

CONSERVATION COMMISSION

AGENDA

MARCH 21, 2007

- 7:15 Request for Determination - 48 Hayward Road – David Austin
Repair of an existing septic system within 100' of wetlands.
- 7:30 Notice of Intent - 53 Fort Pond Road - Gustavus & Catherine Esselen
To be known as Grassy Pond Road: for the construction of three single family homes, driveway, drainage system and associated grading within 100' of wetlands.
- 7:45 Request for Determination - Isaac Davis Trail – Town of Acton
Routine maintenance and repairs to the existing Isaac Davis Trail adjacent to the stone bridge at Nashoba Brook (Town Atlas Plate E-4, Parcel 60).
- 7:50 Notice of Intent - Main Street Sidewalk – Town of Acton
Repair of an existing headwall and extension of three existing outlet pipes and the construction of a sidewalk on the southerly side of Main Street from Post Office Square to Great Road.

Certificate of Compliance - 5 Patrick Henry Circle - 85-936

MINUTES

March 7 comments rec'd by TT

CONSERVATION COMMISSION

MINUTES

MARCH 21, 2007

MEMBERS PRESENT: Terry Maitland, Janet Adachi, William Froberg, Linda Serafini,

CONSERVATION ADMINISTRATOR: Tom Tidman

RECORDING SECRETARY: Tom Tidman

VISITORS: John & Anne Fanton, Maryanne Tabner, Michael Giannetto, Deanne Bonnar, Brewster Conant, Dottie & Rodger Hilbert, Ann & Howel Evans, Jr.,

7:20 Mr. Maitland called the meeting to order.

7:21 Request for Determination - 48 Hayward Road – David Austin

David Austin presented plans for the repair of an existing septic system within 100' of wetlands. The original system was constructed in 1967. The new system at its closest point will be 72' from wetlands; the old tank will be removed. Construction of the new system will require the removal of several pines.

7:26 Mr. Maitland closed the meeting.

Determination – 48 Hayward Road

Ms. Miles moved that the Commission find the work as proposed to be within their jurisdiction under the Act but will not impact the wetland (negative three); Ms. Adachi 2nd, unanimous.

7:33 Notice of Intent - 53 Fort Pond Road (tbka Grassy Pond Place) - Gustavus & Catherine Esselen

Rich Harrington from Stamski & McNary presented plans for a residential compound consisting of four lots. The Planning Board has approved the proposed residential compound. The Applicant filed a Notice of Intent and has received an OOC from the Littleton Conservation Commission as part of the parcel is within their jurisdiction. Three new single family homes, driveway, drainage system and associated grading within 100' of wetlands are proposed; the fourth lot is the existing home at 53 Fort Pond Road. The ORAD issued by the Commission in 2005 required that an area suspected to be a vernal pool be investigated; the area was inspected by Dave Crossman of B & C Associates and was determined not to be a vernal pool (report on file). All proposed homes will have private wells and septic systems and be accessed from a common drive. The existing driveway for the existing house will be removed and reconstructed to access the four lots. The Fire Department required the T-form turnaround. The existing 8" culvert pipe under the driveway will be replaced with a 24" pipe. The proposed driveway headwall has a 2' offset from wetlands. A request for waiver of setbacks for the driveway, dated 3/8/07, has been submitted with the NOI. Stormwater runoff will be controlled by utilizing proposed deep sump and hooded catchbasins and an infiltration bed (subsurface drainage system) with an associated outlet control structure. Roof runoff from the proposed houses will be directed to individual drywells. There will be an agreement with the homeowners association to maintain the drainage structures. All proposed dwellings meet the 50' and 75' setback under the Bylaw. Proposed erosion control will consist of filter fabric and haybales at each catchbasin.

Upon query by Mr. Maitland, Mr. Harrington described how the proposed subsurface drainage system functions.

Mr. Harrington noted that the Town cannot accept the common drive as a public way; the homeowners association will be required to maintain the drainage system.

Upon query by Ms. Adachi, Mr. Harrington affirmed that the homeowners association agreement obligating homeowners for drainage maintenance would be recorded at the Registry. Howel Evans from 330 Nagog Hill Road expressed concern noting that it seems like a big responsibility for a homeowners association to maintain a drainage system.

Upon query by Ms. Miles, Mr. Harrington stated that the proposed common drive will be constructed to binder course before obtaining a building permit. The proposed culvert replacement and retaining walls will be completed within two weeks. The proposed retaining wall will be constructed with modular blocks placed on a gravel base; utilities will be laid within.

Mike Giannetto from 151 Fort Pond Road expressed concern regarding post-construction runoff and potential effects to his water well from potential blasting. Mr. Harrington stated that all post-construction surface runoff will travel as it does currently. The Applicant anticipates no blasting in the driveway area as most of the driveway construction will involve fill; work on the back slope may or may not require blasting. The Fire Department would be involved if any blasting were necessary.

Ann Evans from 330 Nagog Hill Road noted that the general area has an enormous amount of rock and clay and feels that four houses on this property will have a large impact on the surrounding land.

Anne Fanton from 43 Fort Pond Road (FPR) noted that the wetland areas along FPR are getting worse (higher) every year; she did not see anything in the Planning Board decision about the issue of blasting. The Planning Board told abutters to have their wells tested prior to proposed construction since town water service is not an option on FPR.

Upon agreement by Mr. Harrington, Mr. Maitland continued the hearing until April 18 at 7:45 PM as commissioners would like to conduct a site walk.

8:30 Request for Determination - Isaac Davis Trail – Town of Acton

Corey York from the Acton Engineering Department presented plans for proposed routine maintenance and repairs to the existing Isaac Davis Trail adjacent to the stone bridge at Nashoba Brook (Town Atlas Plate E-4, Parcel 60). Mr. York reported that ruts have developed over the years creating trip hazards. The Isaac Davis Trail (IDT) is open to the public two days a year for Patriots Day and July 4th. The Town proposes to place gravel in the rutted areas and the work should be complete within one day.

Brewster Conant from 562 Main Street, owner of the property that this portion of the IDT passes through, stated that he appreciates the work that the Town is proposing as it has become a hazard.

8:34 Hearing no comments or questions, Mr. Maitland closed the meeting.

Determination - Isaac Davis Trail – Town of Acton

Ms. Adachi moved that the Commission find the work as proposed to be within its jurisdiction but will not impact the resource area (negative three); Ms. Miles 2nd, unanimous.

8:35 Notice of Intent - Main Street Sidewalk – Town of Acton

Corey York from the Acton Engineering Department presented plans for the repair of an existing headwall and extension of three existing outlet pipes and the construction of a sidewalk on the southerly side of Main Street from Post Office Square to Great Road. The proposed sidewalk will be 4,200 linear feet and four to five feet wide with a grass strip being

created where possible between it and Main Street. The proposal will not involve any wetland fill and will be constructed behind the existing stone walls once it passes Brook Street. The Town wishes to construct the sidewalk this year.

Upon request by the Commission, Mr. York agreed to continue the hearing until April 4 at 7:45 PM as commissioners would like to conduct a site walk.

Certificate of Compliance - 5 Patrick Henry Circle - 85-936

Due to recent storm events, Mr. Tidman reported that he has not inspected the site and will report to the Commission on April 4.

9:00 Meeting adjourned.



Terrence Maitland
Terrence Maitland
Chair

TT:ahr.concom.minutes.2007.032107