

Arlington Conservation Commission
Minutes
April 5, 2018

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 Commission Members Nathaniel Stevens, David White, Mike Nonni, Susan Chapnick, Charles Tirone, Curt Connors, Pam Heidell, and Associate Member Cathy Garnett, along with Conservation Agent Lela Shepherd. Also present were Dan Cameron, Debbie Wall, John Barrows, John Carney, Sydie Marcuse, Deborah Nowell, and Bill Miller.

Administrative:

3/15/2018 Minutes

C. Connors motioned to approve Minutes as edited, P. Heidell seconded, all were in favor, motion carried.

Budget Review

L. Shepherd was able to locate two accounts, one for educational expenses, and another for permitting fees. There is a balance of \$2,623.07 in the educational expenses account and \$15,488.29 in the permitting fees account as of 2/28/2018. A third account, called the Conservation Land Fund, has not yet been located in the new MUNIS system. Planning Director, Jenny Raitt is currently looking into this. At the account statements saved by Cori Beckwith and identified by N. Stevens at the meeting, there was approximately \$24,000 in the Conservation Land Fund. L. Shepherd will use the account statements to help ascertain the status of that account. L. Shepherd will consult the Department of Revenue Guide to see if money can be spent out of the permitting fees account to pay for repairs at the Mystic River Restoration Project.

Ecofest Report

L. Shepherd and S. Chapnick were able to produce a Spring newsletter in time to handout at Ecofest. The Commission expressed gratitude to the Lands Stewards Coordinator, Ellen Cohen for helping out at the table for the entire time of the event. Sign-ups brought in six new land stewards and two people interested in conservation news. It was a very successful event overall.

The Great Arlington Clean-Up Day

C. Garnett and M. Nonni, along with Conservation Agent, Lela Shepherd with meet with the Arlington Land Trust on 4/12/18 from 6-7pm to discuss management of the Symmes Woods conservation land and clean-up day on 4/22/18. S. Chapnick mentioned that there is a missing marker which identified the property as conservation land.

Native Plants List

L. Shepherd will alter the Native Plants List to state "not Sycamore Maple" to avoid confusion with the American Sycamore (approved) and the Sycamore Maple (invasive; not approved).

Reservoir Master Plan

There was a public meeting on 4/3/18 in the Senior Center, which was well attended. C. Tirone commented that the Mill Brook should be called out in the Reservoir Master Plan as an item needing further study. C. Garnett noted that the design for the entrance to the park is very urban looking and is in danger of losing its natural character. P. Heidell echoed this concern. C. Garnett also mentioned that some of the trees in the parking area were planted there as mitigation and should be left undisturbed.

Notice of Intent- 62&64 Fairmont

John Carney and John Barrows

Documents Reviewed: Proposed Site Plan; Notice of Intent

The property is located between Fairmont and Lafayette streets and is currently a 8,050 sq. feet lot with a

two-family home (footprint of 1,574 sq. feet) and a 2,070 sq. feet of pavement in the back of the building on the Brook side. The Resource Area is Riverfront Area, Bordering Land Subject to Flooding associated with Alewife Brook. The concrete area, and the lot in general, in the back of the building is sloped towards Alewife Brook. The outer 100 feet of the Riverfront Area falls within the lot. The closest area of the house to the Brook is 94 feet, however, the concrete to the Brook is only about 47 feet. There is a small area of the lot that lies within the FEMA 1%-chance flood zone, this is the area that currently contains the parking lot. The proposal is to demolish the existing structure and rebuild the existing 1,570 square foot house to a 2,490 square foot house but with a considerably smaller driveway than the existing site. The applicant is proposing to remove the entire pavement in the back of the house and replace with a grass lawn. There is a proposed impervious surface reduction of 510 sq feet. A stormwater recharge system is also proposed to reduce roof runoff on the site. The side of the buildings will be lawn. There will not be a deck. Erosion controls will be provided during construction, this will include silt sacks over any nearby catch basins. Utility work will be primarily outside of the Riverfront Area.

S. Chapnick asked about a vegetation planting plan to improve the urban nature of the area. Mr. Barrows replied he was open to recommendations but wanted to market the 2-family home as having a large lawn. There is only one tree currently on the site which will not be removed. P. Heidell asked about parking on the side of the house: what would prevent parking and the conversion of grass to paved areas for parking in the future. In response, the Mr. Barrow indicated there will be short retaining walls in that location so it will be closed off to vehicular access. The chain link fence in the back of the property will be removed. S. Chapnick noted that this provides an opportunity to plant some native plantings as a barrier. C. Tirone requested a landscaping plan to further improve the site for future generations and add a riparian area. S. Chapnick asked if the Applicant had addressed the new climate change regulations. The applicant filed prior to the new Regulations being posted online, so will not be required to adhere the new section on climate change resilience.

Test pits have not been conducted to make sure the recharge system will work, but Mr. Barrows has tested the soil in other lots in the area. There is no official O&M plan for the recharge system because DEP does not require it. The Commission requested that the applicant provide an O&M plan along with a planting plan that will be coordinated with L. Shepherd and reviewed by the Commission at another hearing. Applicant agreed to provide such plan and an O&M plan. The Commission would prefer to see trees in addition to shrubs. This can create a buffer between the lawn and street and allow for some privacy.

Public Comments

Suzy Markuza-abutter

Stated this would be an improvement over what is currently there, as it is an eyesore. Asked about a fence along the sides of the property. No side fences are proposed. Ms. Markuza noted that the pavement that connects to her property from theirs has tree trunks that are tearing up the concrete. Mr. Carney explained he is not planning to remove the stumps as they stabilize the soil. She wanted to know about which plantings will be there as she is looking into solar energy and doesn't want it to affect shade. The property will be sold as two condos when complete.

D. White motioned to continue the hearing to 8:30pm on 4/26/18, C. Connors seconded, all were in favor, motioned carried.

Request of Determination

Bill Miller, representative for owner John Finochetti

There are currently three underground storage tanks for gas and one heating oil tank. The proposal is to remove the gas and heating oil from the underground storage tanks and then to remove the tanks themselves from the northwest side of the property in order to not disturb easements on the other side. A licensed site professional (LSP) will check the holes and screen the soil after removal. Laboratory analysis will occur if soil screenings come back with contaminants. The holes will be filled to grade with Arlington soils and then covered with either crush and run or asphalt. Assuming that no problems arise, the work will take 2-3 days. Soil will be stockpiled and go back in the hole if it has been cleared by the LSP, it will have to have less than 2 parts per million of loss of product (oil leakage) in order to not have to go to the lab. Mr. Miller put

the tanks in 15 years ago and believes the soil will not test poorly because there is a computer in the ground that monitors any leaks and it has never declared one. The stockpiles will not be covered if they test negative for any contaminants. If they test positive, than they place plastic underneath and over the pile. The applicant and Mr. Miller measured the distance to the Riverfront Area and determined the extent of work to fall just outside of the 200 foot buffer.

D. White expressed concern about soil making its way into the resource area. The applicant will ensure the proper erosion controls are in place. The fire department will be on-site the day of work and will be informed 24 hours in advance using form 290.

C. Tirone motioned to issue a negative-negative determination for no jurisdiction, S. Chapnick seconded, all in favor, motion passed.

Emergency Storm Response Policies

S. Chapnick motioned to give the Conservation Agent authority to make determination of private tree removal (without replacement or permitting or hearings) after storm damage and to ask for help if needed, D. White seconded, all in favor, motion passed.

Meeting adjourned at 9:33 pm.

Respectfully submitted,

Lela Shepherd
Environmental Planner/Conservation Agent