

Brookline Conservation Commission Meeting
Tuesday, April 2, 2019, 7:00 PM
School Committee Room, Town Hall

Commissioners Present: Marcus Quigley, Roberta Schnoor, Pamela Harvey, Werner Lohe, Marian Lazar (Associate), Deborah Myers, Benjamin Wish

Commissioners Absent: Pallavi Kalia Mande

Staff Present: Tom Brady (Conservation Administrator), Katie Weatherseed (Conservation Assistant)

Guests: See attached.

AGENDA REVIEW/MINUTES

M. Quigley called the meeting to order and asked if there were any amendments to the Agenda. No amendments were suggested.

P. Harvey made a motion to approve the minutes from March 5, 2019. R. Schnoor seconded. All in favor.

**PUBLIC HEARING FOR THE NOTICE OF INTENT FOR 25 SEARS ROAD,
FOR THE CONSTRUCTION OF SUBMITTED BY METROWEST
ENGINEERING, INC., ON BEHALF OF THEIR CLIENT, JOSE BLANCO**

Brian Nelson of Metrowest Engineering was present to discuss the project. He spoke to the location of the property and the layout of the site. The proposed project involves the construction of a new residence on lot 16 and an infiltration basin/raingarden on lot 19. A bordering vegetated wetland is located on the southwestern corner of lot 16 and extends to lot 17. The existing conditions of the site were discussed, including current elevations and ledge outcroppings. B. Nelson described the findings of the test pits that were done on each lot.

B. Nelson discussed the proposed site plan. The proposed house will be constructed outside of the 100-foot buffer, although a portion of land within the 100-foot buffer will be temporarily disturbed for construction access and staging purposes. A new porous asphalt drive will be constructed. There will be landscaped areas in addition to koi ponds, although no landscaping plan is currently available for review. The roof of the proposed house will drain to a raingarden on the adjacent lot. Runoff from impervious surfaces, including roof drains (that drain internally within the structure), will also be directed into the raingarden. B. Nelson discussed the test pits and the capacity of the proposed rain garden. The raingarden is designed to handle a 100-year storm, during which it would eventually discharge into the wetlands through an existing pipe. The Commission discussed the possibility for snow buildup on the proposed flat roof and the implications for drainage. Howard Raley, architect, said that the homeowner will only need to shovel if there was a three foot (or more) buildup of heavy wet snow.

T. Brady and B. Nelson discussed the possible challenges of installing erosion controls with the steep change in elevation near the wetland. T. Brady also voiced concern about the roof drain lines – particularly whether they have enough pitch to function properly, whether the pipes will have to be hammered through ledge, and general maintenance. B. Nelson stated that the pipes in the drain system are sloped with a 2 percent pitch, which will be adequate. He suggested that the pipes could have cleanouts where they leave the building to aid with maintenance.

M. Quigley agreed that he also has concerns about how much blasting of ledge will be required. He inquired about the porous paver detail. B. Nelson stated that while ledge removal is anticipated, he feels that it would be better for the contractor to speak on that matter. He added that the porous asphalt will have a section underneath for storage.

B. Nelson described the proposed raingarden. He mentioned the future possibility of a house being built on the lot next door which would also drain into the raingarden. T. Brady stated that it is difficult to look at the raingarden without a landscaping plan. B. Nelson said that he could submit a landscaping plan by the next Conservation Commission meeting.

M. Quigley asked if there were any questions/comments from the public. Heli Tuomi Carlile, an abutter, was present. They asked about the number of lots and their potential for development. H. Raley stated that there are three lots, one of which has no or little potential for development.

A site visit was scheduled for Thursday, April 4, 2019 at 8 AM.

P. Harvey made a motion to continue the hearing to 7:15 PM on Tuesday, April 23rd. D. Meyers seconded. All in favor.

DISCUSSION OF PERENNIAL STREAMS IN BROOKLINE

The Commission decided to assign each Commissioner a section of Town to examine for perennial streams in. K. Weatherseed will provide each Commissioner with a map for their designated section of Town.

OPEN SPACE PLAN UPDATE

T. Brady stated that he received comments from MAPC, and is waiting for a formal review letter. He added that he will soon bring the plan in front of the Commission.

MUDDY RIVER REVIEW

T. Brady stated that he is hoping for work to begin in the next few months.

STAFF UPDATE

T. Brady stated that he is meeting with a representative of the Sargent Road Trust, at their request, regarding the possibility of landscape alterations.

T. Brady also stated that 1090 Beacon Street was issued a cease and desist. Water from the property was being pumped into the pond.

T. Brady mentioned that Hall's Pond was recently subject to graffiti and littering. Police were notified and the graffiti and trash has been cleaned up.

T. Brady stated that there has been a change in contractor for the project at 292 Warren Street. The site is currently stable.

T. Brady stated that the Carlton Street Footbridge project is progressing and will be going out to bid shortly. He added that Gateway East and Pearl Street are going to start soon.

T. Brady stated that egg addling will begin soon.

ADJOURN

D. Meyers made a motion to adjourn. R. Schnoor seconded. All in favor.

Minutes prepared by Katie Weatherseed