

Lincoln Conservation Commission (LCC) - Public Meeting Minutes
July 19, 2023
Approved: August 9, 2023

Members Present: Susan Hall Mygatt (Chair), Becca Fasciano, Ari Kurtz, Laura Regrut, Mark Masterson, and Kathleen Shepard

Member Absent: Richard Selden

Conservation Staff: Michele Grzenda, Conservation Director and Stacy Carter, Conservation Planner

This meeting was held virtually, pursuant to H58 Chapter 2 of the Acts of 2023,
Suspending Certain Provisions of the Open Meeting Law

The meeting opened with Mr. Kurtz reading the Commission's Land Acknowledgement: *The Lincoln Conservation Commission gratefully acknowledges that we are meeting on the unceded land of Indigenous Peoples including the Agawam, Massaachchu-es-et (Massachusetts), and Pawtucket. We acknowledge the truth of violence, displacement, and forced migration perpetuated on these people. We are working to build practices and opportunities that will honor and support the continued struggle for equality, justice and liberation of Indigenous Peoples in and around our community. We also strive to preserve and protect these lands which are currently under our care.*

7:00 p.m. – Discussion Items

- Review Meeting Minutes from June 28, 2023 – Motion by Mr. Kurtz to approve; seconded by Ms. Fasciano; roll call vote; each member responded Aye.
- Trail Map – Land Acknowledgement – There has been discussion about including the land acknowledgement on the soon-to-be-printed trail map. LLCT approves of the Commission's acknowledgement, but offered a shorter and slightly modified version that will be placed on the new trail map. The Commission was amenable to LLCT's modified version and agreed that it will be included on the trail map.
- Order of Conditions #203-933 (Massport) – Re-sign – Massport received an Order of Conditions (DEP #203-933) from the Commission in 2020 to demolish an existing salt storage shed and construct a new shed outside of the 100-ft Buffer Zone. Massport requested a new original to record at the Registry of Deeds. The Commission authorized staff to electronically sign their names to a copy of the original OOC.

7:10 p.m. Request for Determination of Applicability: Ryan Estate (140 Lincoln Rd.); S. Creighton, G. Browne

The Ryan Estate filed an RDA to install a replacement generator within the 100-foot Buffer Zone at 140 Lincoln Road. This work would also involve the burial of two 1,000 gallon propane tanks just outside of the 100-ft Buffer Zone with a new underground supply line connecting the tanks to the generator.

The new generator would be installed so that half of the generator is inside the existing garage building, and the other half with the overhead exhaust pipe would be outside on a partially pre-existing concrete pad. A 2-ft x 5-ft poured concrete extension would be made to the existing pad to make space for the generator installation.

The Cambridge Water Department reviewed this project and has been working with the Ryan Estate on compliance with Zone A (watershed protection) regulations as they pertain to propane tanks. Cambridge has no concerns with the plan as currently proposed.

Motion by Ms. Fasciano to issue a Negative 3 and Negative 6 Determination of Applicability with conditions (conditions including stockpiling of dirt outside of the 100-ft Buffer Zone, and 8 or 10-inch straw wattle being installed on the downslope side of the generator slab as it is being expanded); seconded by Mr. Masterson; roll call vote: each member responded Aye.

7:24 p.m. Cont. Notice of Intent: Walden Pond (DEP #203-0955); C. Nielson, TRC (consultant)

This is a continued hearing on a Notice of Intent submitted on behalf of the Department of Conservation and Recreation (DCR) for boat access improvements at Walden Pond. Ms. Mygatt submitted a signed certification (pursuant to GL C.39, Section 23D) stating that although she missed the previous hearing session on this matter, that she has examined the evidence and testimony received at the previous session and can therefore vote on this matter.

At the hearing on June 28, staff requested that DCR/TRC provide more information about how the project meets DEP's Stormwater Standards. As requested, TRC provided a Stormwater Checklist and TSS Removal Worksheet to show that this project meets the NOI Stormwater requirements. The Commission also received a letter from the Natural Heritage and Endangered Species Program (NHESP) which requires the Applicant to perform a botanical survey within 50-feet of the project's limit of work. The Commission will add a special condition requiring that this information be submitted to the Commission and NHESP prior to start of work. Motion by Mr. Masterson to close the hearing and issue an Order of Conditions approving the project; seconded by Ms. Fasciano; roll call vote: each member responded Aye.

7:40 p.m. Notice of Intent: 90 Bedford Road (DEP #203-0958); B. Marley

Dave Burke, Wetlands Resource Specialist, submitted a Notice of Intent application on behalf of the homeowner, Brett Marley. The Applicant proposes construction of a porch addition, 2-car garage and driveway expansion within Buffer Zone and Riverfront Area. The lot consists of an existing single-family house, driveway, and wooded areas. A perennial stream flowing out of Flints Pond flows easterly along the southern edge of the property boundary and exits the property under Bedford Road. The 200-foot Riverfront Area extends over the majority of the property, including where the house is located. Bordering Vegetated Wetlands were also delineated on site. This project was filed as a redevelopment project within Riverfront Area.

Mr. Burke reviewed the redevelopment standards under 310 CMR 10.58(5), Riverfront Area Performance Standards – According to 10.58(5)(f), *“The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is currently less than 10%.”* The existing degraded area within Riverfront Area on the site is 7.34% of the Riverfront Area (5,929 sq.ft.). The proposed work would increase the amount of impervious surface by an additional 1.32% (1,276 sq.ft.), which would amount to a total of 8.66% of degraded area in the Riverfront Area.

10.58(5)(a) states that *“At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 s.40.”* The Applicant proposed installation of 1,200 s.f. of native plantings, which will enhance the Riverfront Area's ability to provide food and shelter for wildlife.

At the site visit this morning, Mr. Marley indicated that a tree company flagged several trees in addition to the trees he originally proposed to cut. The Commission observed that most of the proposed restoration areas are currently landscaped areas with recently installed plantings. Mr. Burke indicated that the owner may modify the location of the native planting areas to meet the planting specifications submitted in the NOI. Ms. Grzenda

believes that the addition of native plantings will provide wildlife habitat and, so long as the required number and type of plants proposed are installed, the exact location can be determined later with staff.

Questions surrounding the options for managing the stormwater from the addition were discussed. The Applicant originally proposed connecting the new roof drainage into an existing underground drywell. However, it was observed at the site walk that the existing gutters were detached from this drywell, and the Commission and staff wonder if the drywell is functional. The Commission requested that the Applicant supply additional information describing whether the drywell can hold water (by introducing water into the pipes) and to supply Conservation staff with a proposal for some stormwater management for the new addition.

Ms. Grzenda reviewed the performance standards for redevelopment in Riverfront Area and feels the project as proposed meets the standards. Motion by Ms. Mygatt to close the hearing and issue an Order of Conditions approving the project; seconded by Mr. Kurtz; roll call vote: each member responded Aye. Special Conditions to include: (1) Stormwater assessment – the Applicant shall test to see if the drywell can hold water and whether it is functional. Information will then be supplied to staff with a proposal on how the stormwater from the new addition will be managed. Staff are authorized to approve a stormwater management solution that is appropriate. (2) The Applicant may repave the driveway provided that staff are notified in advance and that additional erosion controls are installed along the downgradient edge prior to repaving. (3) Trees to be removed shall be shown on a plan, subject to staff approval; and (4) the Applicant shall submit a revised planting/mitigation plan documenting the final locations of where the plantings will be installed (plantings shall survive two growing seasons).

8:38 p.m. Discussion: Old Concord Road Trailhead Parking: C. Sadoski

Ms. Mygatt recused herself as she is an abutter and retained her right to comment as a member of the public. Mr. Kurtz took over as Chair of the meeting.

Some residents along the northern end of Old Concord Road have raised concerns about roadside parking that is available for trail access to Adams Woods. The Adams Woods trailhead is close to the dead end of Old Concord Road where it meets the Route 126 bridge. There is currently a stretch of roadside parking available on Old Concord Road at the trailhead that could fit approximately 6-8 cars. There are two concerns that have been raised with the Road Safety and Traffic Committee and the Department of Public Works –

1. The roadside parking is partly across the street from a shared driveway entrance. A neighbor on this shared driveway stated that she was told by a firefighter in the past that a fire truck would have difficulty turning into the shared driveway if cars were parked on the road across from the shared driveway. This was confirmed by Brian Young, the current Fire Chief.
2. The roadside parking and trailhead are across the street from 43 Old Concord Road. The homeowner, Corinne Sadoski, has contacted DPW and Conservation staff with her concerns about people parking in that location to access Walden Pond. Ms. Sadoski has requested that parking not be allowed at this trailhead, or that it be moved further down the street so that cars cannot park in front of her property.

Staff worked with DPW to draft a parking plan for this section of Old Concord Road that limits the trailhead parking to 80-ft on the southern side of the trailhead (space for four cars). Otherwise, the rest of the roadside in this section of Old Concord Road would be signed as no parking (some of it is already designated as no-parking already, but the signage would be improved by DPW for clarity). This plan would address the safety concerns of the neighbor on the shared driveway, but does not address Ms. Sadoski's concerns about cars parked in front of her house, since trailhead parking would remain in that location. Ms. Sadoski requested that the trailhead parking be moved to the south of the common driveway, closer to the entrance to Red Rail Farm. Discussion ensued. Ms. Grzenda expressed concerns that the shoulder in that area would need to be graded and hardened in order for cars to park in this location. Additionally, Ms. Grzenda stated that vegetation would need to be cleared and removed, possibly including trees. These trees are likely within the public right of way and removals would likely need tree

warden approval. Staff will conduct a site visit with Mr. Kurtz and report back to the Commission as to whether the shoulder of the road in this location is appropriate for parking.

Ms. Mygatt took over as Chair again.

9:15 p.m. Community Center Building Committee Update

Peter von Mertens, Conservation Commission liaison to the Community Center Building Committee (CCBC), provided an update to the Commission about the Community Center planning. Peter shared the latest design option and discussed the nearby wetland resource areas.

9:30 p.m. Trail signage plan discussion

Ms. Grzenda reviewed various funding received over the past year for trail improvements, as well as the status of the Wayfinding signage and Trailhead signage planning process. In order to help educate trail users about these new rules, the following projects have been implemented: (1) Converted all of the trail blazes from red to yellow in order to help people with color blindness; (2) Created Lincoln's first "Trail User's Guide to Lincoln Conservation Land" brochure which can be picked up at Town Hall or downloaded from the website; (3) Re-instituted Lincoln's Ranger Program with a focus on educating trail users about Lincoln's new trail rules and regulations, inspecting the main trailheads to ensure they are inviting, and providing current information on rules and etiquette; and (4) Appropriated \$12,000 (CPA and LLCT funds) to develop a trail signage plan which will involve installing permanent signage at Lincoln's 32 primary trailheads and creating 85 wayfinding signs.

Peter von Mertens sent the Commission an email requesting that the Commission consider color coding the trails at Mt. Misery. Everyone agreed that the goal is to make the trail system more inviting and user friendly to all visitors. Staff prefer to start with the wayfinding sign implementation which is currently being designed. Mr. Kurtz likes the idea of creating a loop option that can be marked along the trail system with signage pointing people back to the parking lot. Ms. Fasciano likes the idea of a marked loop trail and wayfinding signs. Discussion ensued. The Commission was supported implementing the Wayfinding signage system. There was also Commission interest in creating several loop trails for families or newcomers to the Lincoln trails that could be found on our website and marked in the field.

Meeting adjourned at 10:38 p.m.