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TOWN OF BURLINGTON

Conservation Commission

MINUTES OF February 22, 2018

Approved March 8, 2018

Members Present: Chair L. Cohen, Vice-Chair W. Boivin, E. LoTurco, G. Lima, I. Deb

Members Absent: K. Melanson

Also Present: Conservation Administrator J. Keeley, Assistant Conservation Administrator E. Coleman

1. Call to Order

L. Cohen called the meeting to order at 7:00 pm.

2. Citizens' Time

No one spoke.

3a. Approval of Minutes – January 25, 2018

A MOTION TO APPROVE THE MINUTES FROM THE JANUARY 25, 2018 CONSERVATION COMMISSION MEETING WAS MADE BY E. LOTURCO. THE MOTION WAS SECONDED BY I. DEB AND APPROVED (4-0-1; L. COHEN ABSTAINED).

3b. Approval of Minutes – February 8, 2018

A MOTION TO APPROVE THE MINUTES FROM THE FEBRUARY 8, 2018 CONSERVATION COMMISSION MEETING WAS MADE BY I. DEB. THE MOTION WAS SECONDED BY E. LOTURCO AND APPROVED (5-0-0).

4. Request for Determination of Applicability – 29 County Road – Michael J. Chang – Demolish house & construct new house

No one represented this application.

E. Coleman noted the request to demolish the house but leave the garage, move the driveway, and remove a tree and some shrubs. The resource areas on site are BVW, and the house would be approximately 100 feet from that. Staff has no issue with the application.

Conservation Commission requested:

- To replace the removed tree and shrubs
- Add a post and rail fence at the 20 foot

There was no one in the audience for this matter.

E. Coleman reviewed the findings and conditions.

A MOTION TO ISSUE A CONDITIONAL NEGATIVE DETERMINATION OF APPLICABILITY FOR THE PROPOSED WORK AT 29 COUNTY ROAD WAS MADE BY W. BOIVIN. THE MOTION WAS SECONDED BY E. LOTURCO AND APPROVED (5-0-0).

5. Public Hearing – Notice of Intent – 141-151 Bedford Street – Northeastern University – Construct new drainage system, utilities, parking, landscaping & driveway associated with new 35,000 sq. ft. (footprint) building – DEP # pending

Attorney Robert Buckley of Riemer & Braunstein, LLP, Director of Administration at the Innovation Campus in Burlington Rachel Spiller of Northeastern University, and engineer William Maher of Nitsch Engineering represented this application.

Mr. Buckley noted this is a redevelopment project. The request is to build a new building on the Northeastern campus, and staff did a site visit yesterday.

Mr. Maher noted the resource areas as an isolated vegetated wetland, and BVW. The storm drain outfall to Mary Cummings will remain, but the water volume, rate, and quality will be improved by replacing catch basins within the project limits. To reduce the velocity of water going down the driveway, check dams will be installed. The 24-inch culvert across South Bedford Street will be unclogged and cleaned out. Some of the storm system will be re-routed so it doesn't go under the new building, and the applicant will construct a rain garden. The building will have a green roof and the roof runoff will be collected. The site will have a subsurface infiltration system. The applicant will clean out the drainage channel, and the section of the channel that crosses a footpath through Mary Cummings Park will have a culvert and rip rap. More impervious area (3,000 square feet) will be added over existing conditions by creating sidewalks through the green space. The only impact to the buffer area is the access drive around the entire campus, and there will be a perimeter swale along the drive to capture the sheet flow run off.

J. Keeley requested the stormceptors model, size and exact location. Currently, the access drive has a lot of erosion on the sides and he suggested replacing the paved swale with crushed rocks and check dams. Also requested updating the routing diagram to show the swale along the access drive.

Conservation Commission discussed:

- No vegetation will be removed because of this project
- Justification for decommissioning the monitoring wells
- Legal notice requirements were met by the applicant
- Boston has no issues with this project

- Stock piling will not occur on vegetation along the driveway
- Changes in the hydrology of the wetlands as result of this project

Conservation Commission requested:

- Explore using pervious pavers for the access drive/sidewalks
- Increase sweeping and include maintaining the green roof in the O & M plan
- Catch basin at the foot of the driveway, owned by the town, needs to be fixed
- Function of the black pipe along the chain link fence beginning at the gate between this property and Mary Cummings
- Keeping a public access to Mary Cummings open during construction
- Extending the swale along the access drive to capture all the water
- Grading the driveway to capture more water by the drone cage and reduce the amount of untreated water run off

Jonathan Sachs, 12 Oxbow Lane, Friends of Mary Cummings Park member, noted the field in Mary Cummings is full of invasive species, and if heavy equipment is used in Mary Cummings that the park should be cleaned up.

This matter was continued to the March 8, 2018 Conservation Commission meeting.

6. Continued Public Hearing – Notice of Intent – Wheeler Road – Jumbo Self Storage LLC/Jumbo Capital Management – Construct commercial self-storage building – DEP #122-604

Engineer Bill Prize, project scientist Rachel Hyland, and architect Andrew Graves with BL Companies; and attorney Robert Buckley of Riemer & Braunstein, LLP represented this application.

Mr. Buckley noted this lot was pre-existing and 10% can be considered redevelopment.

Changes to the project:

- Calculated disturbance, and how the applicant meets the 10%
- Constructing a rain garden by the driveway and moved the parking lot forward
- All disturbance is pulled outside the 100-foot riverfront area, and 20-foot buffer to BVW
- The building itself is outside the 50-foot buffer
- Compensatory flood storage will be completely vegetated with 53 trees and 327 shrubs (all flower plants)
- Removing the debris/trash/fill pile, re-grading, and adding top soil to the compensatory flood storage area
- Retaining wall will be seeded; can't put large plants under the overhang

J. Keeley commented waivers are no longer required for this project. The revised filing has some administrative issues such as no stormwater checklist and TSS table. The rain garden will need to be lined because it is in a critical area - zone 2. Requested confirming the lot lines on the plans. Also requested highlighting the 140 contours around the mounds on the plans and confirming if this site has a down-gradient property status.

Conservation Commission discussed:

- Parking lot water will go to the rain garden and the remaining pavement water will sheet flow because it is under the overhang
- Snow storage will be onsite
- Changing the contours of the compensatory area will not affect the hydrology of the wetlands
- This project will not exacerbate the flooding in the area

Conservation Commission requested:

- Replace the plantings that do not survive
- Shade tolerance seed mix for the overhang area, and not mowing
- Leave compensatory area unmaintained to naturalize
- Check soils to ensure there is no standing water in the compensatory area
- Enlarge the temporary storage area for the excavation of the foundation
- Statement of intent for the conservation restrictions

Bob Donaldson, 44 Seven Springs Lane, had concerns about Wheeler Road flooding. He noted the well drilled for irrigation at Seven Springs can't be used because there is a plume of contamination, which may apply to this project.

John Gelinias, 50 Seven Springs Lane, Apt. C, requested prohibiting the storage of hazardous material and other illegal materials.

Kevin Duffy of Duffy Properties owner of 154 Cambridge Street (former Building 19 ½ site), and 80 Blanchard Road requested a revised materials plan from the applicant.

This matter was continued to the March 8, 2018 Conservation Commission meeting.

7. Discussion – Proposed maintenance of stormwater basin – Burlington Square Shopping Center – DEP #122-150

No one represented this application.

J. Keeley explained that the new owners of the plaza have parking lot flooding issues, and to address the issues they want to maintain their detention system. The owners reached out to Natural Heritage & Endangered Species, at the request of staff, about the Bridle Shiners in the area. As a result, there are restrictions such as the time of year for maintaining the detention system and they need to catch any fish in the basin and release them in Vine Brook.

No action required.

8. Administration

a. Planning Board comments: Jumbo Self Storage

b. Subcommittee & Staff Reports:

Planning Board Meeting – Master Plan

W. Boivin explained at that meeting they reviewed housing, land use, and the structure of the implementation committee.

c. Upcoming meetings: March 8, 2018 & March 22, 2018

e. Other Business:

Old Concord Road – H Mart

L. Cohen noted there is lots of trash that needs to be picked up, and staff agreed to contact Building Inspector regarding this issue.

A MOTION TO ADJOURN THE FEBRUARY 22, 2018 CONSERVATION COMMISSION MEETING WAS MADE BY I. DEB AT 9:11 PM. THE MOTION WAS SECONDED BY W. BOIVIN AND APPROVED (5-0-0).

*Minutes respectfully submitted by:
Noelle Judd, Recording Clerk*