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TOWN OF BURLINGTON
Conservation Commission

MINUTES OF February 28, 2019

Approved March 14, 2018

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

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.

3. Approval of Minutes – February 14, 2019

A MOTION TO APPROVE THE MINUTES FROM THE FEBRUARY 14, 2019 CONSERVATION COMMISSION MEETING WAS MADE BY G. LIMA. THE MOTION WAS SECONDED BY J. O’RIORDEN AND APPROVED (4-0-2; L. COHEN AND I. DEB ABSTAINED).

L. Cohen stated for the record that he watched the meeting of February 14, 2019 and is eligible to vote on tonight’s matters.

4a. Request for Determination of Applicability – 3 Cedarwood Lane – Michael & Nicole Santamaria – Demolish single-family house & construct new single-family house

Homeowners Michael and Nicole Santamaria and their builder Brad Chaffee represented this application.

Mr. Santamaria explained the request to remove the existing home and construct a new one.

E. Coleman noted there are wetlands south of the property, and it was flagged. The flagging was not checked, but construction is 90 feet from the wetlands. Erosion controls are proposed around the property.

Conservation Commission commented:

- Cutting for the driveway and retaining wall
- Pitch driveway to catch water into a trench
- Roof run off will be captured in stone-filled trenches
- No trees will be removed

No one in the audience spoke on this matter.

A MOTION TO ISSUE A CONDITIONAL NEGATIVE DETERMINATION OF APPLICABILITY FOR THE PROPOSED WORK AT 3 CEDARWOOD LANE WAS MADE BY E. LOTURCO. THE MOTION WAS SECONDED BY I. DEB AND APPROVED (6-0-0).

5. Continued Public Hearing – Notice of Intent – 38 Sunset Drive – Robert & Lauren Ianacci – Construct residential addition – DEP #122-623

Homeowner Robert Iancacci and certified arborist Thomas Brady represented the application.

Mr. Brady explained the request for a 918 square foot addition. The work would be within the inner riparian, and in buffer to bank and BVW. There will be no stock piling. The rooftop runoff will go to two recharge chambers and the applicant is proposing trees.

E. Coleman noted the existing is within the inner riparian and the proposed will continue that condition. She suggested a fence, and the applicant is proposing some plantings. J. Keeley spoke about a prohibition on building within the inner riparian, and the exceptions to that.

Conservation Commission commented:

- Impacts during construction is minimal
- Plantings are being proposed in the rear of lot
- Infiltration is being added that doesn't currently exist

Mr. Brady argued that the post and rail fence 10 feet from the resource area would encroach on existing lawn and should be less than that. Conservation Commission discussed the matter:

A MOTION TO ALLOW 5 FEET FROM THE RESOURCE AREA AND DEMARCATATE IT WITH ADDITIONAL PLANTINGS SIMILAR TO A HEDGE WAS MADE BY W. BOIVIN. THE MOTION WAS SECONDED BY E. LOTURCO AND APPROVED (4-0-2; I. DEB AND G. LIMA ABSTAINED).

No one in the audience spoke on this matter.

E. Coleman reviewed the findings and conditions.

A MOTION TO CLOSE THE HEARING FOR THE PROJECT AT 38 SUNSET DRIVE, DEP #122-623, WAS MADE BY E. LOTURCO. THE MOTION WAS SECONDED BY J. O'RIORDEN AND APPROVED (4-0-2; I. DEB AND G. LIMA ABSTAINED)

A MOTION TO APPROVE THE FINDINGS FOR THE PROJECT AT 38 SUNSET DRIVE, DEP #122-623, WAS MADE BY W. BOIVIN. THE MOTION WAS SECONDED BY J. O'RIORDEN AND APPROVED (4-0-2; I. DEB AND G. LIMA ABSTAINED)

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A MOTION TO ISSUE THE ORDER OF CONDITIONS FOR THE PROJECT AT 38 SUNSET DRIVE, DEP #122-623, WAS MADE BY J. O'RIORDEN. THE MOTION WAS SECONDED BY E. LOTURCO AND APPROVED (4-0-2; I. DEB AND G. LIMA ABSTAINED)

A MOTION TO REQUIRE A \$2500 CASH PERFORMANCE BOND FOR THE PROJECT AT 38 SUNSET DRIVE, DEP #122-623, WAS MADE BY G. LIMA. THE MOTION WAS SECONDED BY J. O'RIORDEN AND APPROVED (4-0-2; I. DEB AND G. LIMA ABSTAINED)

6. Public Hearing – Request for Amendment to Wetland Permit – 36 Mill Street – Beverly Van Nostrand – Reconfigure subdivision & add lot – Burlington Wetland Bylaw
Engineer Stephen Dresser of Dresser, Williams & Way represented the application.

Mr. Dresser noted the significant power easement on the property. This is greater than 100 feet from BVW. The application applies to the local bylaw only; there is a locally regulated intermittent stream. The previous approval was for two lots because there were driveway configuration issues that have since been resolved so the proposal is for three lots. The drainage and resource mitigation is the same as previous.

J. Keeley noted this expires in June so the applicant will need to apply for an extension of time. And commented with three lots there would be more disturbances, but the stream was flagged previously and it is far away. Staff has no issues. He suggested the applicant follow up with the Planning Board regarding the changes to the subdivision.

Conservation Commission commented:

- Two driveways pitch to the rain garden

Conservation Commission requested:

- Replace trees with trees rather than shrubs
- Preserve trees
- Pitching third driveway to a drainage ditch
- Protect rain gardens during the winter
- Increase size of rain garden for the long driveways
- Clarify driveway grading on the plans

No one in the audience spoke on this matter.

This matter was continued to the March 14, 2019 Conservation Commission meeting.

7. Public Hearing – Notice of Intent – 328-330 Cambridge Street – Iconic Capital, LLC – Demolish commercial building & construct new office building – DEP #122-622

Attorney Christine Hung of Riemer & Braunstein, and engineer Frank DiPietro and wetlands scientist Kaitlyn Rimol of BSC Group represented the application.

Ms. Hung explained the request to demolish an existing building and build a new one within the BVW buffer. Ms. Rimol noted the wetlands were flagged and indicated on the plans. Mr. DiPietro explained the new building is a 21,000 square foot one story office building with 85 parking spaces. The site has two zonings: Industrial and Residential. The impervious surface will be reduced, the cell tower will be maintained, no construction will occur in the residential

zone, and to level out the site there will be some fill and retaining walls added. Currently stormwater sheet flows across the site. The proposal is to infiltrate the roof. And a portion of the parking lot will be captured by catch basins, and the remaining parking lot will go to a bio-retention feature.

J. Keeley noted the wetland flags have not been reviewed, but when staff goes to review it, they will be looking for evidence of contamination in the wetlands as well. He recommended the Conservation Commission require test pits. He expressed concern about the water quality unit sequencing on the southern portion of the site, and he recommended the water go from catch basins to water quality units rather than vice versa. And that the captured water go into the infiltrator rather than the wetlands. Also, the TSS removal numbers for the water quality units' inlet do not match DEP's assumptions.

Conservation Commission commented:

- Non-native plants are proposed
- Create smaller footprint with a two story buildings

Conservation Commission requested:

- Reduce pavement
- All native plantings
- Ensure the drain in the driveway is sufficient
- Green roof/Solar
- Hydraulic capacity for wetlands receiving water

No one in the audience spoke on this matter.

This matter was continued to the March 28, 2019 Conservation Commission meeting.

7. Administration

a. Planning Board comments: None

b. Subcommittee & Staff Reports:

BCAT – Conservation feature

J. O'Riorden noted BCAT is doing a segment on conservation areas in Burlington, and she will be reaching out to members about participating in that.

c. Upcoming meetings: March 14, 2019 & March 28, 2019

d. Other Business:

Conservation Commission – Special Meeting March 6, 2019

W. Boivin stated the informational meeting would be about the Community Preservation Act in the Town Hall Annex.

Utility Company Notifications

February 28, 2019

National Grid - Gas Line Replacement on University Ave

Tennessee Gas – Vegetation Management on their easements (March to April)

A MOTION TO ADJOURN THE FEBRUARY 28, 2019 CONSERVATION COMMISSION MEETING WAS MADE BY G. LIMA AT 8:42 PM. THE MOTION WAS SECONDED BY I. DEB AND APPROVED (6-0-0).

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