



## TOWN OF ARLINGTON

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### ARLINGTON CONSERVATION COMMISSION

Arlington Conservation Commission  
Minutes  
April 25, 2019

Mr. Stevens called the meeting to order at 7:37 p.m. in the second floor conference room of the Town Hall Annex. Present were Commission Members Nathaniel Stevens, David White, Charles Tirone, Mike Nonni, Susan Chapnick, Curt Connors, and Pam Heidell; Associate Commissioner Cathy Garnett; and Conservation Agent Emily Sullivan. Also present were Mary Trudeau, Richard Kirby, Christopher Manley, and Al Gala.

#### **Administrative**

##### 03/21/2019 Meeting Minutes

The Commission discussed edits to the draft minutes. D. White motioned to approve the minutes as edited, C. Connors seconded, all were in favor, motion approved.

##### 04/04/2019 Meeting Minutes

The Commission discussed edits to the draft minutes. P. Heidell motioned to approve the minutes as edited, M. Nonni seconded, all were in favor, motion approved.

##### Invasives Species ID and Management Training

E. Sullivan updated the Commission on the Invasives Species ID and Management training she is coordinating with the Land Stewards. A date and time has yet to be determined.

##### Spring Clean-Up Event

E. Sullivan summarized that the Spring Clean-Up Event will be held on Sunday, 4/28 from 9am-12pm. The clean-up will start at Hills Hill. The Arlington Land Stewards, UU Church parishioners, and other interested residents will participate.

##### Mystic Restoration Planting Event

E. Sullivan, S. Chapnick, and M. Nonni summarized the planting event. The event was successful - 64 third graders from the Thompson Elementary School learned about the Mystic Restoration Project and participated in planting native riparian species.

##### General Permit for Town

The Commission discussed the benefits of having a general permit for Town projects, such as sidewalk replacements, pipe removals, or stormwater unit installations. . P. Heidell asked if a

similar general permit could be established for certain aspects of residential projects that are considered minor activities under the State Wetland Protection Act and that don't require a NOI under state regulations. Some members of the Commission did not embrace this suggestion, and want to just start with exploring a general permit for Town projects. C. Tirone will send E. Sullivan general permit examples that the Town of Reading has formalized.

#### Dumping on Conservation Land- Washington Street/Clyde Terrace, Hibbert Street/Ruble Street

The Commission discussed recent illegal dumping issues on conservation lands. E. Sullivan clarified that the Hibbert Street/Ruble Street wooded lot is not conservation land, but owned by the Town and is under the jurisdiction of the Select Board.

S. Chapnick advocated for better maintenance of conservation lands. S. Chapnick proposed that maintenance of the conservation lands could be a volunteer or scout project. E. Sullivan will check with the Department of Public Works about removing excessive yard waste from conservation lands that have severe issues of illegal dumping.

#### **Working Session (continued from 4/04/2019): 47 Spy Pond Lane, Lot 1/A**

M. Trudeau was present for the Applicant. The Commission reviewed the documents they received from S. Seaver and M. Trudeau since the 4/04/2019 working session, including communication with Town Engineer W. Chouinard in regards to whether the Town would maintain a stormwater unit in Kelwyn Manor and three options for possible locations/sizes of stormwater units.

M. Trudeau addressed P. Heidell's question from last working session regarding the amount of finished space in the proposed structure. M. Trudeau stated that the finished space was just under 3,900 square feet. M. Trudeau also answered C. Garnett's question from the last working session, asking how this home compared with 12 Clyde Terrace, which S. Seaver also built. M. Trudeau stated that the home sizes are very similar, and that if the basement of 12 Clyde Terrace was finished it would amount to approximately the same size of finished space as 47 Spy Pond Lane Lot 1/A, which is just under 3,900 square feet.

M. Trudeau stated that the proposed stormwater unit at the intersection of Princeton Road and Alfred Road would be able to treat 5.2 acres and cost approximately \$24,500 and another \$10,000-\$20,000 for installation. S. Seaver would be willing to purchase the unit if the Town would pay for the installation and maintenance of it. E. Sullivan will contact Town Engineer W. Chouinard to determine the Town's interest and capacity to install and maintain the proposed unit.

S. Chapnick asked E. Sullivan to determine how the proposed square footage of vegetated mitigation buffer compares to the approved square footage of the vegetated mitigation buffer at 46 Spy Pond Parkway. E. Sullivan will also look into the approved mitigation measures for 88 Coolidge Road and see how it compares with what is proposed for 47 Spy Pond Lane Lot 1/A.

N. Stevens asked M. Trudeau if S. Seaver had reviewed the Commission's revised regulations to consider whether S. Seaver would agree to filing a new Notice of Intent under the current local regulations rather than the prior regulations. M. Trudeau stated that the current regulations are much clearer and since they are not more restrictive than the 2015 regulations, there is no harm in filing a new Notice of Intent.

M. Trudeau asked the Commission if there were other questions or information they wanted to obtain. P. Heidell stated that she would like to discuss the alternatives analysis clause of the local regulations with Town Counsel D. Heim. N. Stevens stated that since it is Town Meeting, D. Heim may be difficult to get a hold of but that he would try to reach him to discuss. E. Sullivan stated that she would ask W. Chouinard about the proposed off-site stormwater unit.

M. Trudeau recommended taking some time so that the Commission could collect the aforementioned information, after which she will come back for another working session. The Commission agreed with this approach.

**Notice of Intent: 88-90 Varnum Street**

*Documents Reviewed: 88-90 Varnum Street Notice of Intent and Plans  
Resource Area: Bordering Land Subject to Flooding, FEMA Floodplain*

R. Kirby, of LEC Environmental, presented the proposed project on behalf of the Applicant. The project involves refurbishing an existing multi-family dwelling unity, including: adding a dormer within the existing roofline, demolishing a large garage and extending off-street parking, removing and regrading existing paved areas, installing a porous paver patio and walkways, and replacement of footings associated with a third-story wooden deck. Mitigation measures for this project include installing erosion control measures, creating compensatory flood storage, and reducing the total amount of impervious surface on the site.

The project reduces impervious surface by approximately 761 square feet. The site currently has approximately 508 cubic feet of flood storage. The approved project will provide approximately 1,200 cubic feet of flood storage, resulting in an over 2.3:1 ratio of proposed to existing flood storage. S. Chapnick asked whether this project captures 100% of the roof run-off. R. Kirby stated that it does not capture all of the roof run-off, but does reduce the overall amount of impervious surface.

P. Heidell asked for an explanation as to how additional flood storage would be created by the project and the proposed LOMA. R. Kirby asked the Project's Engineer to respond. Alberto Gala, the project engineer, stated that since the project proposed to remove the existing garage, regrade the yard and excavate, and build a retaining wall, more flood storage is added to the site. A. Gala stated that a LOMA is a Letter of Map Amendment and that they would request one from the Federal Emergency Management Agency (FEMA). A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA).

N. Stevens asked R. Kirby to expand on his statement in the NOI about wildlife habitat in BLSF. R. Kirby replied that although 10-year flood area habitat is valuable, the existing site is already altered and therefore less valuable in terms of wildlife habitat. Therefore, this project meets the state and local regulations' performance standards for Bordering Land Subject to Flooding (BLSF).

C. Connors noted that with the removal of the garage, the site will now have more valuable backyard wildlife habitat.

S. Chapnick motioned to close the public hearing for the Notice of Intent for 88-90 Varnum Street. D. White seconded the motion, all were in favor, motion passed.

D. White proposed the following conditions to the Order of Conditions: maintaining in perpetuity the pervious surface as detailed on the approved project plans, installing all erosion controls as detailed on the approved project plans, and protecting all proximate downstream catch basins with appropriate erosion controls.

M. Nonni motioned to approve the project under the Act and Bylaw, C. Connors seconded, all were in favor, motion passed.

Meeting adjourned at 9:35pm.

The Conservation Commission's next meeting scheduled for Thursday, May 2nd, 2019 at 7:30pm in the second floor conference room of the Town Hall Annex.

Respectfully submitted,  
Emily Sullivan