



Arlington Conservation Commission

Date: May 19, 2022

Time: 7:00 PM

Location: Conducted by Remote Participation

Attendance: Commission Members Susan Chapnick (Chair), Chuck Tirone (Vice Chair), Mike Gildesgame, Pam Heidell, Dave Kaplan (joined at 8:15 PM), and David White. Associate Commissioners Cathy Garnett, and Myra Schwartz. Conservation Agent David Morgan.

Absent: Commissioner Nathaniel Stevens, Associate Commissioner Doug Kilgour

Members of the Public: Karen Grossman (Friends of Spy Pond Park), Bill Copithorne (Town of Arlington Engineering Division)

Agenda

I. Administrative

1. Approval of April 21st and May 5th, 2022, Meeting Minutes

M. Gildesgame motioned approval of the April 21st, 2022, meeting minutes. D. White seconded. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame – yes, P. Heidell – yes.

M. Gildesgame motioned approval of the May 5th, 2022, meeting minutes. P. Heidell seconded. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame – yes, P. Heidell – yes.

2. Park & Recreation Commission Update

C. Garnett reported that Eric Gerade of VHB presented to the Park & Recreation Commission about the work at 34 Dudley Street. He had reported that Recreation had given permission for the applicant to work on the part of the proposed project that is to take place on Town owned land. D. Morgan will ensure that Recreation also signs the NOI. C. Garnett shared that the sod at Arlington Reservoir had been installed and requested that D. Morgan remind Recreation of the fertilizer requirements of their Order of Conditions.

3. Stormwater Regulations Update with Bill Copithorne

Assistant Town Engineer Bill Copithorne presented the updated stormwater regulations and their implications for the Conservation Commission.



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C. Tirone asked about coordination between departments and how the stormwater bylaw would be implemented. B. Copithorne responded that the threshold of proposed additional impervious surface that triggers the stormwater bylaw should be flagged by Inspectional Services and the conservation agent prior to coming before the commission. D. Morgan stated that this is his current practice and that he had updated application guidance documents to reinforce the requirements.

D. Kaplan asked about a potential loophole that would allow more impervious surface than the law would otherwise allow. B. Copithorne said that Engineering has observed and addressed the loophole. The response has been to allow for the increase in impervious surface when other stormwater management techniques (e.g., pervious driveways) offset the increase, and that such projects could be eligible in certain circumstances for a minor permit application. Engineering will review in the coming years.

K. Grossman asked what entity is responsible for runoff from public properties and how the public can get the Conservation Commission involved. B. Copithorne explained that the control of runoff is dealt with by Engineering under the MS4 permit requirements. Engineering or DPW dispatch are available for specific inquiries.

4. Comments on 1021 – 1025 Massachusetts Avenue 40B Development
S. Chapnick described that a site application has been made by the developers of 1021 – 1025 Massachusetts Avenue to Mass Housing. The Department of Planning and Community Development has requested input on the application from the Conservation Commission. C. Garnett said that the applicant would plant more trees and biomass than would be taken out. She said that the Reservoir methodology was similar, and the project could yield like results. S. Chapnick noted that there is debris in the wooded area at the rear of the lot that would need to be cleared. She added that an invasive removal plan would be needed. C. Garnett agreed and said the applicant would need to specify the type of soil that would replace what is on site. P. Heidell offered that the comments should include mention of the progress the applicant has made. C. Tirone suggested that the comment letter should request that the proposed private park be made public. C. Garnett asked that public education be provided about the native plantings and access provided for the public to learn about the benefits of native plantings. S. Chapnick agreed to draft the comment letter from the Commission.



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II. Hearings

1. Notice of Intent: 34 Dudley Street

Documents: 34 Dudley Notice of Intent Package, 34 Dudley Supplemental Materials Package

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.

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.

E. Gerade requested a continuance to the June 2nd, 2022, hearing. He shared that the Arlington Redevelopment Board approved the application with conditions. These include integration of the roof drain units, solar power on the rooftop, adding an employee shower, and removing the car sharing parking space, as well as minor updates to signage. P. Heidell requested that the Town engineer review the plan prior to the June 2, 2022, meeting. E. Gerade agreed to have comments by May 25th.

P. Heidell motioned to continue the hearing to the June 2nd, 2022, meeting. D. White seconded. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame – yes, P. Heidell – yes.

2. Request for Determination of Applicability: 157 Mt. Vernon Street Documents: 157 Mount Vernon RDA Package

This public hearing considered a Request for Determination of Applicability for restoration of the open space (Parcel ID 143-8-10) adjacent to 157 Mt. Vernon Street. Work is proposed within the Buffer Zone and Adjacent Upland Resource Area to an isolated vegetated wetland.

C. Garnett requested that the applicant plant more native plants to bring the ratio of native to naturalized up to ~3:2, especially increasing the native plantings by the stream. The applicants were receptive and agreed



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to provide a revised planting plan. S. Chapnick asked about invasive removal on site. The applicants shared that they do only hand removal and will continue to do so. D. Kaplan suggested that the applicant consult the planting list published by the Friends of Fresh Pond for inspiration. C. Garnett offered the Missouri Botanical Garden as another resource.

P. Heidell motioned to issue a determination that no Notice of Intent need be filed. C. Tirone added that the conditions of the determination would be that invasive management would be done by hand and that a planting plan would be submitted to the conservation agent. D. Kaplan seconded. A roll call vote was taken: S. Chapnick – yes, C. Tirone – yes, D. White - yes, and M. Gildesgame – yes, P. Heidell – yes, D. Kaplan – yes.

C. Garnett asked the applicant to post a sign about the restoration effort for public education purposes.

III. Administrative (continued)

1. Draft Arlington Wetland Bylaw Regulation Updates

Discussion of the draft of the updated and revised Arlington wetlands regulations was postponed to the June 2nd, 2022, meeting.

2. Water Bodies Working Group Update

D. Morgan said that the contract for Spy Pond with SWCA and Water & Wetland has been signed. Friends of Spy Pond Park requested \$300 for native plantings and D. Morgan requested those funds from the Envision Arlington budget. Work at Hill's Pond has commenced with a new aerator and algae treatment. SOLitude has not responded concerning the contract for mechanical harvesting of water chestnut at Arlington Reservoir.

D. White motioned to adjourn. Meeting adjourned at 9:16 PM.