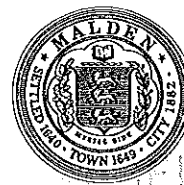


Malden Government Center
17 Pleasant St.
Malden, Massachusetts 02148

Conservation Commission
781-397-7040

City of Malden Massachusetts



2019 JUL 12 AM 11:24

Conservation Commission Meeting Minutes

June 18, 2019

Tuesday, 7:00 pm, Mayor's Conference Room 4th Floor
17 Pleasant St.

Malden City Hall, Malden, MA

Attending:

Chairperson Commissioner Brian Creamer
Commissioner George Laskey
Commissioner Paul Buckley
Commissioner Peter Santangelo
Clerk Gary Stead

Minutes:

7:00 pm Peter called the meeting to order, member attendance as above. Agenda referred to, Items 1 & 2, Gary stated that neither of these 2 items were ready to proceed. These 2 items are listed here;

1. Consider a request for a Certificate of Compliance, Filed by Combined Properties. The project, DEP File# 210-089, consisted of site work within limits of a river way, and the 100' Buffer Zone. Construction of an office building. The site is located at 171 Medford Street (295 Canal St), Malden.
2. Continuation of a request for a Determination of Applicability, filed by Paradigm Precision. The project consists repaving an existing parking lot within the limits of the 100' Buffer Zone. The proposed work is outside of the 25' river way zone. The site is located at 219-243 Medford Street, Malden. Nangle Consulting is representing the project.

Gary asked that these 2 items be consider to be continued. Peter suggested a date for a future meeting be selected. July 23, 2019 was established for the next meeting. A motion was made by George and seconded by Peter. Vote was taken, all voted yes, the 2 items continued to July 23rd meeting.

Item 3 was now taken under consideration. A Hearing of a request for a Determination of Applicability, filed by Mass Bay Transportation Authority. The project consists of annual vegetation management along the MBTA railroad right of way as per the MBTA's Vegetation Management Plan. Holly Palmgren of the MBTA is representing the project.

Holly introduced herself. Gary mentioned that Keolis also had a VMP for the same railroad right of way. It was established that they were 2 separate plans and that she would represent that when it was due next year. The VMP was last presented in 2011. Holly introduced the rest of the party that was with her; Christian MBTA track manager, Gary of Northern Tree & Calvin Layton of CW Layton Consultants. Calvin prepared the VMP and YOP. They established this ROW as a sensitive site and the entire ROW will follow those rules meaning only approved chemicals and apply those by low pressure equipment no more than once every 12 months. The last time herbicide was applied on the ROW was in 2017 because the VMP ended. It is now being reestablished. Gary asked if tree trimming or cutting would be conducted. Calvin said yes, trees larger than 12' tall, those would be cut or trimmed if necessary. George asked what timeframe work would be done, Calvin stated after midnight when service stops for maintenance. Brian asked what the policy was for rain vents, Calvin stated that sprayed could not be applied to puddles, they would only applie when no rain was forcasted for at least an hour from application time. Paul asked if the material to be used was established, Calvin replied yes; Razor Pro and Oust as an additive. George asked if the chemicals were cancer causing,

Calvin stated no, only chemicals allowed by the state board would be used. Gary asked the duration of the plan, Calvin stated the YOP was good until December 2019, the VMP was good for 5 years. Gary asked how that fit with the standard Det of App of three years Calvin and Holly stated granting of a Neg Det would be valid for the duration of the VMP, 5 years. Gary asked if the Commission was prepared for a vote. Paul asked the length of the ROW, it is from Melrose to Everett. Gary said the Det. of App considered for vote was to grant a Negative Det. Box 5 checked stating exempt activity 310CMR10.03(6)(b) & 310CMR10.58(6)(a) Calvin stated all information was on the MBTA website. Gary asked if time of application work would be given. Calvin said that was difficult, Gary said a window of time was ok. Holly said she could say within the next 3 months. Gary asked that these item be consider for a vote as described above. A motion was made by George and seconded by Peter. Vote was taken, all voted yes, Neg. Det. Approved for 5 years.

Next item heard: Hearing of a Notice of Intent for site work related to the construction of one single family house at, 27 Marvin St., Malden, the land is located near the Town Line Brook. A portion of the proposed work is within a 100' Buffer Zone and a floodplain. Presentation is by Engineering Alliance Inc., Rick Salvo. Patrick MacDonald provided an overview. The land on Marvin St. is currently established as 2 lots, approx. 5,000 sq. ft. each, they would be combined creating 1 lot and proposing 1 single family house. Patrick stated he was of the understanding Marvin St. was a public way, a portion of this land goes beyond pavement line. A variance was granted for activity on a private way. Patrick described the history of previous applications. The Con Comm had granted an Order of Conditions on each. Rick Salvo now presented the project referring to his prepared plans. He stated a typo was present on the original submittal, Elev. Of Floodplain was shown as 12.6 the correct is elev. 8. NGVD88, the (line) location of this limit was shown correctly. An existing mound of stored material of approx. 1,800 sq ft would be removed, a portion of this mound is on the adjacent lot, owned by the City of Malden, it is intended to grade this equal to adjoining grade. Approx. 1,400 sq ft would be filled, this balances. The history of the project has allowed for the observation of heavy rain events, no flooding of this area took place. The area is a coastal floodplain, no performance standards established. Test pits to establish soil type have taken place, it is a coarse sand, perc. rate is good. A leaching chamber is proposed to take the roof drainage. The house would be a slab on grade above the floodplain. Gary asked if the driveway was planned to be asphalt Rick said yes. It was asked if they would do a permeable surface. Rick replied yes. Gary asked if the silt face line was equal to the limit of work, the answer was yes. Peter asked if there was any neighborhood opposition, the reply was no. Gary asked the commission if there were any further questions, they responded no. It was asked if the commission was prepared to motion for a vote. Gary stated there were two previous Order of Conditions issued for this lot. Rick mentioned those needed to be closed out and that could be done at a future meeting. Gary asked if a Building Elevation certificate would be prepared. Rick replied yes as well as a map amendment. Rick provided DEP File #210-0094. Gary stated the item under consideration for vote was to issue an Order of Conditions, this would include the conditions that the line of silt fence would be the limit of work, the driveway would be a permeable surface, the existing soil pile would be removed to common grade on and off the lot (best effort). Gary asked that these item be consider for a vote as described above. A motion was made by George and seconded by Brian. Vote was taken, all voted yes, Order of Condition issued.

Gary discussed that the posting to fill the vacancy of Victoria's resignation resulted in three resumes and the Mayor's office would be conducting interviews. A motion was made and seconded to close the meeting. Vote was taken, all voted yes, next meeting July 23, 2019.

Note: Days after this Meeting the mentioned 7/23/2019 meeting was cancelled