



## **Arlington Conservation Commission**

Date: January 21, 2021

Time: 7:30pm

Location: Conducted through Remote Participation using Zoom

### **Minutes**

Attendance: Commission Members Susan Chapnick (Chair), Mike Gildesgame, Pam Heidell, Nathaniel Stevens, and David White; Associate Commissioners Cathy Garnett and Doug Kilgour; and Conservation Agent Emily Sullivan. Commissioners Dave Kaplan and Chuck Tirone (Vice Chair) were not present. Representatives for the Arlington Reservoir NOI hearing included: Joe Connelly (Recreation Department), Leslie Mayer (Park & Recreation Commission), Danielle Desilets (KZLA), and Mikey Marcus (SWCA).

### **01/07/2021 Meeting Minutes**

The Commission discussed edits to the draft 01/07/2021 minutes. N. Stevens motioned to approve the minutes as edited, P. Heidell seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, N. Stevens voted yes, and D. White voted yes.

### **Community Preservation Act Update**

P. Heidell updated the Commission on the applications submitted to the Community Preservation Act Committee for the FY2022 funding cycle. Ten applications were submitted, and will be presented to the Committee during public hearings on 01/27/2021, 01/28/2021, and 02/03/2021. Projects of interest to the Commission include the bikeway bridge at 19R Park Ave, Spy Pond playground renovation, Spy Pond north beach ramp renovation, Hurd Field renovation, and public land management plan.

### **Water Bodies Working Group Update**

D. White updated the Commission on the status of the Working Group's budget and annual report. The Working Group will submit draft documents to the Commission for review at its 02/04/2021 meeting.

N. Stevens motioned to approve the warrant article requesting that Town Meeting appropriate some amount of funding to the Water Bodies fund, M. Gildesgame seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, N. Stevens voted yes, and D. White voted yes.

**Request for Minor Plan Modification: 49 Spy Pond Lane (Previously 47 Spy Pond Lane Lot 1/A)**

MassDEP File #091-0318

*Documents Reviewed:*

- 1) *"Proposed Site Plan in Arlington, Mass." showing Lot 1 by Keenan Survey of Winchester, MA, scale 1:10, dated November 7, 2018, revised June 27, 2019, stamped by James Richard Keenan, P.L.S #30751.*
- 2) *"Planting Plan in Arlington, Mass." showing Lot 1 by Keenan Survey of Winchester, MA, scale 1:10, dated November 7, 2018, revised June 27, 2019, by James Richard Keenan, P.L.S #30751.*
- 3) *Order of Conditions for 47 Spy Pond Lane Lot 1/A, issued by the Arlington Conservation Commission, dated 05/18/2020, recorded at the Middlesex South Registry of Deeds 05/21/2020.*
- 4) *Unilock Permeable Paver manufacturer specification sheets*
- 5) *49 Spy Pond Lane Deck & Patio Rear Elevation & Partial Plan, design by HM Architects, dated 12/18/2020.*
- 6) *"Proposed Site Plan in Arlington, Mass." showing Lot 1 by Keenan Survey of Winchester, MA, scale 1:10, dated November 7, 2018, revised June 27, 2019, stamped by James Richard Keenan, P.L.S #30751. Revised by hand to delineate proposed patio.*

This minor plan modification requested installing a porous paver patio behind the new house at 49 Spy Pond Lane. The proposed patio would be in line with the approved porch, and would not extend any closer to Spy Pond beyond the porch.

The Commission discussed the proposed modification. The Commission agreed to approve the minor modification with the condition that the Applicant submits a stamped plot plan with the patio delineated. The Commission also requested that the porous paver patio is installed according to the specifications provided to and approved by the Commission for the porous paver driveway.

N. Stevens motioned to approve the minor plan modification with the condition and recommendation discussed, D. White seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, N. Stevens voted yes, and D. White voted yes.

**Deliberation: Notice of Intent: 210 Lowell Street, Arlington Reservoir Master Plan Phase 2**

MassDEP File #091-0327

*Documents Reviewed:*

- 1) *Arlington Reservoir Renovation Project Phase 2 NOI, prepared by SWCA, dated December 3, 2020*
- 2) *Arlington Reservoir Phase 2 NOI Plan Set, prepared Kyle Zick Landscape Architecture Inc, stamped by Kyle Zick RLA# 1163, dated November 13, 2020*
- 3) *Arlington Reservoir Phase 2 Stormwater Management Report, prepared by Woodard & Curran, stamped by Denise L Cameron PE# 56348, dated October 2020*

- 4) *Arlington Reservoir Supplemental Memo from KZLA, prepared by Kyle Zick Landscape Architecture Inc, dated December 30, 2020.*
- 5) *Arlington Reservoir Supplemental Memo from SWCA, prepared by SWCA Environmental Consultants, dated December 31, 2020.*
- 6) *Arlington Reservoir Phase 2 Revised Stormwater Management Report, prepared by Woodard & Curran, stamped by Denise L Cameron PE# 56348, dated October 2020, updated December 2020.*
- 7) *Arlington Reservoir Revised Parking Lot Plans, prepared by Woodard & Curran, stamped by Denise L Cameron PE# 56348, dated November 2020, revised December 30, 2020.*
- 8) *Arlington Reservoir Revised Tree Landscaping Plans, prepared by Kyle Zick Landscape Architecture Inc, stamped by Kyle Zick RLA# 1163, dated December 19, 2020, revised December 30, 2020.*

*Resource Areas:*

- 1) *100-ft Wetlands Buffer*
- 2) *Adjacent Upland Resource Area*
- 3) *Inland Bank*
- 4) *Arlington Reservoir*

This project consists of the second phase of implementation of the Arlington Reservoir Master Plan and includes the following activities: parking area and stormwater improvements; improvements to existing pathways to make them accessible under the Americans with Disabilities Act (ADA); renovation and addition of new recreational facilities; shoreline bank stabilization; and upland habitat restoration and invasive species removal. This project requires Order of Conditions from the Arlington and Lexington Conservation Commissions. The project was initially presented to the Commission at its 12/17/2020 meeting, and was continued to the Commission's 01/07/2021 and 01/21/2021 meetings.

S. Chapnick asked the status of the Lexington Notice of Intent. M. Marcus stated that the Lexington Town Engineer reviewed the project, but there were no substantial changes to the project. The Lexington Commission had not closed its hearing or issued an Order of Conditions yet.

C. Garnett summarized her site visit with the Applicant and Representatives to review the planting plan and tree replacement plantings. C. Garnett stated that she had no concerns regarding the planting plan.

C. Garnett recommended that Park & Recreation Commission add two waste bins to the habitat garden area to separate regular organic garden waste and invasive plant waste. N. Stevens asked whether the bins be fixed in place so that they cannot be removed by park users.

P. Heidell stated that the Commission could condition the permit to require a post construction monitoring plan to monitor the success of the bank stabilization, and include performance measures and remedial measures as necessary.

S. Chapnick asked for clarity on how the different water levels of the Reservoir would impact the coir logs and when the logs could be installed. M. Marcus stated that the coir logs would not be impacted by changes in the water level, but that the plantings installed along the logs could be impacted.

J. Connelly summarized the Hurd Field restoration project to the Commission. The project would renovate Hurd Field but is still in the schematic design phase of the project. The project would likely include some sort of restoration along Mill Brook. L. Mayer stated that the renovated field would use natural lawn turf. S. Chapnick recommended that the Park & Recreation Commission look into the organic turf lawn management programs that Marblehead and Swampscott have successfully implemented.

M. Marcus summarized the proposed invasive management plan, which includes using the cut-and-dab method for woody invasive species, the wipe method for some herbaceous invasive species, and the spray method for Multiflora rose, Phragmites, and Japanese knotweed.

C. Garnett recommended that the spray method be used as much as possible to reduce the likelihood of spraying non-invasive plants. M. Marcus clarified that for the spray method, the invasive plants would be cut down and the low growth would be sprayed. Additionally, dye would be added to the herbicide so that the Applicator would be able to clearly see where the spray was being directed.

S. Chapnick stated that Arlington's permit conditions should be consistent with Lexington's permit conditions.

M. Marcus requested that the Commission issue a five-year Order of Conditions rather than the typical three-year Order of Conditions.

The Commission called for public comment. No members of the public were present at the meeting.

N. Stevens motioned to close the public hearing, D. White seconded, all were in favor, motion approved. A roll call vote was taken. S. Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, N. Stevens voted yes, and D. White voted yes.

The Commission reviewed a draft Order of Conditions for the project. The Commission discussed edits to the draft and additional conditions. N. Stevens motioned to approve the project under the Wetlands Protection Act and Arlington Wetlands Protection Bylaw and Regulations with the discussed conditions for a five-year Order of Conditions, M. Gildesgame seconded, all were in favor, motion approved. A roll call vote was taken. S. Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, N. Stevens, and D. White voted yes.

M. Gildesgame and S. Chapnick thanked the Applicant and Representatives for their responsiveness to Commission's questions and willingness to collaborate on the project.

**Discussion: Arlington Land Trust Thorndike Place Proposal Resiliency Report**

S. Chapnick updated the Commission on the status of the Thorndike Place Comprehensive 40B Permit. The Arlington Land Trust submitted a Resiliency Report by Weston & Sampson to the Zoning Board of Appeals regarding the Thorndike Place proposal.

S. Chapnick commented that the report included topics that the Commission could include in its regulation update for the Climate Change Resilience section.

The Commission reviewed the executive summary of the report, which assessed the quality of the Federal Emergency Management Agency's (FEMA) floodplain data, design storm depths considered in the stormwater calculations, and additional resilient design issues such as deployable flood barriers, compensatory flood storage, and extreme heat mitigation.

**Regulatory Update: Climate Change Resilience Section**

The Commission reviewed and discussed proposed updates to Section 31: Climate Change Resilience of the Arlington Regulations for Wetlands Protection.

**Regulatory Update: Floodplain Section**

The Commission reviewed and discussed proposed updates to Section 23: Land Subject to Flooding (Boarding and Isolated) of the Arlington Regulations for Wetlands Protection.

M. Gildesgame motioned to close the Commission meeting, N. Stevens seconded, all were in favor, motioned approved.

Meeting adjourned at 10:05pm.