

Lincoln Conservation Commission
Meeting Minutes - January 29, 2020

Start: 7:00 pm
End: 9:30 pm

Commissioners Present: Jim Henderson, Kathleen Shepard, Christine Dugan, Larry Buell, Susan Hall Mygatt, Richard Selden

Staff Present: Jennifer Curtin, Tom Gumbart

CONSERVATION DIRECTOR'S REPORT

2019 Conservation Commission Annual Report

Mr. Gumbart is working on the annual report for 2019. Will include the departure of Land Manager Tim Beliveau, the promotion of Stacy Carter from Land Steward to Land Manager, and the addition of Emmalin Coates to the Conservation Field crew as Land Steward. The resignation of Peter von Mertens and the addition of Susan Hall Mygatt to the Conservation Commission will also be included, along with a summary of key issues and projects over the past year. Reports are capped at 2 pages.

Update on Conservation Restrictions in progress

Ms. Curtin and Mr. Gumbart met with Bryn Gingrich and Geoff McGean from The Rural Land Foundation (RLF) and the Lincoln Land Conservation Trust (LLCT) on CRs. Ms. Curtin will work on outstanding CRs starting with the Dean land, 4.3 acres of wetlands in the southeast corner of town near Waltham. When Community Preservation funds are being used for acquisitions, it is required that a CR be placed on it. CRs will go to LLCT.

Trail connection from The Commons and Oriole Landing to Flint's Pond trails

Now that there are going to be more users from Oriole Landing as well as The Commons, we will be working to find the best way to connect to the Town trail system. Mr. Gumbart met with Oriole Landing representative David Oliveri today, January 29.

NPDES MS4 Illicit Discharge Control and Stormwater Management Bylaw

A proposed bylaw has been drafted by Comprehensive Environmental Inc. (CEI) with input from the Conservation, Planning, and DPW over the past year. It will be proposed as a general bylaw at the March Town Meeting. Having this bylaw in place is mandated by both the EPA and MASSDEP. It will be administered by the Planning Board.

Tanner's Brook Issues

Property owner at 37 North Great Road has done some clearing along the stream. This has not been permitted by the Conservation Commission and it is alteration within the Minuteman National Historical Park area.

LLCT - Pollinator Project

Pollinator initiative by the LLCT. Working with Conservation on management guidance for our Conservation fields.

Other

Tennessee Gas is doing extensive clearing of their right of way. It is dramatic but it is within their rights to do it.

Mr. Gumbart will be on a discussion panel for a School Task Force on 'Portrait of a Learner'.

WETLANDS

7:15 pm – Notice of Intent: Gundy. 8 Bowles Terrace (186-47-0) – Continued from December 18, 2019 - This project is for construction of a garage and the expansion of the existing driveway with related grading within the 100-foot Buffer Zone Resource Area at the property.

Attendees: Stephen Sears, Nancy Dickinson, Kevin Mark, Jennie Morris Gundy, Walter Gundy, Mark Lewandowski

Mr. Henderson reopened the hearing. Ms. Dickinson, of Dickinson Architects, gave a summary of the previous hearing and the changes made to the plan. The applicant is also requesting a variance from the Zoning Board of Appeals to accommodate the changes presented. The plan was changed to reduce the amount of necessary grading in addition to moving the garage structure partially in front of the house to move further from the wetland resource area. Stockpiling will occur outside of the 50 ft. buffer zone. New impervious runoff will go into infiltration trench. The grading will be at a 2-1 slope. Mr. Gumbart asked if a retaining wall in the buffer zone area could reduce the amount of grading necessary. Mr. Mark, of David E. Ross Associates, said that there would still be a large amount of disturbance because of the footings necessary, in addition to added costs to the applicant. Mr. Henderson asked if there was more consideration of moving the garage further from the wetlands, such as more in front of the home. Ms. Dickinson said that they did not want to block the windows in front of the house or encroach on the existing retaining wall and walkway. Mr. Gumbart said that there will also be challenges when the septic needs to be replaced as the garage as presented will block access to the rear of the home where the septic is located. Dr. Selden said that a one car garage is more appropriate on the site considering the wetland constraints. Ms. Dickinson said that if there were only a one-car garage, they would need to request even more of a variance from ZBA to accommodate moving the structure in front of the home and thus closer to the lot line. Ms. Mygatt said that a large structure such as this within the 50-foot buffer zone resource area sets a precedent with which she is not comfortable. Mr. Sears quoted the Commission regulations section 7.8 which states “the Commission, in order to avoid hardship to the property owner, may permit structures or additions to structures within the Upland Buffer Zone Resource Area”. Dr. Selden said that a hardship would be not allowing the garage at all, but he was inclined to allow a smaller structure than what has been presented. Ms. Shepard said that she would not be comfortable with a two-car garage in such proximity to the wetlands and added that she would not request this on her own property as she also resides on a lot with wetlands. Ms. Morris-Gundy said that there are several species of invasive plants such as honeysuckle, euonymus and multiflora rose that she plans to remove and manage as mitigation. Mr. Buell said that this could be a potential offset to impacts from the construction in the buffer zone. The Commission agreed that they would likely not approve the garage as presented and would like to see plans for a one-car garage which minimizes the impact to the sensitive 50-foot buffer zone resource area as much as possible.

Mr. Lewandowski voiced his support for the two-car garage as proposed. He also raised concern about stormwater pooling at the end of the driveway and requests the addition of a stormwater management structure to handle excess water that will flow off-site as a result in the changes in the stormwater characteristics of the site. Mr. Henderson said that the applicant is handling the change in stormwater by way of the infiltration trench so there will not be additional flow offsite requiring additional Best Management Practices (BMPs).

Mr. Gumbart will draft a memo to the ZBA expressing the Commission’s support for a variance to accommodate the one car garage in front of the house.

The Commission voted 6-0 to continue the hearing to February 19, 2020 at 7:15 p.m.

8:00 pm – Existing Order of Conditions: Lincoln Public Schools. 1-8 Ballfield Road (143-15-0) – This is for review of updated plans to see if the changes are acceptable under the existing permit from Conservation. Changes include the removal of a tree and walkway changes that will result in a decrease of 295 sq. ft. of impervious surface.

Attendees: Buckner Creel

Mr. Creel, Administrator for Business and Finance at the Lincoln Public Schools, presented the changes to the plan approved by the Conservation Commission on November 20, 2019. This new plan removes the large oak tree that was originally planned to be preserved since it will shade the photovoltaic arrays in the parking lot. This plan also adjusts the walkway to keep in line with the edge of the parking lot. Originally, this walkway was planned to go around the large oak to preserve it. However, after further study and analysis of the effect of shadows from the tree on the proposed solar array on the adjacent parking lot, the best solution seems to be to remove the oak and reorient the walkway, which will allow for less pavement to be used in the wetland area. As a result of these changes, they will not be removing as many trees near the stream. As a part of this new plan there is an added walkway along the backside of the buildings to connect to the pathways for access and ADA compliance. Unnecessary and costly pavement was also removed around the baseball field. There is a 295 sq. ft. reduction in impervious surface area from the last plan. Mr. Henderson said there is less disturbance in the wetland, less impervious surface area, and additional ADA compliant walkways. The tree will be lost but there are several things gained from this change. The Commission agreed that the changes are small enough that this will not require a new filing.

The Commission voted 6-0 to approve the change under the existing Order of Conditions issued on November 20, 2019.

The applicant will submit revised plans at the time of the Request for Certificate of Compliance to reflect these changes.

DISCUSSION ITEMS

Update on Adams acquisition by the Walden Woods Project

The 3.7 parcel of land at 0 Granville Road has been deeded from the Adams family to the Walden Woods project. In 2019 the Conservation Commission allocated \$52,600 of Community Preservation Committee (CPC) funds to this preservation. RLF will use an additional \$50,000 from past fund-raising projects to complete the deal.

2020 Mosquito Control

At a recent meeting with LLCT it was discussed that there was a lack of public input last year prior to the spraying of Town land with insecticides. The spraying was a Board of Health emergency decision in response to a confirmed case of Eastern Equine Encephalitis (EEE) in Sudbury. The Schools cancelled many outdoor activities and the Conservation Department cancelled the Wednesday Walks out of an abundance of caution. Although the use of chemical insecticides for mosquito control is not under our control, we hope that only the safest products are used and only when absolutely necessary. We also discussed our recommendation that the protocol for spraying for the upcoming summer be decided upon thoughtfully, in advance of the mosquito season, with reasonable public input.

SUBCOMMITTEE & LIAISON REPORTS

Community Preservation Committee

\$89,000 in funding was approved by the **Community Preservation Committee**, which would bring the Conservation Fund up to \$100,000 if the funding is approved by Town Meeting.

Agricultural Subcommittee

Umbrello Field had 3 groups interested; The American Chestnut Foundation was looking to plant chestnuts but this was not accepted under the Request for Proposals which was for food production. Hannan Agro, a farm group that has successfully farmed a half-acre plot through New Entry Sustainable Farming Project gave a good proposal and were

offered land on Ricci Field. Drumlin Farm, Mass Audubon, submitted a plan for pollinator friendly plants, organic crops, as well as cover crops for the Umbrello land. Ultimately, Drumlin Farm was offered the license. The Flint's Field vineyard that is now fallow was offered to the American Chestnut Foundation for tree planting if they are interested.

Other Reports & Announcements

Ms. Dugan will not be asking for reappointment to the Conservation Commission when her term is up in March but is willing to stay on until a new board member is selected.

ACTION ITEMS

- Conservation Restriction for the Walden Woods Project property, previously the Adams property (0 Granville Road) Reviewed and Approved
- The Commission unanimously voted to appoint Peter von Mertens as an Associate Member of the Conservation Commission to allow him to continue trail work.
- The Commission unanimously voted to elect Ari Kurtz and Jim Henderson as Co-Chairs. These roles will be revisited as the Commission sees fit.
- Bills and payroll reviewed.
- The Commission unanimously voted to approve the meeting minutes from December 18, 2019.

Respectfully submitted,

Jennifer Curtin
Conservation Assistant