

Arlington Conservation Commission  
Minutes  
May 17, 2018

Mr. Stevens called the meeting to order at 7:40 p.m. in the second floor conference room of the Town Hall Annex. Present were Commission Members Nathaniel Stevens, David White, Mike Nonni, Charles Tirone, Curt Connors, and Associate Member Cathy Garnett and Conservation Agent Lela Shepherd. Susan Chapnick and Pam Heidell were not present. Also present were Richard Gallagher, David Logozzo, Katie Enright, Hossam Ali, Paula Herman, Melinda Greason, Tom Brown, Jennifer Hardy, and Rich Kirby.

**Administrative:**

5/3/2018 Minutes

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

Spy Pond Shoreline Erosion Control Project - Updates

L. Shepherd provided a copy of the new renderings for the design at Spring Valley St. Negotiations to use the abutter's property at 17.5 Lakeview St. were not successful so new plans that avoided their land had to be produced. The proposed bio-swale was lost but the bio-retention basin will still move forward.

L. Shepherd discussed preliminary materials costs for the preferred dock design, at \$42,000. The second design will no longer be developed beyond preliminary sketches as the preferred design was identified early on and unanimously to be a better programming decision for the park, and not to be less expensive.

Spy Pond Sand Bar

C. Connors requested an update on the Route 2 sandbar. The Commission will contact Brad Barber and get an update on the State's efforts to investigate the contamination and determine if remediation is needed and how to stop the problem from continuing. N. Stevens reported that Town Counsel is reviewing whether Town should/n't perform testing of the sand bar soil.

Filing Fees Expenditures

Due to unforeseen weather events, the Mystic River Restoration Project needs restabilization at a cost of near \$8,000. The filing fees account will not be able to cover these expenses per Dept. of Revenue guidance and rulings. This account would pay for expenses related to enforcing a violation but would be not be able to cover the costs of materials to solve the problem.

The Conservation Agent does not currently have her mileage reimbursed for project site visits, inspections, and enforcements. At the current federal reimbursement rate of 0.545 cents a mile, this would likely amount to between \$500-\$1,000 in yearly reimbursement, depending on the amount of permits filed and project activity around town.

M. Nonni motioned to approve \$200 for reimbursement of the Conservation Agent's mileage for carrying out her duties, through the remainder of the FY 2018, reimbursable monthly with a Commission vote, C. Tirone seconded, all were in favor, motion passed. C. Tirone asked about backdating the decision to reimburse for expenses occurred to date. The Commission asked the Conservation Agent to review past mileage and provide an estimate at a future meeting.

Tree Regulations Info Sheet

D. White will send the Tree Committee a request to add mention of Conservation Regulations to the Tree Regulations Fact Sheet, which are not currently stated.

Reservoir Update

The Reservoir work day was rained out but will be rescheduled in June. The Master Plan is being edited for a final draft. L. Shepherd suggested the draft be sent to Mike Rademacher at DPW to at least review the

operations and management sections.

#### Hatch Chester Invoice #5

C. Garnett stated no opposition to Invoice #5, provided she will request additional detail on 60% design completion status. C. Connors motioned to approve the invoice in the amount \$15,359.00 for work conducted from January through March, D. White seconded, all were in favor, no discussion, motion passed.

#### **Notice of Intent- 2 Garden Street**

A request was made by Fred Russell to continue the hearing in order to prepare a response to the Town Engineer's feedback on flood storage and stormwater drainage. D. White motioned to continue the hearing to 7:45pm on 6/7/2018 at the request of the Applicant, C. Connors seconded, all were in favor, no discussion, motion passed.

#### **Notice of Intent- 10-16 Mill Street, Highrock Church**

Katie Enright, Howard Stein Hudson  
Dave Lagazo, Highrock Church

Documents Reviewed: Notice of Intent; Presentation Plan, dated April 20, 2018

The project is located within 2 existing buildings at the corner of Mill Brook Drive and Mill Street. Highrock Church plans to turn the building into a new church and their administrative offices. In order to do this, they have to raise the height of the roof, create a new roof, and connect the two buildings with an entryway. The project falls within the 200 foot Riverfront Area of Mill Brook and, as a redevelopment project, requires an improvement to the resource area to be approvable. The site is almost entirely building and impervious surfaces. No impervious surface increases are proposed. The current paved parking area between the buildings would now be drainage from roof runoff rather than parking lot runoff. The building connection would act as a lobby for both buildings with a ramp at the back. A dry well is proposed to capture some, but not all, of the stormwater runoff. Forty-five square feet of green space will be transplanted to a different area to allow for the ADA ramp, so the Applicant stated there would be no net loss.

C. Connors asked what is located in the existing green space that is being replaced with concrete. Ms. Enright responded that it is underbrush, no trees are being removed. The replaced vegetation will be planted with perennials.

N. Stevens asked about the construction timeline. The Applicant responded with an approximation of 9 months to completion.

C. Connors asked about where the existing runoff goes. Ms. Enright explained that existing roof runoff collects and runs down into the Brook.

C. Garnett asked if the existing parking served as flood storage. Ms. Enright stated it does not.

#### *Public Comments:*

Hosam Ali, abutter at 6A Bacon St- wanted to know if road closure would be required. Ms. Enright stated it would not; the only roadwork would be to provide a crosswalk across Mill Street.

Paula Herman, abutter at 6 Bacon St- commented that there is a trash bin near the condos which overflows and creates bad smells as well as being an attractor for wildlife habitat. N. Stevens commented that the referenced trash bin is located beyond the Commission's 200' Riverfront Area jurisdiction, and, if the Applicant cannot address it, Ms. Herman could talk to the Board of Health. The Applicant does not currently propose any exterior trash storage, it will all be stored inside until disposed of at the curb.

C. Tirone asked about the type of trash that would be generated on the site and the volume. The Applicant stated they have not considered this yet but that there is no space on site for a dumpster.

C. Tirone asked what the roof material currently is. This was unknown. He asked why pre-treatment of roof runoff wasn't considered. Ms. Enright responded that all catch basins are located off of the property. He asked about a roof material that would be less heat sensitive, given the heat island effect in that area. Could they consider a white roof? Ms. Enright responded that they could potentially look at that.

Soil tests were not conducted to determine if the dry well was sufficient to capture all of the additional roof runoff. C. Tirone said that not enough information has been provided to prove that additional runoff will be captured and qualify as an improvement over existing conditions.

C. Garnett mentioned that Board of Health might require an exterior trash and the Applicant would need to return if the condition changed. Ms. Enright stated they would return to the Commission after kitchen designs were submitted to Board of Health if exterior trash was required.

C. Tirone stressed again that no improvements have been made to the area, which are required in the regulations. He would like to see some drainage calculations to show improvements. Ms. Enright argued that they are replacing the area with a cleaner use, because the site was previously used as an automotive service shop with a drain that drains to an exterior structure in the ground; they have not found an outlet for it, it acts like a grease trap, and is cleaned occasionally. C. Connors questioned whether ceasing use of the automotive shop drain is an improvement under the regulations if the drain does not currently drain into the resource area.

C. Connors agreed that the Commission should have calculations as to how much stormwater the proposed dry well is capturing. Ms. Enright stated the dry well would be 6.5 feet deep, for a total of 134 cubic feet. The 100-year flood elevation is at 37 feet.

C. Garnett asked about the historic high water table. The Applicant stated that they based the dry well on modeling not historic data.

The Commission requested the Applicant look into heat island effects, solar options, location of trash, and more information on drainage options.

D. White motioned to continue the hearing to June 7<sup>th</sup>, at 8:15 pm, C. Connors seconded, all were in favor, motion passed.

**Notice of Intent- 114-116 Milton St**  
Peter Speros

Documents Reviewed: Proposed Plot Plan, dated 2/28/2018  
Existing Conditions Designs, no date  
Proposed Landscaping Design, no date

Applicant is proposing an addition in the rear of the 2-family home which is located in the floodway. There is currently 100.8 feet of impervious surface under the porch. The addition proposes 98.1 feet of impervious surface for the basement structure and the stairs, 36 sq. feet for footings (4), and 3 square feet for sono tubes. The proposed development adds 30 square feet of impervious surface. Crushed stone is proposed underneath the new deck.

The Applicant discussed the proposed landscaping plan. There are 4 bushes proposed, 2 for each side of the development, and all comply with the Native Plants List.

C. Tirone asked if the 2:1 compensatory flood storage requirement was met, perhaps this could be reached by removing the concrete slab that is proposed to remain on the side of the new development. The Applicant did not consider removing the concrete but he is amenable to removing it as it serves no purpose. The compensation has not yet been met. The Commission requested that the Applicant return with a plan for providing the required 2:1 compensatory flood storage for that which is lost by the project.

The basement is proposed to extend 5 feet above ground, but begins 3 feet underground.

D. White motioned to continue the hearing until 6/7/2018 at 8:30 pm, C. Tirone seconded, all were in favor, motion passed.

**Notice of Intent- 107 Fairmont St**

Rich Kirby, LEC

Documents Reviewed: Site Plan, dated 4/19/2018

The proposed lot is just less than 6,000 square feet with a single family house that includes a wooden deck in the front. The base flood elevation is between 5-7 feet, the lot is relatively flat, and located within the 100-year flood plain. The Applicant proposes to demolish the existing structure and rebuild with a two-family house. The project would increase the flood storage capacity. Soil tests were completed to inform the flood storage calculations.

Trees along the property boundary consist of a Norway Maple and a Locust tree. They will not be removing these trees or pruning more than the 20% allowable.

N. Stevens asked about the floodplain calculations; the net increase in storage volume on the property should be corrected from 744 to 713 and from 718 to 575. The Applicant will revise these numbers; they are a typo and the numbers are correct in the NOI form.

The Applicant proposes to increase the gravel driveway with an additional 2 inches of gravel. It will remain permeable, and will not be stone dust. The Applicant will revise the plans to include material type.

C. Garnett expressed concern for the tree located on the southwest corner, stating that it would become a hazardous tree due to its proximity to the new structure. Because the tree is in the side yard setback there would be Bylaw requirements for replacement that come from the Building Department. C. Tirone believed the tree should come out because the new owner will think it is too close to the house and want to remove it themselves. The Applicant will remove the tree and replace with 4 trees on site.

The Cultech system captures 1,887 gallons of stormwater, the new design allows for 2,000 gallons.

The Applicant will provide a Driveway Spec, Tree Replacement details, and revise the compensatory flood storage table.

*Public Comments:*

Jennifer Hardy-abutter and an architect, asked about whether a perimeter grade berm is being installed, the Applicant stated it would be a frost wall, there is no need for a slab. Ms. Hardy asked about the impacts to the root system of the tree on the northeastern edge of the property. She was also concerned about the drip line of their 50 foot maple.

Cultech units are 12 inches high, with 6 inches of top stone and 8 inches of topsoil. The systems are shallow.

Ms. Hardy asked how the Applicant will ensure that the new owner keeps up with the O&M plan. She was concerned that the system would fail if not maintained. C. Tirone stated that these systems are fairly reliable. The Applicant stated he would be the home owner and the units would be rented.

D, White motioned to continue the hearing to 8:45 pm on June 7<sup>th</sup>, 2018, C. Tirone seconded, all were in favor, no discussion, motion passed.

D. White motioned to adjourn the meeting, C. Connors seconded, all were in favor, meeting adjourned.

Meeting adjourned at 10:15 pm.

Respectfully submitted,

Lela Shepherd