

Lincoln Conservation Commission

Meeting Minutes - June 3, 2020

Start - 7:00 p.m.

End - 9:30 p.m.

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

Staff Present: Tom Gumbart, Jennifer Curtin

Attendees: Brooks Mostue, Mitch Maslanka, Thom White, Mark Arnold, Dr. Narayan Nallicheri, Melanie Nallicheri

WETLANDS

Notice of Intent Application for Gundy, 8 Bowles Terrace (186-47-0), has been withdrawn.

7:15 pm – Notice of Intent: Massport. Hanscom Drive/ Old Boston Rd. (103-6-0) – This project is for the replacement of the existing salt storage shed facility as well as roadway improvements including the installation of a water line with fire hydrants, limited grading and tree clearing within the 100-foot Buffer Zone at Laurence G. Hanscom Field.

The applicant has requested a continuance to June 24, 2020 at 7:15 p.m.

7:45 pm – Notice of Intent: Nallicheri. 69 Page Road (146-3-0) – for the construction of an in-ground pool with an associated sewer line, septic tank/pump, and pool house within the 100-foot buffer zone resource area. *Continued from March 11, 2020.*

Mr. White presented the alternatives that have been explored since the last meeting considering the various setbacks and constraints on the property including ledge characteristics. All alternatives would require extensive clearing of upland forest areas and most would require extensive grading. The revised plan will locate the pool house on top of the existing patio surface which would put the structure 70-feet from its closest point to the wetlands to the west. The remaining lawn will be planted as a natural vegetated buffer zone with shrubs and groundcover. Permanent markers will be placed to mark the edge of the lawn and will be shown on the final plan to protect the natural buffer in perpetuity. The revised plan shows all the mechanical structures on the roof which allowed for a 40% reduction in the footprint from the originally proposed plan. This change will eliminate exterior septic work as the applicant can tie into the existing sewer connection in the house. There will be a sedimentation barrier along the edge of the existing lawn with exact staging and travel locations to be determined once a construction company is chosen.

The Commission communicated concerns about the ongoing sustainability of the ground plantings and the green roof and would like to see a more detailed planting plan for continued maintenance. Mr. Henderson asked if there will be a clustering of the plantings as it is shown on the plan or if there will be a more natural mix of plants. Mr. White said that there will be other plantings besides what is shown on this plan as it is not a completely detailed map of the natural conditions in terms of a landscape design. He added that the intent is to keep the plantings directly in front of the glass wall to be lower to the ground to allow for a more picturesque view.

Ms. Mygatt said that the revised plan complies with the two provisions of the Lincoln Wetland Regulations she raised at the Meeting on March 11, 2020. Section 7.3 of the Regulations states that when the upper buffer zone has been previously

altered, the Commission may require mitigation in the form of plantings to enhance the existing vegetated buffer. She said that the revised plan provides substantial mitigation in the form of plantings and reduction of impervious surface area. In addition, Section 7.2 of the Regulations states that when the new impervious area created by a project in the Upland Buffer Zone Resource Area is more than 400 square feet or closer than 70 feet from the Wetland Resource Area, the Commission will require the applicant to provide clear and convincing evidence that the project will not have a significant adverse impact on any adjoining Wetland Resource Area. Ms. Mygatt concluded that since the revised plan shows the structure further than 70 feet from the wetland, and a new impervious area of only 65 sq. ft, the referenced portion of Section 7.2 is not applicable to the Project as revised.

Mr. Gumbart said that in the long-term management plan should include invasives control with access for hand pulling. Also, there will need to be non-permanent irrigation provided for the first two seasons to ensure survivability of the plantings. The Commission requested that the applicant provide soil information at the next hearing to determine if the area to be planted will need to be fortified with compost and/or seed mix. The Commission suggested two sedimentation barriers to fully protect the wetland during construction. Mr. White asked how the Commission would like the overflow from the green roof to be directed. Mr. Gumbart said that a dispersed surface flow over the proposed robust plantings seems sufficient and would not likely lead to erosion. The Commission asked that more detailed plans for overflow from the green roof be presented at the next hearing.

Mr. Gumbart reported that Cambridge Water Department communicated their approval of the revised plans. They did raise a concern about the disposal of the pool water and how that is PH neutralized. Dr. Nallicheri said that this will be a saline water pool which is easily neutralized to a PH of 7.0 overnight. It is then removed offsite for disposal.

Brooks Mostue of 3 Lexington Road and trustee of Farrington Memorial, said that the design is significantly improved from the one presented at the first hearing. He feels that the applicant and the consultants have been responsive.

The Commission **voted 6-0** to continue the hearing to 7:15 p.m. on June 24th with the intention to issue the Order of Conditions on that date.

DISCUSSION ITEMS & DIRECTOR'S REPORT

Conservation Director + Staff Update

Department heads returned to Town Offices on June 1. On June 8, the full staff will return. Staff have been working in the field and remotely. Field staff have worked to keep trails open on a part time basis. The plan is to open to the public on June 15 on a limited basis but that is subject to change. More scanning and zoom conferencing will happen. Only the first floor entrance will be open with a greeter there to direct people.

Annual Town Meeting

Town Meeting will be held outside on June 13 at the Hartwell parking lot at the Lincoln Schools.

Response to Increased Use of Public Land

There has been an increased use of public land and trails over the course of the past few months. While it has been beneficial to highlight the benefits of open space and land preservation it has also led to increased unauthorized parking, unleashed dogs, littering (including masks, gloves, dog waste bags), and contact between people due to unmasked individuals, and higher trail traffic. Signs were installed at a few higher use parking areas to encourage parking elsewhere like the Schools Parking lot and the Lincoln Station Commuter Lot. Selectmen will need to approve changes to parking and police will have to enforce any new parking limitations.. There has also been unauthorized use of Flints Pond,

including swimming, fishing, and boating. Conservation is recommending that the Water Department hire enforcement individuals because the Conservation Field Staff is limited, focuses more on active land management, and is not available to monitor use of Flints Pond.

Trail Issues

Oriole Landing will be opened in July the owners are working to figure out trail connections. Conservation will try to facilitate but it will be difficult as it may require going over private land. Mr. Henderson said that he will assist Mr. Gumbart in working on that connection.

There is an esker trail on the Flint's property off Lexington Road. A neighbor has voiced concerns about increased trail use. She also said that it is not an official trail even though it is on the Town map. She has been discussing with the Land Trust.

ACTION ITEMS

- Bills & payroll reviewed

Respectfully Submitted,

Jennifer Curtin

Conservation Assistant