



Arlington Conservation Commission

Date: November 21, 2019

Time: 7:30pm

Location: Second floor conference room, Town Hall Annex
730 Massachusetts Ave, Arlington, MA

Minutes

Attendance: Commission Members Pam Heidell, Mike Nonni, Nathaniel Stevens, and David White; Associate Commissioners Cathy Garnett and Mike Gildesgame; and Conservation Agent Emily Sullivan. Commissioners Susan Chapnick, Dave Kaplan, and Chuck Tirone were not present. Also present was Ian Jessen.

10/03/2019 and 10/17/2019 Meeting Minutes

The Commission discussed edits to the draft 10/03/2019 minutes. D. White motioned to approve the minutes as edited, P. Heidell seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 10/17/2019 minutes. D. White motioned to approve the minutes as edited, M. Nonni seconded, all were in favor, motion approved.

Executive Session Meeting Minutes for 12 Clyde Terrace and 47 Spy Pond Lane: 02/02/2017, 04/06/2017, 05/04/2017, 06/21/2018, and 07/19/2018

The Commission discussed edits to the draft 02/02/2017 executive meeting minutes. M. Nonni motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. M. Nonni motioned to release the minutes as edited, D. White seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 04/06/2017 executive meeting minutes. D. White motioned to approve the minutes as edited, M. Nonni seconded, all were in favor, motion approved. D. White motioned to release the minutes as edited, M. Nonni seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 05/04/2017 executive meeting minutes. M. Nonni motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. M. Nonni motioned to release the minutes as edited, D. White seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 06/21/2018 executive meeting minutes. P. Heidell motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. P. Heidell motioned to release the minutes as edited, D. White seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 07/19/2018 executive meeting minutes. P. Heidell motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. P. Heidell motioned to release the minutes as edited, D. White seconded, all were in favor, motion approved.

Floodplain Encroachment Guide

The Commission reviewed the draft floodplain encroachment guide and discussed ways to improve it. The Commission requested that E. Sullivan look for more existing resources that better articulate why the floodplain is regulated and the technical analysis required to submit a permit for work in the floodplain.

Letters of Support for CPA Applications

P. Heidell summarized the preliminary applications submitted to the Community Preservation Act Committee. The applications include:

- 1) Continued historic preservation of the Jason Russell House
- 2) The final phase of the Wellington Park project
- 3) The next phase of the Reservoir Master Plan project
- 4) Updates to the Bracket School Playground
- 5) Restoration of the Old Burying Ground
- 6) Relocation of Veteran's Memorial Park to Cooke's Hollow
- 7) Update to the Open Space and Recreation Plan
- 8) Communitywide Archeological Reconnaissance Survey
- 9) Documentation of Historic Municipal Resources
- 10) Continued restoration of the Winfield Robbins Memorial Garden
- 11) Minuteman Bikeway Planning Project

The Commission has received requests for letters of support for several projects, including: the Wellington Park project, the Reservoir Master Plan project, relocation of Veteran's Memorial Park to Cooke's Hollow, update to the Open Space and Recreation Plan, and the Minuteman Bikeway Planning Project. The Commission reviewed draft letters of support for ~~all~~ projects 2, 3, and 7. The Commission requested that the project team for the Veteran's Memorial Park relocation to Cooke's Hollow attend the 12/5/2019 Commission meeting to discuss the final application and determine the Commission's involvement and support.

Ideas for Scout Projects

D. White asked the Commission for ideas for scout projects. The Commission agreed that possible scout projects could include: trail work at Mt. Gilboa, trail work at Turkey Hill, trail work or boardwalk construction at Meadowbrook Park, trail work at Crusher Lot, and trail work at Hills Hill.

Request for Minor Plan Modification: 36 Peabody Road

DEP File Number: 091-0313

Documents Reviewed:

- 1) *Notice of Intent for work at 36 Peabody Road, Arlington, MA, prepared by Applicant Eliza Hatch, dated June 6, 2019, revised September 3, 2019*
- 2) *Hatch-Jessen Back Yard Hardscape Plan, prepared by Rue Sherwood Landscape Design LLC, dated March 11, 2019*
- 3) *Hatch-Jessen Back Yard Planting Plan, prepared by Rue Sherwood Landscape Design LLC, dated March 11, 2019*
- 4) *Letter from Mass Wildlife NHESP regarding proposed work at 36 Peabody Road, dated June 19, 2019*
- 5) *Wetland Delineation Report for 36 Peabody Road, prepared by Mary Trudeau, dated August 21, 2019.*
- 6) *36 Peabody Road Conservation Plan and Survey, prepared by Rober Survey, stamped by Clifford E Rober PLS, dated September 4, 2019*
- 7) *36 Peabody Road Request for Minor Plan Modification and Plan*

Resource Areas:

- 1) *Spy Pond*
- 2) *100-Foot Wetlands Buffer Zone*
- 3) *Adjacent Upland Resource Area*
- 4) *Bordering Vegetated Wetland*
- 5) *Bank*

The Commission issued an approval OOC for this project on 9/19/2019. The project as approved included hardscaping and landscaping the backyard of a single family home on a parcel abutting Spy Pond. The existing backyard has an approximately 30-foot steep grade change, sloping down to Spy Pond. The backyard was approved to be hardscaped with retaining walls, stairs, and stepping stones creating a pathway. The stepping stones will be set in a porous material, such as grass, dirt, or woodchips. The walls total 368.29 square feet, the stairs total 136.86 square feet, and the stepping stones total 346.44 square feet. All hardscaping will be conducted by hand, with no heavy machinery. The OOC approved a total increase in impervious surface by ~851.6 square feet. The request for minor plan modification is proposing 4 additional wall segments spread throughout the AURA and totaling ~106 square feet for slope stability purposes.

D. White asked how the additional walls will impact water flow. I. Jessen stated all water flow will be directed towards the planted areas.

P. Heidell noted that the additional four walls would still be beyond the 50-ft Wetlands Buffer Area line.

The Commission agreed that the additional walls would reduce stormwater velocity and stabilize the slope around Spy Pond.

D. White motioned to approve the proposed minor plan modifications, M. Nonni seconded, all were in favor, motion approved.

Discuss Regulatory Update

The Commission agreed that the Arlington Regulations for Wetlands Protection should be updated in 2020. Areas for possible update include: alternatives analysis, plan requirements, stormwater calculations, tree/vegetation replacement, general permit, administrative review projects, cooling off period for applications, and climate change adaptation.

Meeting adjourned at 9:23pm.

DRAFT