

**CONSERVATION COMMISSION  
AGENDA  
SEPTEMBER 1, 2010**

**7:15 PM**

**TOWN HALL - 472 MAIN STREET - ROOM 204**

- 7:15 Request of Determination - 89 Arlington Street - St. Elizabeth's of Hungary Catholic Church  
Foresite Engineering - proposed installation of roof drain discharge within 100' of a bordering vegetated wetland (town atlas plate E-2, parcel 120). (010)
- 7:25 Notice of Intent - Spruce Corner - 232 Arlington Street - West Acton Trio, LLC  
Foresite Engineering - proposed construction of a two-family dwelling, drainage, utilities, associated grading and landscaping within 100' of a bordering vegetated wetland located at 232 Arlington Street, Acton (town atlas plate F-2A, Parcels 70, 71 & 83). (020)
- 7:45 Wetherbee Land Forest Inventory Report - Charles Caron

Business

69, 71, 73, 75, 77, 79 and 81 River Street - letter supporting approved plans

MINUTES

July 28	comments rec'd by	TT, FP
August 18	forthcoming	

**CONSERVATION COMMISSION  
MINUTES  
SEPTEMBER 1, 2010**

**7:15 PM**

**TOWN HALL - 472 MAIN STREET - ROOM 204**

**COMMISSIONERS PRESENT:** Terry Maitland, Fran Portante, William Froberg, Patty Lee, Tom Arnold

**ASSOCIATE MEMBER(S):** Toni Hershey

**RECORDING SECRETARY & CONSERVATION ADMINISTRATOR:** Tom Tidman

**VISITORS:** Scott Hayes, Paula Gordon, Christine Perraud, Janet Adachi, Charles Caron

7:15 Request of Determination - 89 Arlington Street - St. Elizabeth's of Hungary Catholic Church (010)

Scott Hayes from Foresite Engineering presented plans for the proposed installation of a roof drain discharge within 100' of a bordering vegetated wetland. Historically, the church has had flooding issues in the basement; originally drywells were installed at regular intervals around the building to manage all roof runoff. The drywells are too close to the building (approximately 12') and are not directing water away from the foundation. In addition, the drywells are not big enough to handle the volume of water falling on roof, approximately 10,000-SF in size. A new closed drainage system will be installed connecting to the existing down-spouts and directing roof runoff through a 12" drain pipe to a location at the northeast side of the parking lot; there is a 1% grade change across the parking lot. The majority of the work will occur within the existing parking lot. A four-foot-wide trench will be cut in the existing pavement; the edge of wetlands is at the toe-of-slope running parallel to the existing pavement approximately 15' away.

Upon query by Mr. Maitland, Mr. Hayes reported that the existing sewer line is approximately two-feet below the paved surface and the 12" drainpipe will go under the existing sewer line.

Upon query by Mr. Arnold, Mr. Hayes stated that he did look at different options to recharge groundwater as required under the Act, including recharge beds. Ultimately, the expense of different options resulted in rejecting infiltration beds as they were too expensive.

Upon query by Ms. Lee, Mr. Hayes stated that stormwater will travel through a 12" pipe and discharge into a level spreader comprised of three-to-five-pound rip-rap.

Ms. Lee expressed concern regarding concentrated flow potentially causing erosion into the wetlands.

Upon query by Ms. Portante, Mr. Hayes reported that there are large trees between the parking lot and the edge of pavement that prevents the installation of infiltration beds along the edge of pavement. Mr. Hayes stated that he could extend the level spreader rip-rap area to help dissipate velocity. He can also design it to have the final 50' of drain pipe perforated to help reduce the volume of water reaching the level spreader.

The Commission allowed Mr. Hayes time to make the suggested changes to the 'Drainage Improvement Plan, dated 8/17/2010.'

7:35 Mr. Maitland tabled the meeting.

7:40 Notice of Intent - Spruce Corner - 232 Arlington Street - West Acton Trio, LLC (020)

Mr. Maitland, Ms. Portante and Mr. Tidman inspected the site 9/1/2010.

Scott Hayes from Foresite Engineering presented proposed plans for the construction of three buildings, drainage, utilities, associated grading and landscaping within 100' of a bordering vegetated wetland. There are two existing single-family homes currently on site that will be removed; three proposed structures will be built. Unit 1 will be a retail space on the ground floor with three apartments above; Unit 2 will be two, two-to-three-bedroom condominium units; Unit 3 will be two three-bedroom condominium units. The Design Review Board evaluated the project extensively and downsized to the proposal being presented tonight. Several 'low impact initiatives' are proposed which include eco-stone permeable pavers to be installed for the first 50' of the main-access-drive from Spruce Street; roof runoff will be directed to the eco-stone pavers. All runoff from the parking area will be directed to a stormceptor that will flow to a rap-rock trench and then into a stormwater retention area; all stormwater control structures are designed to meet a 100-year storm event.

Upon query by Mr. Maitland, Mr. Hayes reported that the sewage disposal system has been approved by the Board of Health.

Upon query by Ms. Portante, Mr. Hayes stated that the proposed patios for Units 6 & 7 are located within the Bylaw's 75' no-structure setback but will be permeable concrete sections at grade.

Upon query by Mr. Froberg, Mr. Hayes reported that a 21E Study has been conducted on the entire site; there is a considerable amount of dumped debris on the property that will be removed and disposed of properly.

Mr. Maitland reported that during the site walk they were able to locate most of the wetland flags and had no issues with the delineation.

Upon query by Mr. Maitland, Mr. Hayes stated that the entire area within the proposed haybale line requires regrading and will be cleaned up.

Upon query by Ms. Lee, Mr. Hayes stated that he is unsure if the 21E Study has been completed at this time. Ms. Lee stated that the Commission would like confirmation that the site is cleaned up according to DEP standards.

Ms. Portante expressed concern regarding the four proposed maple trees within the 50' natural buffer setback will not act as a deterrent to people mowing within the 50' natural vegetative setback.

Ms. Lee suggested that adding a dense row of spicebush along and between the four proposed maple trees. Mr. Hayes agreed that this suggestion would be acceptable.

Upon query by Mr. Maitland, Mr. Hayes reported that the proposed project will be presented to the Board of Selectmen on September 13, 2010.

8:40 Mr. Maitland closed the hearing.

#### Decision - Spruce Corner - 232 Arlington Street - West Acton Trio, LLC

Mr. Froberg moved that the Commission issue a standard Order of Conditions for the plans as presented with the exception of Town of Acton Bylaw Conditions 18 & 19; allowing construction of the permeable patios for Units 6 & 7 within the 75' no-structure setback, and the stormwater retention basin and associated structures within the 50' natural vegetative setback; Mr. Arnold 2<sup>nd</sup>, unanimous. *[See file in the Conservation Office also located in DocuShare: Conservation Commission – 2010 Meetings – 09-01-2010 - (020).]*

8:45 Wetherbee Land Forest Inventory Report - Charles Caron (030)

At the request of Mr. Tidman, Chuck Caron presented his observations at the Wetherbee Land. Mr. Caron suggested that the Commission consider forest management plans for all Acton conservation

lands noting that state funds are available through the Forest Stewardship Program to help with expenses.

The Commission felt that visiting the Wetherbee Land with Mr. Caron would help them understand the preliminary forest inventory report. Mr. Tidman agreed to organize a site walk.

8:50 Determination of Applicability - 89 Arlington Street - St. Elizabeth's of Hungary Catholic Church

Mr. Maitland brought the meeting back to review red-line changes as discussed with the Commission earlier this evening.

Ms. Portante moved that the Commission find that the work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent (-3), Mr. Arnold 2nd; unanimous. *[See file in the Conservation Office also located in DocuShare: Conservation Commission – 2010 Meetings – 09-01-2010 - (010-011).]*

Business

69, 71, 73, 75, 77, 79 and 81 River Street - Lothrop Mill LLC

Mr. Maitland discussed ongoing communications with the developers of Lothrop Mill on River Street; the Commission is in receipt of the Historic District Commission's decision. Mr. Maitland drafted a letter to the Applicant stating the Commission's position and the Order of Conditions that was issued for the development.

The Commission discussed the time and diligence that went into developing a workable Order of Conditions for the site's redevelopment within the river front and the importance of establishing a successful bio-retention area.

Ms. Portante moved that the Commission reaffirm its decision and will not entertain the proposal of moving the proposed houses and associated structures closer to the brook; Mr. Arnold 2<sup>nd</sup>, unanimous.

Mr. Maitland signed the letter as drafted to be sent to the Applicant, Lothrop Mill, LLC.

9:15 Meeting adjourned

  
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Terry Maitland  
Chair

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09-01-2010

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	<a href="#">010 - Request for Determination - 89 Arlington Street - St Elizabeth of Hungary Catholic Church</a>	naturalres	08/26/10	856 KB	
	<a href="#">011 - 89 Arlington Street - AMENDED Drainage Improvement Plan 9-1-2010</a>	naturalres	09/17/10	247 KB	
	<a href="#">020 - Notice of Intent - Spruce Corner - 232 Arlington Street - Fee addenda &amp; AMENDED Landscape Plan</a>	naturalres	09/17/10	6 MB	

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