Meeting Minutes, 28 Jan 2020
Malden Conservation Commission

Attending:
- P. Buckley
- K. Khaba
- G. Laskey
- K. Mazonson
- I. Slavitt

Non-voting
- G. Stead (Clerk)

Absent: 0
Vacant seats: 2

An in-person meeting of the Malden Conservation Commission ("ConCom" or "Commission") was held in person in the Mayor’s Conference Room, 4th Floor, 17 Pleasant St., Malden, MA. It was determined that a quorum was present. No Chairman was serving at the commencement of the meeting due to the resignation of the previous Chair.

1. The meeting was called to order.

CPC Member

2. The Commission discussed the continued need for a member to represent the ConCom in the Community Preservation Committee ("CPC"). K. Khaba discussed his recent visit to a CPC meeting and his willingness to serve in this role.

3. A motion was heard and seconded to nominate K. Khaba to the ConCom’s seat on the CPC. A vote was taken and clearly passed. RESOLVED, that K. Khaba will represent the ConCom on the CPC.
Committee Chair

4. Mr. Stead reminded the Commission that the former Chairman moved out of the City of Malden and therefore resigned his appointment. Mr. Stead stated the need for the Commission to elect a new Chair and suggested Mr. Slavitt for the position.

5. Mr. Slavitt expressed willingness to serve as Chair and suggested that the position only be Acting Chair until the two vacant ConCom seats are filled.

6. A motion was heard and seconded to elect Mr. Slavitt as the Acting Chair. A vote was taken and clearly passed. **RESOLVED**, that Mr. Slavitt be appointed Acting Chair.

Multi-Use path adjacent to Banks Place at the MBTA Oak Grove Station

7. The Commission opened a hearing of a Notice of Intent for site work related to the construction of a Multi-Use path adjacent to Banks Place at the MBTA Oak Grove Station, off of Winter St., Malden. The proposed work is within a 100’ Buffer Zone and a riverfront area. Presentation was by Malden Engineering.

8. The plan was presented and the Commission had the opportunity to ask questions.

9. A motion was heard and seconded to continue the matter to the next, to be held in February. A vote was taken and clearly passed. **RESOLVED**, to continue the Multi-Use path matter to the next meeting.

165 Elwell St

10. The Commission resumed deliberation on a continued matter from the previous session: hearing of a Notice of Intent for site work related to the construction of one single family house adjacent to 165 Elwell St., Malden, parcel ID 158-631-111. The proposed work is within a 100’ Buffer Zone. Presentation is by Engineering Alliance Inc. DEP File #210-0096.

11. The project engineer presented certain minor alterations to the plan taking into account the requested conditions discussed at the previous meeting, including but not limited to a right-of-way for the city to access the resource area behind the parcel, roof drainage, and signage.
12. Having had previous concerns met with the updated plans, a motion was heard and seconded to close the hearing and issue a Order of Conditions. A voice vote was taken and clearly passed. **RESOLVED**, that an Order of Conditions be issued for 165 Elwell St.

**Multi-Use path adjacent to Banks Place at the MBTA Oak Grove Station (cont).**

13. [Informally, without re-opening the hearing.] City Councillor Ryan O’Malley made a brief statement giving context for the funding of work being done on the multi-use path.

**Roosevelt Park**

14. The Commission opened a hearing of a Notice of Intent for improvements to Roosevelt Park located behind Salemwood School 529 Salem St., Malden, parcel ID 117-728-815. Portions of the proposed work are within a floodplain.

15. Hayner Swanson, Inc presented the plan (on file and available for public inspection) for a new turf field and drainage systems to be added. Robert Prokop, the environmental scientist on the project, explained that jurisdiction stems from the fact that part of the area was a Land Subject to Flooding and there was also an Isolated Vegetated Wetland.

16. The Commission asked various questions pertaining to the plan and then turned it over to the public for questions.

17. Members of the public were not asked to identify themselves at this particular meeting, but several residents self identified or later submitted letters summarizing their views.\(^1\) On knowledge and belief, the following is an incomplete list of residents who spoke at the meeting in opposition to using artificial turf:

   a. Stefanie Alberto  
   b. Brian Delacey  
   c. John Saia  
   d. Kathleen Sullivan  
   e. Deborah Gesualdo

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\(^1\) In light of the City Solicitor’s recent guidance to the CPC, at future meetings residents will be asked to sign up for speaking slots so that they can be added to minutes.
18. At least 5 other members of the public rose in opposition to the plan. In general, members who rose in opposition expressed concerns about the following topics:

   a. Flooding and drainage
   b. Turf field, toxicity and pollutants
   c. Turf field, environmental/climate impact
   d. Turf field, human health effects
   e. Turf field, warranty and maintenance
   f. Use of CPC funds

19. The following members of the public, among others, rose in support of the plan:

   a. City Councillor Steve Winslow
   b. Robert Knox, Director of Public Works
   c. Deborah Burke, Executive Director of the Malden Redevelopment Authority

20. The Chair asked members of the public to submit any further comments or statements by email or letter, and that they would be made available on the ConCom website.²

21. A motion was heard and seconded to continue the hearing to the next meeting. A vote was taken and clearly passed. RESOLVED, to continue the hearing on Roosevelt Park to the next meeting in order to provide the public time to comment.

22. The meeting was adjourned.

² https://www.cityofmalden.org/447/Conservation-Commission