

TOWN OF LYNNFIELD CONSERVATION COMMISSION

MEETING MINUTES

TUESDAY, SEPTEMBER 18, 2018, 6:30 PM

H. Joseph Maney Hearing Room, Lynnfield Town Hall

Members present:

Paul Martindale, Chairman, Commissioners; Jan Solomon, Melanie Lovell, Chris Martone, Angelo Salamone; Bill Thompson; Administrator Emilie Cademartori.

6:30pm Chairman Martindale called the meeting to order.

6:31pm Planning and Conservation Staffing Proposal.

Town Administrator Rob Dolan presented the staffing proposal. Dolan reminded everyone that April 2018 Town Meeting voted to create the position of Town Planner, at a \$65,000 salary. In the ensuing months, town officials had been identifying the job requirements and qualifications suitable for a Town Planner position for Lynnfield. Dolan noted Agent Cademartori's skills, knowledge and background experience in both planning and conservation. Recently, he asked Cademartori to develop a plan and staff layout that would service both functions. The resulting proposal was brought before the chairs of the Planning Board, Conservation Commission and Board of Selectmen, and was favorably received.

A job description was distributed to Con Com members, including job descriptions for two separate administrative positions for Planning and Conservation.

Chair Martindale asked about the organization chart. Dolan responded that Cademartori's position would be full-time, with two 19-hour or less administrative persons, somewhat cross-trained. Cademartori also noted that the budget included enough money for up to 15 hours per week for a dedicated field inspector.

Solomon asked for clarification to which Martindale and Dolan provided further information. Dolan noted that Cademartori has been very valuable in all of the land use proposals that have surfaced since her hire. He added that, although new, she has been a tough defender of the Town's interests and has garnered the respect of the attorneys and developers on a number of land use projects.

Martindale also asked about effective workability of coverage for the combined department office. Cademartori noted that some of this cross-training work has been ongoing, although not

yet formalized until a proposal is adopted. She added that she believes this proposal will provide better customer service to the public.

Martindale asked if Cademartori was excited about this proposed arrangement, to which Cademartori responded that a number of practices and procedures are already being put into place to improve the overall functions of the combined departments.

On a motion duly made by Lovell and seconded by Solomon, the board voted (6-0) to create a position of Director of Planning and Conservation with two “land use” assistants, and one 15-hour/week field inspector, as described by Town Administrator Dolan.

Chair Martindale alerted Commissioners about the MACC conference in Andover Saturday, Sept. 22 focused on protecting wildlife habitats.

6:49pm Presentation - Update Open Space & Recreation plan (OSRP)

Presenter: Lucy Madden, candidate for her Girl Scout Gold Award

Project update: Open Space & Recreation Plan; Funding request for required OSRP maps

Lucy Madden provided an update for her Gold Award project. She has completed the uploading of information and pictures of Town conservation areas on the Facebook page. She also developed her 5 top recommendations for future work on conservation areas, as requested by commissioners in their August 21 LCC Meeting. She read these recommendations:

1. Create four town-owned parking spaces, on conservation-owned land, behind center stores to be designated for the Beaver Dam Brook Reservation.
2. Establish a monthly schedule for the Beaver Dam Brook and Partridge Island Trail conservation areas to be maintained by the DPW.
3. Install trail head signs at the conservation trail entrances that do not currently have signs. This includes Bow Ridge entrance on Ledge Rd, Beaver Dam Brook entrance behind center stores and Partridge Island Trail on Main St. Clear branches or foliage blocking view of Bow Ridge sign on Lynnbrook Rd.
4. Clear some paths in the Pine Hill lot to be used for walking trails, and possibly as part of the Lynnfield High School cross country route.
5. Investigate alternative access points to Bennett Keenan that could be located directly from Lynnfield or possibly by obtaining an easement through a North Reading property. Currently, the only access is from Elm Street in North Reading. This area would be ideal for beginner level mountain biking on gently rolling hills along the old railway bed.

Martindale suggested asking DPW Director John Tomasz to attend the October LCC meeting to discuss addressing these recommendations and establishing a timeline.

Martindale then read a short statement thanking Lucy Madden for her work. A photo was also taken of Chair Martindale presenting Madden with a Certificate of Appreciation. Cademartori signed off on Madden's Gold Award application.

On a motion duly made by Thompson and seconded by Lovell, the board voted (6-0) to approve Lucy Madden's Gold Award project.

Martindale noted that the Commissioners had received the request by the OSRP Committee for LCC funding of approximately 40 hours of work for MAPC to generate maps. The initial estimate is \$3,200. Betty Adelson noted that for the previous OSRP, a committee member had access to the GIS maps and was able to provide them free of charge. That individual has since moved out of the country. There is currently no in-house software capability to generate these maps. Martindale questioned if the committee could download the GIS maps directly to which Cademartori responded that these maps would need to be customized for Lynnfield, requiring hands-on work. Martindale asked about availability for printing to which Adelson responded that there is a line item for this in the OSRP budget. Cademartori also told commissioners her opinion that an open space plan is only as good as its maps.

On a motion duly made by Lovell and seconded by Solomon, the board voted (6-0) to approve funding of \$3,200 for the MAPC to generate the required maps.

7:06pm - Update: Grandview Estates Enforcement Order/Compliance Plan

Peter Ogren of Hayes Engineering was present to respond to questions. Developer Said Abuzahra and his wife, contractor Rick Keller, and several homeowners were present.

Ogren told the board that he had taken pictures today just after the severe rain event. He reported that the water coming off the slopes where the tackifier had been laid was clear. The silt in the roadway could have been historic, however, the erosion looked to be controlled. Additionally, the lawn is looking much better, and the weeds were cut by the septic system.

Martindale asked Said about the results of his soil sample testing. Said noted that sample #1 was from the original soil pile in the back of the property, sample #2 was the new soil. Said reported that he has added about 450 pounds of calcium magnesium to the the original soil pile. Martindale said that the test results showed that the original soil sample was somewhat superior to sample #2.

Martindale asked Commissioners for comments from those attending the August 17 site visit. Thompson said that he was impressed by the quality of the turf throughout the project, and noticed the improvement in soil quality placed on the slope near the catch basin. Lovell said that the new retention wall looked good, and that it was nice to see progress. Martindale said that on just about every point noted for correction/protection he saw improvement. Cademartori reported that she reviewed the listing of open issues from the July meeting, and that all of the compliance plan items to be executed by September had been done. She also suggested that there are issues that will still need to continue to be addressed going forward and that the Commissioners need to

continue their monitoring of the project, specifically; the O&M plan, and, regular street sweeping, particularly during foundation construction of final units.

Martindale asked for any comments from homeowners. Robyn Bruzzese stated that the mailbox has not been touched. However, Martindale said that the mailbox location was outside LCC jurisdiction and a matter needing to be referred to the Zoning Board and Post Office. She also offered to show pictures of run-off, countering claims of water clarity. James Tranfaglia questioned the soil sample testing accuracy, to which Thompson responded that additives have been mixed into the soil to make it more nutrient rich, and that the areas in question looked much improved. Thompson agreed that the lawns looked much improved.

Homeowners, Peter Ogren and Rick Keller then showed Commissioners pictures they had each taken on their phones.

Martindale stated that he believed everything in the Enforcement Order had been done, that the developer has addressed the issues in good faith and to the best of his ability. Lovell agreed with Martindale, noting good progress. Salamone stated that not to lift the order would not be helpful for anyone. Martindale added that the LCC would continue to monitor the project and would expect full compliance with the Order of Conditions. He thanked abutters for their continued advocacy and perseverance.

On a motion duly made by Lovell and seconded by Thompson, the board voted (6-0) to lift the Enforcement Order for Grandview Estates.

7:28pm - Update: ZBA Special Permit/Site Plan Review - 160 Moulton Drive

Peter Ogren of Hayes Engineering was present to provide an update. Ogren reported that he had held a meeting with Cademartori and Town Engineer Charlie Richter as to a strategy for moving forward with the project. Ogren noted that if successful in getting a change of use from the Zoning Board, the town would file for a Stormwater Management permit.

Martindale reminded Commissioners that a similar issue involved Newhall Park some years back where only one storm sceptor was put in to take run-off just before being discharged so near Suntaug Lake, a drinking water reservoir for Peabody. He expressed concern about this new project's septic load at 400' from the lake's shoreline. Ogren said that the septic would be a brand new system with an additional storm sceptor added, and that the amount of pavement and the number of apartment units would be reduced from the original proposal. He also noted that the soils on the property are excellent.

Cademartori explained that she is asked to send a memo on every application to the Zoning Board, and that she will revise her memo to indicate that she held a preliminary meeting with the developer and his engineer so that they could take some input in terms of suggestions and early expectations about a possible forthcoming stormwater management permit application and peer review. Solomon questioned the role of the LCC at this stage of the project. Ogren added that

the LCC wasn't being asked for an opinion on the use of the project, and that asking for a stormwater permit before the use was determined was premature.

Martindale also asked Ogren for an update on identification of contractors for the septic system project for the town Center Stores. Ogren replied that one contractor is interested in the project for next year. Originally, he had an agreement with the Board of Health that the project would be done by September 1. However, they received no contractor bids. Ogren further explained that he sent the project out for bid to 10 contractors capable of a large commercial project with hard constraints (essentially having stores continuing to stay open during construction). All parties want the project done right and the Board of Health has agreed that work can start next year.

Cademartori also provided Commissioners with an update on the septic system plans for the town center, a new septic system handling 3 Town buildings (Library, Meeting House, Historical Society) and entailing a combined leaching field located on South Common Street. She added that there will be a proposal on the October Town Meeting Warrant seeking approval to fund the project and that the required funds are being determined now.

7:50pm New Request – Request for Certificate of Compliance - 43 West Huckleberry DEP #209-0624

Martindale began the discussion by asking commissioners to consider a potential change in practice for site visits. He noted that when he joined the board, all commissioners attended a site visit for every project. However, with the backlog of certificates of compliance, commissioners may want to consider a more efficient approach whereby Cademartori's site review results could be accepted on behalf of commissioners. He noted that nothing would prevent commissioners from rejecting this proposal, or preclude members from attending site visits, or individually seeing properties on their own time. Cademartori added that large and/or complicated projects would warrant much more participation. Members were in agreement with this new approach.

On a motion duly made by Lovell and seconded by Solomon, the board voted (6-0) to issue a Certificate of Compliance for 43 West Huckleberry.

7:56pm New Request – Request for Certificate of Compliance – 27 Robin Road DEP #209-0606

Martindale commented that he would have liked to see the location of the BVW on the plans. Cademartori noted that the only change was a new home being built in the same location, with the fence, yard and pool untouched.

On a motion duly made by Solomon and seconded by Lovell, the board voted (6-0) to issue a Certificate of Compliance for 27 Robin Road.

7:59pm New Request – Request for Certificate of Compliance – 16 Grey Lane DEP #209-0585

Martindale noted that post and rails have been put in place with markers. The owner purchased the property not knowing the proximity to wetlands. He added that this is a situation where the ideal location of the pool is not possible, but given the circumstances, the design is the best possible outcome.

On a motion duly made by Lovell and seconded by Solomon, the board voted (6-0) to issue a Certificate of Compliance for 16 Grey Lane.

Updates/Correspondence:

8:01 pm - Boston Clear Water Appeal

Cademartori noted that in the handout documents, the DEP had specifically asked for a clear indication of the extensive clearing on the plan. However, the new clearance plan is just as vague as before, showing no real new information.

8:03 pm - Rotary Park Maintenance

Cademartori provided an update. Residents had earlier asked the selectmen and DPW for the vegetation along the bank to be trimmed so as not to obstruct the views of the pond from the benches at Rotary Park. The DPW hired a landscaper and Cademartori met with them last week to provide guidance on what plantings to remove, thin or trim. The work has been done and included; 1) removal of invasives Russian Olive, Rosa Rugosa, Bittersweet 2) all of the large trees left in place with branches trimmed up but canopies untouched, 3) significant Silky Dogwood trimmed to hedge height. The Silky Dogwood will come back fuller next year but requires maintenance to be kept in hedge form. This area could also serve as a model for how Pond abutters could maintain their own water's edge properties.

8:06 pm - Pillings Pond Treatments

Cademartori reported that a few residents were complaining about excessive lily pad growth, which is not necessarily indicative of an unhealthy pond, but a shallow pond. Cademartori asked Solitude Lake Management for their suggestion on how to treat lily pad growth. It is covered by their permit, is treated similarly to phragmites, and the budget could accommodate this added treatment expense. Cademartori made the decision not to treat for them this year, also noting the lateness of the season. commissioners agreed that lily pads were native and natural and should not be treated at this time.

8:15pm – Sub-Committee Updates - Tree Committee

Lovell and Thompson provided the update.

The previous week's Tree Committee largely focused on the upcoming October Tree photo contest. Lovell reported that the contest fliers have been distributed to student bookbags, a press release is published and online, and all high school students were emailed an invitation to participate.

Martindale told commissioners about a recent story of a dead tree falling on a car, just missing hitting the driver. He said that the LCC should be warning residents that there are numerous trees that have reached the end of their lives and pose a true hazard. Before these dead/diseased trees fall, the LCC could take preventative measures by educating residents how to replace aging/diseased trees with new trees.

Thompson responded that in the Tree Committee meeting, there was discussion about the role of Tree Committee members as to involving themselves with homeowners concerning the health of their trees. Martindale agreed but noted that the LCC could publish information and educate residents about preventive measures, perhaps a tri-fold, or on the website, how to call an arborist, etc. Martindale suggested the vehicle "Tree Talk" to which Thompson and Lovell agreed. Thompson also reported that the DPW has done a survey of trees on scenic roads and has taken down a number of diseased trees.

Thompson also noted that the list of approved trees was discussed. Jane Bandini selected a list for the Planning board, which are all upland trees. Martindale noted that there are 4 trees on the list that he believes are at the very edge of their native range, and perhaps other heartier, more native trees could be selected.

Cademartori also reported homeowners increasingly wishing to remove trees and placed the requests in 2 general categories - those that are truly hazards, and those that may just pose a nuisance, using 2 homeowners on Ryan Road as examples. Martindale suggested having homeowners first contact an arborist as a good first step, relieving committee members of pressure to make judgements calls.

8:21pm – Open Files - updates if any

No updates at this time.

Administrative Matters:

MACC Fall Conference October 20: Martindale reminded members about this conference.

Bills: bills were distributed for signatures.

Site visits: Cademartori reported that she has received no new applications.

Minutes: The August 21, 2018 draft meeting minutes were reviewed and corrected.

On a motion duly made by Lovell and seconded by Salamone the LCC voted (6-0) to approve the August 21, 2018 LCC meeting minutes as corrected.

Miscellaneous reports: Cademartori reported that she attended a conference the previous week and was highly impressed by the number of and variety of commercially available products for erosion control. She added that some of the sales reps will actually make a site visit and recommend products.

The BeaverDam culvert removal work has been placed on hold. The contractor did not foresee current high water levels and will now need to use cofferdams, an unanticipated and more expensive approach. The contract will need to be renegotiated. Access will be more difficult because the adjacent pre-school is in session. Also, the bird migration season is just beginning, to which Martindale suggested a completion date of November 1.

8:31pm On a motion duly made by Lovell and seconded by Solomon the LCC voted (6-0) to adjourn the meeting.

NEXT REGULAR MEETING – Tuesday, October 16, 2018

As recorded and submitted by Jennifer Welter