

Meeting Minutes, June 1, 2021

Malden Conservation Commission

Attending:

- M. Burne
- K. Zmijewski
- I. Slavitt (Chair)
- G. Laskey
- K. Kaba
- P. Buckley

Non-voting

- R. Roseen (Clerk)

Absent:

- K. Mazonson

Vacant seats: 0

A virtual meeting of the Malden Conservation Commission (“ConCom” or “Commission”) was held via Zoom video call.

1. The meeting was called to order at 7:02 PM. The roll was called and it was determined that a quorum was present.

Approval of Minutes

2. A motion was made and seconded to approve the minutes from the last two sessions.
3. A voice vote was taken and clearly passed. **RESOLVED** that the minutes from the February 2, 2021 and March 2, 2021 meetings were approved.

NOI - 735 Broadway St. Malden DEP File #210-0099

4. A motion was made and seconded to open the hearing for the Notice of Intent for work within the 100 foot buffer zone and for the maintenance and installation of new stormwater outfalls in a bank resource area that functions as a drainage ditch located along the southern property boundary on the property located at 735 Broadway (320 State Highway) Malden, MA. The work is related to a proposed redevelopment project that consists of a 94,095 square foot warehouse and distribution center.
5. A voice vote on the motion to open the hearing was taken and the motion clearly passed.

6. Dean Gustafson, Senior Wetland Scientist with All Points Technologies, gave a brief introduction of the team/applicant.
7. John Pugh, the applicant from Pugh Management, provided an overview of his team at Pugh Management and the proposed redevelopment plan for the site.
8. Mr. Gustafson gave an overview of the existing conditions on the site and an explanation of the applicable bank resource areas and buffer zones.
9. Jordan Loffredo, Civil Engineer from Langan Engineering gave an overview of the stormwater system on the site.
10. Mr. Gustafson gave an explanation of how the bank resource area will be affected by installing new stormwater outfalls as part of the new stormwater management system.
11. Mr. Laskey asked if anyone has been in contact with MassDOT about the flooding that occasionally happens on Route 99. Ms. Loffredo replied that they have been in contact with MassDOT about the work they will be doing with the site but stated that they only plan to do work on their property and not on the offsite bank resource area that is owned and maintained by the state. Mr. Gustafson added that they plan to do all that they can to reduce the chance of flooding on their property which may alleviate some of the flooding that occurs on Route 99.
12. Mr. Burne asked what kind of requirements for cleaning or maintenance required for the separators of the long term. Ms. Loffredo replied that the Operation and Maintenance Plan outlines the requirements and stated that the tenant/ owner would be responsible for the cleaning and maintenance of the separators.
13. Mr. Buckley asked if they are reducing the outflow. Ms. Loffredo replied in the affirmative.
14. Mr. Laskey asked who the tenant of the warehouse is and if they are leasing or buying the property. Mr. Pugh stated that they do not currently have a tenant for the building but they are in the process of finding one and that they have an agreement with the current owner to purchase the property and then lease the building to a potential tenant.
15. Mr. Slavitt asked if they knew where the water eventually flows to once leaving the site. Mr. Gustafson said that once leaving the site it flows into the Route1 drainage system that eventually flows into the Saugus River.
16. Mr. Laskey asked which City would supply the fire trucks for this site as it is half in Malden and half in Melrose. Mr. Pugh said that they have been in contact with both Malden and Melrose Fire Departments and are continuing to talk about it.
17. Mr. Slavitt opened the hearing to questions from any members of the public. There were no questions.
18. A motion was made and seconded to continue the hearing to the next meeting of the Conservation Commission. A voice vote was taken and clearly passed. **RESOLVED** to continue the hearing to the next meeting.

19. Mr. Slavitt discussed how the CPA funds can be used to obtain green space in Malden and how Conservation Commissions can actually own and conserve land.
20. Mr. Slavitt explained that a group of neighbors from Bowman St. in Malden identified a parcel that is in between two undeveloped green spaces that the city currently owns. The parcel in the middle is privately owned. He said that the residents were interested in applying for CPC funds to potentially get the parcel appraised and see if the owner would be willing to sell it. He added that it wouldn't necessarily be owned by the Conservation Commission but have something like a conservation restriction to keep it from becoming developed in the future. Councillor Winslow approached the Conservation Commission to see if we would co-apply for the CPC pre-application for funding to see if the CPC would be open to funding a project like this.

Associate Membership

21. Mr. Slavitt indicated a desire to possibly vote on whether to establish associate membership during the next meeting.

Adjournment

22. A motion was made and seconded to adjourn. A voice vote was taken and clearly passed. The meeting was adjourned at 8:06 PM.

To view the full recorded meeting please visit:

https://cityofmalden.zoom.us/rec/play/BaJKSV-AsGRwgKwS_6Rk1wQkL11IxJeRqu_3PgcGI6ba3W2_gnDXgMVIgZqiV436dA9yVpqhNA0HZzw.mOc6AmImOE5LL4Yd?continueMode=true&_x_zm_rtaid=T4HXxZ0YR5-SXNslW1t_hA.1628472323975.c27a86fddfb4cd8f0f743cd4aa674e24&_x_zm_rhtaid=807