

MELROSE CONSERVATION COMMISSION

Meeting Minutes

April 2, 2009

The meeting came to order at 7:35 p.m.

Present from the Commission were: Kevin Anderson, Richard Doucette, Keith Fleming, Kate Hickey, Susan Murphy and Joseph Nerden.

Absent from the Commission was: Steve Locke.

Present from the public were: Craig Bennett, Kevin Hegarty, Louis Izzi, Esq., Monica Medeiros, Paul Ormond, George Peterson, James Renier and Richard Williams.

Boy Scout Eagle Badge Project

Kathy advised members of a proposal for an Eagle Badge Project that R. J. Stoker would like to do. He is requesting permission from the Conservation Commission to perform trail maintenance on trails which lie on land that is under the care and control of the Conservation Commission. The Boy Scout put together a general report and description of his work, and Kathy read the report to the commission. The Boy Scout also made a map of the area and had outlined the conservation land. The two trails, which are approximately one mile each, are known as fire trails. The Boy Scout has to do his badge project by June before his 18th birthday.

The Boy Scout contacted the fire department with this proposal, and the fire department advised him to get written permission from the Conservation Commission to access the property because the land is under the care and control of the Conservation Commission.. The Boy Scout would like to clean-up the trails and remove the silt and branches. No weed whacking will be done. The Boy Scout may just use a shovel to push the silt off to the side. There will be no tree removal, and no saws will be used.

The Commission discussed the project and agreed that the description of the work to be done was a bit vague and that this project could be done but that a member of the commission should walk the site with the Boy Scout. The commission also agreed that more detailed information was needed.

MOTION

Commissioner Doucette voted to delegate this project to the Trails Committee, seconded by Commissioner Fleming, voted unanimously.

Commissioner Fleming will contact the Boy Scout, and Commissioner Anderson also volunteered to walk the trials with them.

786 Main Street
Old Red Cross Building

Commissioner Doucette walked the property. The tenant in front asked if Parks & Recreation would do some clean-up out back on their property. There is some Bittersweet and Poison Ivy in the back. The site looks messy but it is nature. There is one tree coming out of the asphalt which is dead. There is a second tree facing the water which is dead, and there is a third tree with a sign that is dead. It was agreed by the Commission that the dead trees are an issue and that the Parks Department should be notified since the trees are on their land. The Commission agreed to give the tenant permission to remove the Bittersweet and the dead trees. The Commission is going to contact Joan Bell at the Parks Department and tell her that permission has been given to remove the dead trees and the vines.

7:45 p.m. Public Hearing – Notice of Intent
For Subdivision at Boardman Avenue and Cranmore Lane
Five-Lot Subdivision

Chairman Murphy explained the issue with the legal ad and abutter notifications. The advertisement did not say the location. The hearing was then advertised last Thursday and courtesy letters for the abutters were sent in the mail. Chairman Murphy explained to the group that the applicant would make his presentation first and then the Commission would ask their questions and comments. After the commission has had their turn, the hearing will be opened for public comment.

Rich Williams, from Hayes Engineering and Louis Izzi, Esq., from Bell & Izzi, were present, representing Mark Hutchinson and Linda Bowman-Hutchinson regarding the six-acre parcel off of Boardman Avenue and Cranmore Lane. Back in the 1960's, Brad Hutchinson and his father purchased this property and had plans to develop a 23-lot subdivision. Mr. Hutchinson postponed building and gave the land to his children. The site has sat vacant for 50 years and has become a dumping ground for leaves and brush and other debris over the years.

The property is currently before the Planning Board and the Conservation Commission. The plans before the Commission this evening are for a 32-foot roadway surface. The plans are now out for peer review by AECOM, but no report has been submitted as yet. The plans for the drainage calculations were dated in February 2008 and changes have taken place since then, so they will be reviewing those calculations.

Mr. Williams stated that fees were submitted with the application. DEP commented that the applicant did not send in the correct fee and didn't include certain categories. Two fees were submitted for the construction of a single-family home in the buffer zone. Mr.

Williams read from the section of the regulations with respect to the fees. Each fee was \$250 and was submitted. Mr. Williams has put in two calls to the reviewer at DEP and has had no call back regarding any additional fees.

Mr. Williams described the work that is to be done on the property. Work is occurring within the buffer zone on the wetlands to the East. There is now a single family house on Cranmore and the wetlands are located behind that lot and up to this proposed subdivision. An ANORAD was approved previously. Work to be done within the buffer includes; the roadway proposed at 32' with two 5' sidewalks along with work associated with two of the five houses. The roadway is wider than the existing Boardman Ave. which is now at 25'.

There are two storm water management areas proposed at the entrance. One of the systems is within the 15' no disturb area and Mr. Williams stated that the width of the system has to be that size to hold the amount of runoff anticipated. Mr. Williams stated that the rate of runoff to the wetlands will be less after construction because runoff will be going to the storm water management areas. Runoff from the N. E. Power Co. that sheds over the property now will get caught in the catch basins, go into the pipe system and to the back of the Cranmore residential area. Two catch basins on Arlington will flow into the storm water management. There is also a 1:1 rip rap wall within the 15' buffer so that the storm water management area can be moved further from the boundary line. There will also be a temporary disturbance within the 15' no disturbance for drainage to the back storm water management. Bordering Land Subject to Flooding is shown at elevation 67. Mr. Williams said that no flood storage would be taken away, but they will be working within that area for excavation.

The existing pipe will be removed (proposed) aside from the roadway drainage that runs east and west towards the back of Arlington Road. It currently goes along Arlington Road and is proposing to pick-up in swale and treat it in the storm water management location. The catch basins will be running as flat as possible but have to be a bit above the wetland grade.

There are some big boulders located roughly within the storm water management area will need to be removed. If the roadway shrinks and the sidewalks are taken off, there will be some increase in the storm water management area. There could be some concern about the drainage and flooding if the pond is a bit oversized from a field standpoint. The neighbors would also benefit if it is bigger as well.

Chairman Murphy stated that the neighbors have requested a reduction in the amount of pavement in the roadway and sidewalks to the Planning Commission and the Commission is in agreement. Mr. Williams said that the applicant would be agreeable to reducing the amount of pavement and will revise the plans as soon as the Planning Commission tells them they can do a 24' roadway. Attorney Izzi said perhaps a request from the Conservation Commission will move things along. Chairman Murphy stated that the Commission would like to see a revised plan showing the new 24' roadway length and the sidewalk taken out because the current plan is not realistic.

Mr. Williams told the Commission that before the next meeting, a new plan would be submitted and that the Peer Review Committee changes would be reflected on that plan as well.

Members asked if alignments could be made to bring the limit of work further away from the wetlands. Mr. Williams agreed that there could be slight changes but everything has to comply with zoning and that they have been through the exercise to reduce it.

Mrs. Krafts had asked for the storm water management area to be moved as far away from her property as possible. Mr. Williams stated that the outfall from that pond will have to be within the 15 feet and that it is not a pristine wetland area. It is full of blasted ledge and, if anything, it would be an improvement from an environmental standpoint. Chairman Murphy asked if the berm and the detention pond had to be in the upland outfall, or if that assuming the roadway is narrowed, could it be moved. Mr. Williams pointed out that it would still need to provide the route to get in and out and that some rocks would need to be taken out and some plantings would be done. Chairman Murphy agreed that it would be an improvement to that spot and that it may benefit from a Waiver Request but again, stressed that if the pavement is reduced, could it be pulled back a little bit. Mr. Williams agreed that it would not be a big change when reducing the pavement and that it could be done.

Commissioner Nerden inquired as to the long-term Operation & Management Plan. Mr. Williams said that one had been done and that it was mostly mowing of the banks and berms and to also inspect the outlets. Commissioner Nerden asked who would do the work in the O&M Plan, and Mr. Williams said that he believed it was going to be the city because the city has an easement. Commissioner Nerden asked if heavy equipment would be needed, and Mr. Williams stated that he was unsure and wouldn't want to promise anything. There will be long-term access management and there will be full disclosure.

Commissioner Doucette inquired about the temporary basin. Mr. Williams confirmed that it would be temporary and then a permanent Storm Water Management area. Commissioner Doucette agreed that this would be an improvement and that the water should have gone downhill years ago. Mr. Williams said that the pipe will drain to the manhole. Commissioner Anderson asked if any borings had been done to drainage characteristics. Mr. Williams said that test pits had been dug at six feet. Commissioner Anderson stated that the slopes were high and asked if this was final. Commissioner Anderson also asked if the velocity had been checked. There is a ten percent slope and .4 is the minimum. A ten percent slope is steep. Mr. Williams stated that the road is steep. Commissioner Anderson stated his concern about the concrete pipe with slopes and that it was too shallow and too steep. Mr. Williams indicated that class V reinforced concrete pipe will be used which is adequate for this application. Mr. Williams said that 8 1/2 % is the steepest and not very steep for typical drain construction. Commissioner Anderson asked if hydraulic modeling was done for the outlet structure. Mr. Williams said hydraulic modeling was done to mimic what goes on with the existing condition.

Commissioner Anderson asked if that was in Peer Review, and Mr. Williams told the commission that it was.

Chairman Murphy asked if the commission had any more questions and if none would open for public comment.

Paul Ormond, 25 Arlington Road, addressed the group and wanted a description of the rip rap channel and the swale that goes along the border to Arlington Road. Mr. Ormond wanted to know how big it was and who would maintain it. Mr. Williams said that the city has an easement and that they would be responsible for the maintenance and that anyone could help maintain it as well. The swale is one-foot deep, it is a grass swale and that it is two-feet wide. Chairman Murphy asked what the swale picks up. Mr. Williams said that is at the backs of the homes for the driveways to go to the street. Chairman Murphy asked if dry wells had been considered. Mr. Williams said that dry wells had been considered but that one house and possibly another home could not have dry wells. Mr. Ormond wanted to know the height of the rip rap. Mr. Williams said it was eight feet. Mr. Ormond asked what kind of stones were going to be used in the rip rap and the size of the stones. Mr. Williams said that it was going to be two-by-two squares and that they would be placed. The stones are flat configurations and that it would be like a wall built on a one-to-one slope. Pictures of the rip rap will be brought to the Planning Board. Mr. Ormond asked what the purpose of the stone was and why grass was not being used. Mr. Williams stated that they were proposing stone and that grass would be at the back of the houses.

James Renier, asked who would maintain the area. Mr. Williams said the city would do the maintenance, but as a homeowner, they would have permission to clean it out as well.

Mr. Ormond told the group that he was in full support of the roadway becoming narrower and that it would be a positive change.

Kevin Hegarty, 11 Cranmore Lane, supports the narrowing of the roadway and the removal of one sidewalk and that he cares about the water coming off the property and that by reducing water going into the wetland, which abuts his property, it will be a good thing. Mr. Hegarty inquired about the survey that had been done back at the Mother's Day flood. Mr. Williams said that based on the observations the water went to three or four properties and was within an inch or two. Commissioner Anderson told the group that the commission had been involved in that and that the commission had walked the properties.

Monica Medeiros, Ward 2 Aldermen, addressed the group and stated that everyone was in favor to reduce the roadway and to eliminate a sidewalk. Also, to make sure that the retention pond is moved as far away from the homes as possible.

James Renier, 11 Arlington Road, asked if there was a buffer for the swale. Mr. Williams stated that starting at your property drops one and two not a big valley only to prevent run-off and to make it run in that direction. Mr. Renier asked if a homeowner could build

their own wall so they wouldn't have to look at the swale. Mr. Williams said yes.

Chairman Murphy asked when the next Planning Board meeting was. Attorney Izzi said it will be held on April 27, 2009.

Commissioner Doucette inquired as to if the impervious surface gets smaller and want to keep the pond the same maybe some could come off of Boardman Avenue or in that area. Mr. Williams stated that the recollection number was 71.8 at the edge and there is a couple of feet to the invert at 69.8 and is 69. It would be difficult to get it there because it would be below the detention. Commissioner Doucette mentioned that the bottom needs to be no lower, and Mr. Williams said that it had to be at roughly 71 to treat it.

Mr. Ormond addressed the group and asked why the circle could not be made smaller. Mr. Williams said that everything was set by code and that safety vehicles have to be able to have access and that the circle can't be made any smaller. Chairman Murphy inquired as to the landscaping of the island. Mr. Williams said that he was unsure of the landscaping details.

Commissioner Nerden inquired as to the location for the dry wells. Mr. Williams said that the elevation was 94 and that this circle was at 93. There is a good amount of ledge there and it wouldn't be a logical place for the dry wells. The circle is the high point of the roadway. There is also no spot for the infiltration. Commissioner Anderson asked if porous paved driveways had been considered. Monica Medeiros, BOA, suggested porous walkways as well. Mr. Ormond asked if the circle was flat. Mr. Williams said yes but that it is on rock. Porous pavement needs to be four-foot deep and can't dig four feet because there will be no infiltration.

Mr. Hegarty inquired about the pipe that drains to Saugus and the issues that are on the Melrose/Saugus line. Chairman Murphy said that the commission had been told by Melrose DPW that it was a Saugus issue. There were no further public comments.

Chairman Murphy reviewed the hearing. Chairman Murphy will write a memo to the Planning Board and will send a copy to Attorney Izzi. Chairman Murphy recommended that the hearing not be heard until after the April 27, 2009 meeting with the Planning Board and to also have the Peer Review comments before the next meeting. The hearing can be continued until May 7, 2009. Commissioner Nerden confirmed that the commission would like to have the amended packages prior to the May 7, 2009 meeting for review. Commissioner Anderson offered to attend the Planning Board meeting.

MOTION

Commissioner Doucette motioned to continue the Subdivision at Boardman Avenue and Cranmore Lane until May 7, 2009 at 7:45 p.m., seconded by Commissioner Anderson, voted unanimously.

Minutes

January 15, 2009 minutes have been reviewed.

MOTION

Commissioner Doucette motioned to approve the January 15, 2009 meeting minutes, seconded by Commissioner Anderson, voted unanimously.

Correspondence

Friends of the Fells Newsletter
Marketing Material
Board of Appeals Notice for 299 First Street
ESRI Maintenance Quote

Bills

The balance on the Education Budget is going to be checked.

Certificate of Compliance **Ell Pond Drains**

Commissioner Anderson suggested that the commission walk the site. A site walk has been scheduled for Monday, April 6, 2009 at 6 p.m.

Request of Compliance **Melrose Middle School**

The commission agreed to ask Stan Powers and Denise Gaffey to come in for the next meeting on April 16, 2009. The replication has been done but there are still issues on the site.

77 Swains Pond Avenue

The deadline for the restoration plan for 77 Swains Pond Avenue is April 9, 2009. The property has been flagged, and the delineation has been done. The Commission agreed to schedule a site visit before the April 16, 2009 meeting and would contact Kathy with a time.

Pond Treatments

The Commission agreed to put Towner's Pond on the agenda for the April 16, 2009 meeting and to invite the abutters. Ell Pond and Swains Pond will be discussed at a different meeting.

Subcommittees

The Commission agreed to organize subcommittees. Susan Murphy agreed to be Chair of the commission for another term. Commissioner Fleming is the Chair of the Trails Subcommittee, Commissioner Nerden is on the Water Quality Subcommittee, Commissioner Locke and Chairman Murphy are on the Open Space Subcommittee. The Commission agreed that once a month, at 7 p.m., prior to the start of the Conservation Commission meeting, the subcommittees would meet briefly.

Trail Map

The format for the new trail map is in the final stages. Chairman Murphy is working on the features for the legend on the map. Commissioner Nerden is trying to figure out the best way to print out contour maps and aerial photos for Commissioners to use in ground-truth trail systems to be added to the final map. Everything is coming together nicely.

Adjourn

The meeting adjourned at 10:20 p.m.

MOTION

Commissioner Anderson motioned to adjourn the meeting at 10:20 p.m., seconded by Commissioner Doucette, voted unanimously.

Respectfully Submitted,

Meredith L. Beauchesne