – Ms. Coleman will get final numbers to include in box.

Request for Determination of Applicability - Town Water Mains Bow St. & Mill St.

Documents used at meeting included:

RDA Application submitted June 8, 2017

Bid #17-32 2017 Water Distribution system Improvements Various Locations, 10-sheet plan set, dated May 16, 2017.

Mr. White recused himself as he lives on Bow St.

Bill Copithorne, Assistant Town Engineer explained that the Town of Arlington attempts to do 1-2 miles of mains repairs annually. The points chosen this year touch on Riverfront Area; these include a small segment on Bow St. and a longer segment further east on Bow St. in front of Taylor Rental for a total of close to 400 linear feet. The existing mains are made of cast iron pipe in place since the 1920s and it is hoped to upgrade them to ductile iron pipes. Silt sacks will be placed in catch basins and erosion controls will be placed on the slope close to the Brook. Weekly sweeping of roadways will occur and daily sweeping within the 200-foot Riverfront Area.

There are two water lines on Mill St, one high pressure and one lower pressure. It is proposed to replace both. The 380-foot portion of the 6" line to be replaced is almost all within the 200-foot Riverfront Area.

The Contract has been put out to Bid and it is hoped it will begin in early August and end by November 15. Any portion that cannot be completed by November 15 will be postponed until the following Spring. Work on both lines might occur together or separately depending on the Contract.

In response to a series of questions from Mr. Tirone, Mr. Copithorne said that there will be curbing most of the way along the road, there will be no dewatering although the Town has standard wording that can be supplied to Contractors if needed, and grass spots will be seeded immediately.

Ms. Garnett asked if there would be digging in the street to which Mr. Copithorne responded yes, the old pipe is being removed, there will be trench restoration for winter and the road will be repaved in spring. From the audience, Mr. White asked about disruption to neighbors and if lead feeder lines would be replaced. Temporary water service will be provided during construction and likely temporary aprons over driveways; there will be full or partial detours during those times. Also, the town will offer to change old cement or lead feeder lines encountered.

Mr. Tirone was of the opinion that erosion control would not be required other than silt sacks as there are curbs present. Mr. Copithorne could converse with the Conservation Administrator for particular placement. Tirone/JWhite moved to issue a determination of applicability that the project is in the Arlington Conservation Commission's jurisdiction but is unlikely to impact the resource area subject to protection under the Wetlands Act and Arlington Wetlands Bylaw so no Notice of Intent has to be filed. The determination will note that the Conservation Commission did not verify the resource area boundaries. The motion passed unanimously.

Discussion – Spy Pond Sandbar – P. Schweich

Mr. Stevens said that Mr. Schweich had elected not to attend the Commission meeting so there would not be any discussion on this matter.

Discussion – 17 Reed St Plan Change

Documents used at meeting included:

Notice of Intent Plan 17 Reed St, signed and stamped September 2016

Letter Report re: Emergency Inspection and Evaluation of partial Demolition of Existing Home Located at 17 Reed St, produced by Robert M. Desrosiers, PE, on June 8, 2017

Basement Plan and Basement Wall Section sketches signed and stamped by Michael J Burke, PE, dated June 22, 2017.

Mr. Evangelos Sterianos of Evans Construction explained that the LC from Northstar had braced the front wall of the house at 17 Reed St. when demolishing two walls, but the whole house collapsed. The contractors met with the Arlington Building Inspector and two engineers. A second inner wall was revealed when the site was cleared. It is proposed that the inner wall be removed and the front wall will remain. They will bring the crumbling wall down to grade level and will build a new wall inside that wall. They might dig and pour it in 10' sections. Mr. Sterianos confirmed that the Building Inspectors had not inspected the foundation in advance but will be on site from time to time to oversee the rebuild.

Mr. Stevens mentioned the erosion and sediment control that was lacking when Ms. Coleman viewed the site on June 8. According to the original plan, Riverfront Area and the Wetland buffer zones are shown and erosion controls are shown around the whole work site.

Mr. Sterianos said he had told the workers to stop and adhere to the Order of Conditions.

The rubble pile is located at the southern side of the site and will be moved next week.

Ms Chapnick reminded Mr. Sterianos to contact the Conservation Admin before construction begins so sediment controls can be inspected and approved.

Ms. White pointed out that French drains are depicted on the original drawing and asked if a test pit can be dug to ascertain if they can use an infiltration system.

In response to other questions Mr. Sterianos confirmed he has his building permit; the roof line and house design will not change as only 10" is being taken from one side; the roof will be pitched towards the infiltration system; the washout station for cement will be where the stockpile currently is; and washout will be done with a wheelbarrow.

Mr. Tirone asked that the washout area be demarcated with straw bales.

Ms. White agreed that once erosion control is in, they could pour the foundation while testing for infiltration needs.

Mr. Sterianos said he will contact Rich Kirby for test pit information and will make sure a soil scientist or someone who understands soils oversees.

Nonni/JWhite moved to issue interim approval for the foundation after erosion controls are in place; it is also understood that the applicant will investigate the infiltration requirements and whether the proposed infiltration unit will work in the existing soil and for the design and then report back to the Commission. The motion passed unanimously.

Ms. Coleman to confirm interim approval via email.

Public Hearing – Revisions to Commission’s Wetland Regulations

Documents used at meeting:

Draft Copy of Arlington Regulations for Wetlands Protection, dated June 26, 2017

Mr. Stevens had distributed some proposed changes to the regulations for discussion this evening. Jenny Raitt, Director of Planning in Arlington, had requested more time to review his proposed changes. So there will be at least one additional hearing to discuss potential changes.

Ms. Chapnick had a number of suggestions and questions about the proposed changes;

Definition of a Lot: if we can redefine what a lot is, in order to be less confusing, she suggested saying that lots could be treated as one if they have historically been treated as such.

Mr. Stevens agreed and explained his changes.

Trees: There was a discussion about Section 24 involving different approaches to Trees, including replacement values, and possibilities for variances.

Section 25/AURA: Discussions included the subjects of impervious area and setbacks.

From the audience, Bill Copithorne pointed out that the RDA process is almost as onerous as the NOI process. Mr. Tirone suggested that the Town could consider adopting a general permit, which would avoid abutter notification. Mr. Stevens noted that the Bylaw does not actually require abutter notification.

Miscellaneous

Ms. Coleman explained that the resident of 4 Edith St would like DPW to cut down two trees in the floodplain that are overhanging her property or the walkway. The Tree Warden agreed they are unhealthy. Ms. Coleman will request that DPW remove and replace the trees.

Zoning Reform Workshop will take place on July 13 at 7 p.m.

Meeting adjourned at 9:50pm.

Respectfully submitted,

Eileen Coleman

Temporary Conservation Administrator