

Meeting Minutes, July 6, 2021

Malden Conservation Commission

Attending:

- M. Burne
- K. Zmijewski
- I. Slavitt (Chair)
- G. Laskey
- K. Mazonson

Non-voting

- R. Roseen (Clerk)

Absent:

- K. Kaba
- P. Buckley

Vacant seats: 0

A virtual meeting of the Malden Conservation Commission (“ConCom” or “Commission”) was held via Zoom video call.

1. The meeting was called to order at 7:02 PM. The roll was called and it was determined that a quorum was present.

Approval of Minutes

2. This item was deferred to the next meeting to give members time to review drafts.

NOI - 735 Broadway St. Malden DEP File #210-0099

3. A motion was made and seconded to reopen the hearing from the last meeting for the Notice of Intent for work within the 100 foot buffer zone and for the maintenance and installation of new stormwater outfalls in a bank resource area that functions as a drainage ditch located along the southern property boundary on the property located at 735 Broadway (320 State Highway) Malden, MA. The work is related to a proposed redevelopment project that consists of a 94,095 square foot warehouse and distribution center.
4. A voice vote on the motion to reopen the hearing was taken and the motion clearly passed.

5. Dean Gustafson, Senior Wetland Scientist with All Points Technologies, gave a brief overview of the project for anyone who may not have been present at the June meeting.
6. Mr. Burne asked about the long term operation and maintenance plan to monitor the health of the rain gardens will be developed and presented to the commission for long term concern.
7. Ms. Loffredo replied that they use plantings that are salt resilient and urban plantings that over time can hold up to pavement use and salt use of the winter season. She added that over time any invasive or dead plants as well as any trash or litter will be removed and revegetated as needed. Also the rain gardens will be inspected monthly and after every major storm event for the first three months of operations thereafter every three months.
8. Mr. Slavitt asked about the small aisle on the north side of the building. Ms. Loffredo replied that it is a small drive aisle that may be used for emergency egress but would not be used regularly. This section is where water sheet flows towards the cemetery, which is similar to existing conditions.
9. Mr. Pugh added that in conversations with the fire departments, Melrose said that they wouldn't need to use it but Malden would like it in case it needs to be used in emergencies and said that Malden Fire is effectively requiring it to be paved for easy maintenance and access.
10. Mr. Slavitt raised the concerns of citizens and councillors throughout the city about impermeable surfaces and green spaces throughout the city.
11. Mr. Laskey asked if there is any way of adding any green space.
12. Ms. Loffredo replied that they have increased the amount of green space as much as they can and added that there are still parking requirements that they have to meet.
13. Mr. Burne asked if there are any offsite mitigation opportunities to improve permeability within the watershed to make up for what they can't improve onsite.
14. Mr. Pugh replied that they are increasing permeability 175% over existing conditions and are trying to do everything they can given the site and plans. Ms. Loffredo added that they are looking into other ways of improving permeable surfaces onsite.
15. A member of the public identified as Nate Bae Kupel of 15 Village Court asked what the next steps are after this hearing.
16. Mr. Slavitt replied that the commission will issue an order of conditions for this project.
17. A motion was made and seconded to close the hearing and open a discussion to issue an order of conditions. A voice vote was taken and clearly passed.
18. The three following conditions were discussed and voted on:
 - a. **Erosion and sedimentation controls shall be installed prior to commencement of work; the responsible party shall provide 48-hour notice prior to work for inspection of erosion and sedimentation controls by the Conservation Commission.**
 - b. **The responsible party shall submit to Malden Conservation Commission any Operation and Maintenance (O&M) Plans pertaining to the stormwater management systems and shall provide updates to the Conservation Commission by email after maintenance is conducted according to the plan. This condition shall continue to**

apply in perpetuity after the work is completed and such updates shall be the responsibility of any party that assumes ownership of this site.

- c. When work is planned or scheduled to be done in the vicinity of existing MassDOT drainage or infrastructure, provide at least 2 weeks but preferably as much notice as possible so that the Malden Conservation Commission can have the option to liaise with MassDOT.

19. A motion was made and seconded to issue the order of conditions with the conditions listed above. A voice vote was taken and clearly passed. **RESOLVED**. To issue an order of conditions with the conditions discussed.

Associate Membership

20. This item was stricken from the agenda.

Adjournment

21. A motion was made and seconded to adjourn. A voice vote was taken and clearly passed. The meeting was adjourned at 7:53 PM.

To view the full recorded meeting please visit:

https://cityofmalden.zoom.us/rec/play/Q6oOGJeKCLPn2Far3aDxG0pYOEtQ-kCs8tIm0X8WN5YGpoMhMdeVaR_oUIcOTgFDrNIDNCgHzieIDN5W.8SiSFQVW1b29v1Hp?continueMode=true&_xzm_rtaid=qoY0jtd3RgOqUMngHnOauQ.1628552657156.512e83e2cf5762b09362971f04772444&_xzm_rtaid=802