CONSERVATION COMMISSION

AGENDA

JANUARY 19, 2011

7:15 PM

TOWN HALL - 472 MAIN STREET - ROOM 204

7:15 Request for Determination - 451 Main Street - F. Bean *(010)*

Acton Survey & Engineering: proposed upgrade to the existing subsurface sewage disposal system within 100' of a wetland (town atlas plate F-3A, parcel 35).

7:30 Notice of Intent - 294 Main Street - 294 Main Street LLC *(020 - 021)*

Stamski & McNary: proposed construction of a portion of two two-family dwellings and associated driveway and utilities within 100' of a wetland (town atlas plate F-3, parcel 80). (*21 day waiver received*)

7:40 Notice of Intent - 21 Elm Street – Douglas/Gates Boardwalk - Acton Public Schools *(030)*

Amy Green Environmental Consulting: proposed repair and replacement of the existing boardwalk and construction of a new access Kid Island and new floating dock within a Bordering Vegetated Wetland and Floodplain between the Douglas & Gates Schools (town atlas plate E-2, parcel 247). (*21 day waiver received*)

7:45 Request for Determination - Lot 23 Newtown Road - J & M Prendiville *(040)*

Foresite Engineering: for the proposed temporary crossing of a wetland to access uplands for the purpose of soil testing located at 195 Newtown Road (Lot 23) [town atlas plate C-3, parcel 16-2]. (*21 day waiver received*)

MINUTES

December 1	comments rec'd by	ADM, FP, TM, AG	signature
December 8	" "	ADM, TM, FP	
December 15	" "	ADM, TM, FP	

CONSERVATION COMMISSION
MINUTES
JANUARY 19, 2011
7:15 PM
TOWN HALL - 472 MAIN STREET - ROOM 204

COMMISSIONERS PRESENT: Terry Maitland, Fran Portante, Bill Froberg, Tom Arnold, Amy Green

ASSOCIATE MEMBER(S):

RECORDING SECRETARY & CONSERVATION ADMINISTRATOR: Tom Tidman

VISITORS: Isabella Choate, Christine Phillips, Jim Maxwell, Seth Donohoe, George Dimakarakos, J.D. Head, Scott Hayes, Eliza Tan

7:15 Request for Determination - 451 Main Street - F. Bean *(010)*

Seth Donohoe from Acton Survey & Engineering presented plans for the proposed upgrade to the existing subsurface sewage disposal system within 100' of a wetland (town atlas plate F-3A, parcel 35). The existing system is a cesspool. The wetland resource area is on abutting property. The proposed replacement system will be constructed within an open maintained field area, breakout area will be within the 100' buffer zone and erosion control devices will be located 50' from the edge of wetlands. The proposed system will be raised with a forced main. The proposed location for the replacement system will be at the rear of the property to avoid historic agricultural drains for farming activities.

Hearing no further comments or questions, Mr. Maitland closed the meeting.

Determination of Applicability – 451 Main Street

Ms. Portante moved that the Commission find 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, subject to the following condition (-3); Mr. Arnold 2nd; unanimous.

[See file in the Conservation Office also located in DocuShare: Conservation Commission – 2011 Meetings – 01-19-2011 - (010).]

7:30 Notice of Intent - 294 Main Street - 294 Main Street LLC *(020 - 021)* (*21 day waiver received*)

George Dimakarakos from Stamski & McNary presented plans for the proposed construction of a portion of two two-family dwellings and associated driveway and utilities within 100' of a wetland (town atlas plate F-3, parcel 80). The site is approximately .74 acres, currently with one existing single-family home, driveway, septic system and pool all within 100' of wetlands. The proposed site plan has a total of six units proposed. The existing driveway is 66' from the edge of wetlands. Proposed new buildings meet the 75' Bylaw setback and the 100' vernal pool setback. The proposed driveway will follow conformity of the existing. The proposed site development of this property is half of the density allowable under Zoning Regulations in this district. Stormwater calculations are very conservative. A rain-garden will be provided to capture first-flush of surface runoff for pretreatment to the infiltration trench.

Ms. Green noted that the rain garden does not appear to meet the MADEP design criteria, but agreed with Mr. Dimakarakos that overall the stormwater management plan met the standards for construction of 5-8 units.

Due to the limited space on the property the proposed rain-garden will be designed with an infiltration trench beneath it. The proposed stone drip-edge at Unit 6 and lawn along the northeast side of the driveway will act as pretreatment to the rain garden and help with infiltration.

Upon query by Eliza Tan from 288 Main Street regarding Bylaw setbacks, buffer zone and pavement ratio to available land, Mr. Dimakarakos stated that regulations require that a site plan maintain 35% open space, this design exceeds the requirement by providing 60% open space. Long term pollution control is provided in the NOI. Stormwater management during construction will be accomplished by directing runoff to a holding basin where the rain-garden will be constructed. Haybales will be provided as erosion control. This development will have a homeowners' association to oversee snowplowing, exterior paint etcetera. A portion of the existing driveway will be kept to establish/maintain the setback on the property.

8:00 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision - 294 Main Street

Mr. Arnold moved that the Commission issue a standard OOC for the plans as presented, Ms. Portante 2nd; unanimous.

[See file in the Conservation Office also located in DocuShare: Conservation Commission – 2011 Meetings – 01-19-2011 - (020 - 021)].

* Amy Green recused herself from the meeting, stating that she worked with the school department to develop the NOI filing for 21 Elm Street.

8:02 Notice of Intent - 21 Elm Street - Douglas/Gates Boardwalk - Acton Public Schools *(030)*

(*21 day waiver received*)

J.D. Head, Facilities Director from the Acton Public Schools, reported that the first phase of the project is complete, previously approved under Determination issued by the Commission in July, 2010 and presented plans for the proposed repair and replacement of the existing boardwalk and construction of a new access boardwalk to "Kid Island" and a new floating dock within a Bordering Vegetated Wetland and Floodplain between the Douglas & Gates Schools (town atlas plate E-2, parcel 247). J.D. Head reported that this NOI is for the reconstruction of the observation platform and installation of a floating dock. A raised walkway will be constructed to a small existing island. The new boardwalk structure will be approximately 12' long.

The Commission noted that the entire area is within Bordering Vegetated Wetland and Riverfront Area, therefore the exact dimensions of the boardwalk to "Kid Island" will need to be submitted prior to construction, since the ramp is considered a permanent structure.

8:20 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision - 21 Elm Street - Douglas/Gates Boardwalk

Mr. Froberg moved that the Commission issue a standard OOC for the plans as presented; Mr. Arnold 2nd, unanimous.

[See file in the Conservation Office also located in DocuShare: Conservation Commission – 2011 Meetings – 01-19-2011 - (030)]

8:25 Request for Determination - Lot 23 Newtown Road - J & M Prendiville *(040)* (*21 day waiver received*)

Scott Hayes from Foresite Engineering presented plans for the proposed temporary crossing of a wetland to access uplands for the purpose of soil testing located at 195 Newtown Road (Lot 23) [town atlas plate C-3, parcel 16-2]. Mr. Hayes reported that the acreage of this parcel is split between Acton and Littleton; water drains from east to west and under Newtown Road. The upland area at the center of the lot looks to be the most promising

for a septic system. This RDA filing is solely for the temporary crossing to access the soil test area in the center of the lot. Mr. Hayes stated that the applicant would like to cross the wetland for the soil testing during the winter under frozen conditions. Four deep holes and two percolation tests will be done for the soil testing and will be preferably conducted outside of the 100' buffer zone if possible. If approved, the testing will be done within the next four to six weeks with a small track-mounted machine.

8:45 Hearing no comments or questions, Mr. Maitland closed the meeting.

Determination - Lot 23 Newtown Road

Mr. Arnold moved that the Commission find that the work described in the Request is within an area subject to protection under the Act, but will not remove, fill, dredge, or alter that area. Therefore, said work does not require the filing of a Notice of Intent with the special condition that any area of work within the wetland resource area and buffer zone shall be stabilized, to the greatest extent practicable, after work is completed. Ms. Portante 2nd, unanimous.

[See file in the Conservation Office also located in DocuShare: Conservation Commission – 2011 Meetings – 01-19-2011 - (040)]

MINUTES

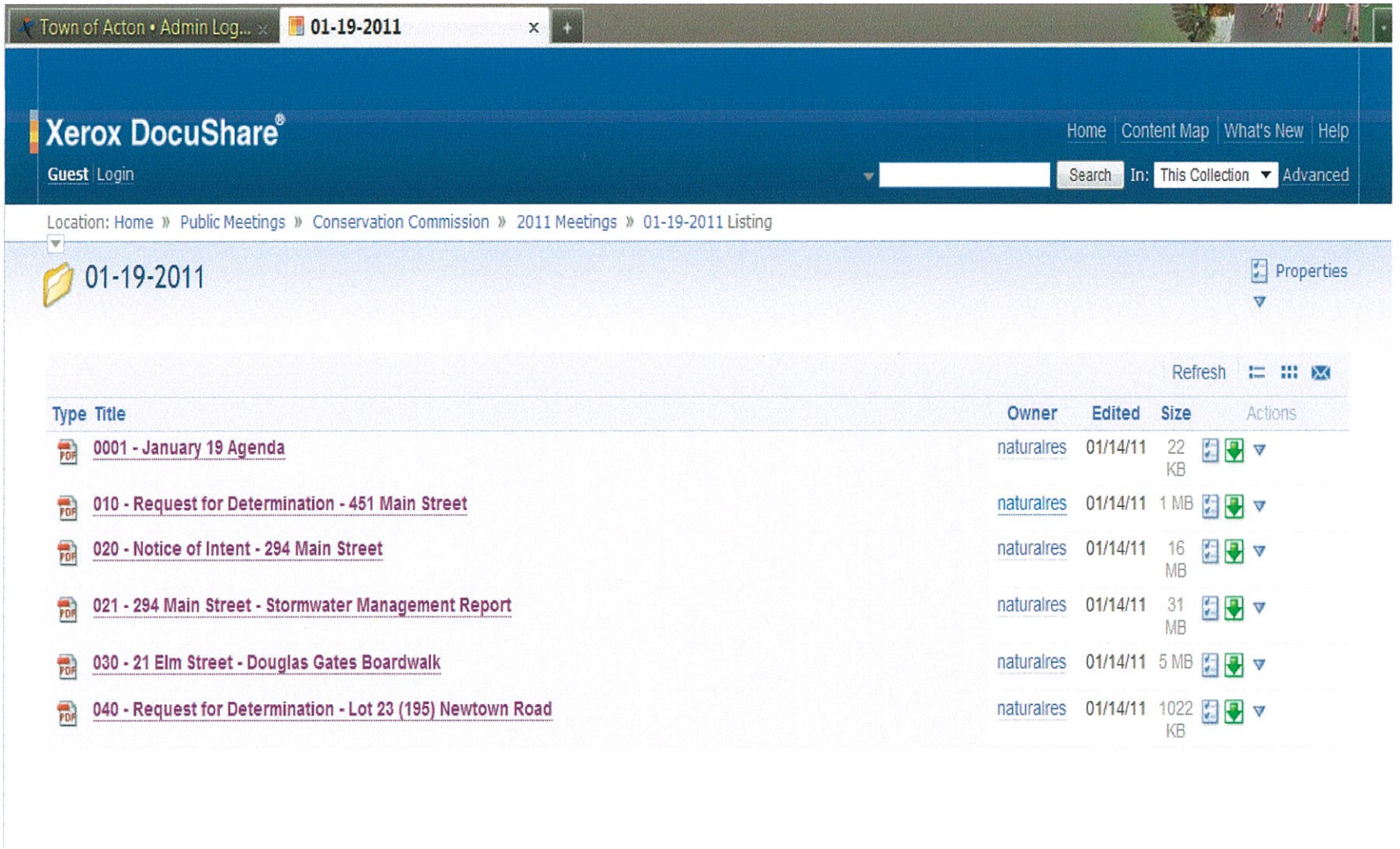
Ms. Portante moved that the Commission approve the minutes for December 1, 8 and 15, 2010; Mr. Froberg 2nd, unanimous.

8:45 Meeting adjourned.

Terry Maitland

Terry Maitland
Chair

TT:ahr
ahr:concom.minutes.2011.01-19-2011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0001 - January 19 Agenda
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22 KB
010 - Request for Determination - 451 Main Street
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1 MB
020 - Notice of Intent - 294 Main Street
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01/14/11
16 MB
021 - 294 Main Street - Stormwater Management Report
naturalres
01/14/11
31 MB
030 - 21 Elm Street - Douglas Gates Boardwalk
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5 MB
040 - Request for Determination - Lot 23 (195) Newtown Road
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