



Arlington Conservation Commission

Date: April 21, 2022

Time: 7:00 PM

Location: Conducted by Remote Participation

D. Morgan read the preamble into the record.

Attendance: Commission Members Susan Chapnick (Chair), Chuck Tirone (Vice Chair), Mike Gildesgame, David White, and Associate Commissioners Cathy Garnett, Doug Kilgour, and Myra Schwartz. Conservation Agent David Morgan.

Absent: Commission Members Pam Heidell, Dave Kaplan, Nathaniel Stevens

Members of the public included: Julia Squilace (Tighe & Bond), Eric Gerade (VHB), Al Bell (Best Way Homes)

Agenda

I. Administrative

1. Approval of April 7th, 2022, Meeting Minutes

D. White motioned approval, C. Tirone seconded. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame - yes.

2. Park & Recreation Commission Update

C. Garnett provided an update on her work as liaison to the Park & Recreation Commission. Discussion included the Order of Conditions issued for Hurd Field and D. Morgan's agreement with the Recreation Department to not fertilize mitigation areas there and to revisit discussion of field fertilizer practices through the ongoing Public Land Management Plan. C. Garnett reported that a resident in her precinct shared positive feedback about the agreement. C. Garnett also discussed replacement trees at the Reservoir and noted that coordination with the consultant, KZLA, will be needed to ensure compliance with the planting plan.

3. Approval of Adopt-a-Patch Proposal

Documents: Adopt-a-Patch Proposal Memo

D. Morgan asked the Conservation Commission to approve a request to Arlington Land Trust (ALT) for \$500 from the Arlington Conservation Stewardship Fund for the Adopt-a-Patch proposal. The award will fund a pilot project of purchasing native seed for planting where volunteers

conduct invasive plant removals. D. White motioned to approve the request, M. Gildesgame seconded. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame - yes.

4. Proposal to administratively approve funding of volunteer efforts under \$500

S. Chapnick suggested that commission procedures be changed to permit administrative approval of expenses under \$500 that support volunteer efforts on Conservation Commission owned land or in jurisdictional areas. D. White reported that approvals were required for any amount. C. Tirone recommended checking with town counsel to see what matters require Conservation Commission approval de facto. S. Chapnick agreed to continue to bring expense approvals to the full commission for a vote.

5. Mosquito Spraying in Arlington Great Meadows (AGM)

D. White summarized insect control measures taken by Lexington at AGM today, April 21, 2022. S. Chapnick explained the composition of the treatment (a bacterium that targets the larvae) and that no toxic environmental effects are expected from spraying. M. Gildesgame inquired whether the bacterium would affect pollinators. S. Chapnick responded that it exclusively targets mosquitos.

6. Water Bodies Working Group Update

D. Morgan summarized details of the Spy Pond aquatic management contract awarded to SWCA and Water & Wetland for a three-year term. The contract will need to be revised to include a Notice of Intent in September 2022. Work will begin in May 2022.

D. Morgan will explore renewing the contract for water chestnut harvesting at the Reservoir and for invasive vegetation/algae management at Hill's Pond. He shared that the contract negotiations for invasive removal work on the banks of Spy Pond were moving forward, with Parterre coordinating with the Friends of Spy Pond Park on volunteer management.

7. 1021 – 1025 Massachusetts Avenue Potential 40B Development Update

C. Garnett summarized a meeting with the development firm (Maggiore) behind the 1021 – 1025 Massachusetts Avenue 40B development. The developers presented a proposal for a private park that would be located behind the building and near Mill Brook as mitigation for redevelopment in the Riverfront Area. D. Morgan was also in attendance. The park would be planted with more trees than would be removed and with native plantings. C. Garnett and D. Morgan did not provide permitting advice or suggest

that the plan would be approved by the commission should it be put forward in the final plans.

II. Hearings

1. Request for Determination of Applicability: East Arlington Gas Line Replacement Work

Documents: Arlington Gas Main Relay RDA Package

J. Squilace presented the proposed gas main installation and replacement activities within east Arlington. Work is proposed to be conducted within Bordering Land Subject to Flooding, the 200-foot Riverfront Area of Alewife Brook, the 100-foot Buffer Zone to inland Bank, and 100-foot Adjacent Upland Resource Area. Work will be conducted in the public right of way by Boston Gas Company for National Grid, over approximately 7,660 linear feet of gas line in the following locations:

- i. Herbert Road, from Lake Street to Lafayette Street
- ii. Thorndike Street, from Massachusetts Avenue to the end of the existing main at 153 Thorndike Street
- iii. Fairmont Street, from Massachusetts Avenue to the end of the existing main at 112 Fairmont Street
- iv. Lafayette Avenue, from Massachusetts Avenue to Herbert Road
- v. Boulevard Road, from 7 Boulevard Road to the intersection of Boulevard Road and Lafayette Street

S. Chapnick requested notification be made to the conservation agent in advance of construction starting to request a review of erosion controls. J. Squilace said that would be acceptable. D. Kilgour asked whether street trees would be impacted by construction. J. Squilace said there would be no disturbance. D. White asked whether trenches would be backfilled nightly and whether lines to individual homes would be replaced. J. Squilace answered yes and no, respectively. C. Tirone asked for the timeline and contact information for the project management. J. Squilace referred D. Morgan to Jamie Walker of National Grid for a timeline. C. Tirone inquired whether work would be conducted during rain events. J. Squilace did not believe it would be.

C. Tirone opened the floor for public comment. None were made.

D. White motioned to issue the Determination of Applicability, S. Chapnick seconded. C. Tirone summarized the conditions to be applied to the determination, as requested by commissioners above. These include

1. Pre-activity meeting with Conservation Agent to check erosion/sedimentation controls and best management practices for the work

2. Requirement to back-fill trenches daily
3. No work during rain events

C. Tirone suggested adding a positive determination (B2) to the negative determination (N3) to state that the wetland delineations are not determined by this issuance. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame - yes.

2. Notice of Intent: 34 Dudley Street (continuation)
Documents: 34 Dudley Notice of Intent Package

This public hearing will consider a Notice of Intent to construct a five-story self-storage facility at 34 Dudley Street and remove a failing retaining wall on the adjacent Town-owned parcel at 0 Grove Street. As proposed, the project will result in impacts within the Riverfront Area to Mill Brook, 100-foot Adjacent Upland Resource Area, and buffer zone to Bank.

This application was first heard on March 3, 2022. The hearing was continued at the applicant's request. The commission requested the applicant to update documents related to photometrics, shading, erosion controls, and stormwater management. For the original application, please refer to the March 3, 2022, meeting materials; no additional materials were provided for the April 21, 2022, hearing.

S. Chapnick shared the details of a letter submitted in opposition to issuance of an Order of Conditions for the project provided on behalf of an abutter, the Trustees of Santini Realty Trust, at 26 Dudley Street. The letter objects to the site's stormwater management and to work on Arlington-owned land that abuts the subject site.

M. Gildesgame asked about remediation of the site from hazardous materials owing to the prior use as an auto body shop. S. Chapnick reported that none is planned but information about potential hazardous materials can be discussed at a subsequent hearing, when updated materials will be presented by the Applicant.

S. Chapnick opened the floor for public comment. None were made.

M. Gildesgame motioned to continue the hearing to the May 5th, 2022, public meeting. D. White seconded. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame - yes.

3. Request for Determination of Applicability: 146-148 Mystic Valley Parkway
Documents: 146-148 Mystic Valley Parkway RDA Package

A. Bell, contractor for the Applicant, presented the Request for Determination of Applicability for renovations to the private residences at 146-148 Mystic Valley Parkway, including sealing the foundation, expanding the driveway, and landscaping. Work is proposed to be conducted within the 200' Riverfront Area to the Mystic River.

The applicant received administrative approval from the prior Conservation Agent on November 21, 2019, to do the driveway work.

C. Tirone asked whether scheduled plantings would be native. A. Bell replied that the landscaper was not aware of the requirement for native plantings but he would request it of the landscaper before plants are installed. S. Chapnick requested a list of plantings be sent to D. Morgan prior to purchasing and installation.

C. Tirone opened the floor for public comment. None were made.

M. Gildesgame motioned to issue the Determination of Applicability with the condition that all plantings in the 200' Riverfront Area be native. D. White seconded. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame - yes.