CONSERVATION COMMISSION

AGENDA

JANUARY 16, 2013

7:15 PM

TOWN HALL - 472 MAIN STREET
ROOM 204

WITHDRAWN - Notice of Intent - Continuation - 189 Main Street (010)

7:30 *Notice of Intent - Continuation -195 Newtown Road*

Applicant's representative requests a continuance until February 20, 2013 @ 7:45

Certificate of Compliance - 18 Alcott Street - 85-954 *(020)*

Review - Residences at Quail Ridge Country Club - Conservation Restriction *(030)*

Review - Hybid Farm *(040-043)*

MINUTES

December 5	minutes reviewed by		FP, AG, AM	Signature
December 19	"	"	": ADM, FP, AG	
January 2	"	"	": ADM, FP, TM, AG	

CONSERVATION COMMISSION
MINUTES
JANUARY 16, 2013
7:15 PM
TOWN HALL - 472 MAIN STREET
ROOM 204

COMMISSIONERS PRESENT: Terry Maitland, Jim Colman, Fran Portante, Bill Froberg, Tom Arnold

RECORDING SECRETARY: Bettina Abe

VISITORS: Yu Song, Wick McConnon

WITHDRAWN - Notice of Intent - Continuation - 189 Main Street (010)

Certificate of Compliance - 18 Alcott Street - 85-954 *(020)*

Ms. Portante moved that the Commission issue a Certificate for 18 Alcott Street; Mr. Arnold 2nd, unanimous.

MINUTES

Mr. Colman moved that the Commission approve the minutes for December 5, December 19, 2012 and January 2, 2013; Mr. Froberg 2nd, unanimous.

7:30 *Notice of Intent - Continuation -195 Newtown Road*

Applicant's representative requests a continuance until February 20, 2013 @ 7:45.

Review - Residences at Quail Ridge Country Club - Conservation Restriction *(030)*

Tom Arnold, Jim Colman, Tom Tidman and Roland Bartl met today to discuss the Conservation Restriction (CR) at Quail Ridge Country Club. There are outstanding issues that need to be resolved in the draft of the CR. One example is page 3, section B1, regarding acts and uses allowed on the property. The language is ambiguous, allows some commercial activity and some permanent structures. It was written by Pulte's attorney and it was approved by Acton town counsel. The CR would be "held" by the Commission.

Mr. Colman stated that there have been CR's on golf courses in the past. Tom Arnold recommends that any decisions be postponed.

Bettina will email the draft of the CR to the Commission.

Ms. Portante asked if the purpose of the CR is to keep it from becoming a development; and the reply was yes.

Mr. Maitland would like to see a plot plan and some other examples of CR's on golf courses; and he recommends checking with the MACC for guidance.

7:50 Review - Hybid Farm *(040-043)*

The Commission discussed Wick McConnon's site plan, specifically the location of fences delineating town property from Hybid's private property.

Mr. Colman suggested an information kiosk of some sort with a map, to educate the public about the layout of the land.

Tom Arnold said having a public access gate on the private property portion doesn't make sense. It makes more sense to have public access from public side of the property. A gate is required by law to provide public access to the conservation land.

Wick McConnon proposed moving one of the gates on his site plan to another spot. The consensus was that it's merely a compliance issue, not for practicality. Try it for a year see how it goes.

Mr. Colman asked Mr. McConnon about the future of Area D. Wick and Rita will discuss this and decide if more trees should get taken out. It does not have to remain forested, but has grown a lot in the past 25 years.

Stormwater will be discussed spring/summer at 2014 renewal.

Mr. McConnon asked if the Wetland Protection Act agricultural exemption would negate the need for stormwater mitigation. Mr. Colman suggested that the Commission needs to be sure runoff won't damage vernal pools.

MOTION: Tom Arnold moves we approve renewal of License January 15, 2013 for one year; and also approve relocation of fences as shown on the 1/7/2013 site plan on file in the Town of Acton "O" Drive; the adequacy of the surety bond is pending town counsel review; and a letter should be sent to the McConnons' regarding approval of the fence location.

Mr. Colman seconded the motion.

Discussion:

Bill Froberg asked if the Commission will need to vote on all changes going forward each year.

Fran Portante stated she did not think it likely that they would be going through this each year. The Commission discussed how much detail might be needed to review annually.

Jim Colman stated the procedure should be followed strictly now, then amended in subsequent years.

All were in favor of the motion, the vote passed unanimously.

A site walk will occur sometime at the end of March to review status on the ground with regard to the checklist.

8:40 Meeting adjourned.

Terry Maitland

Terry Maitland,
Chair

BA:ahr
ahr.concom.minutes.2013.01-16-2013
Ar rec'd 01-17-2013

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01-16-2013

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Type	Title	Owner	Edited	Size	Actions
PDF	0001 - January 16 Agenda	naturalres	01/11/13	20 KB	
PDF	010 - 189 Main Street - Notice of Withdrawal	naturalres	01/11/13	18 KB	
PDF	020 - Request for Certificate of Compliance - 18 Alcott St - 85-954	naturalres	01/11/13	1 MB	
PDF	030 - Residences at Quail Ridge Country Club - Conservation Restriction	naturalres	01/11/13	877 KB	
PDF	040 - 10-25-2012 - Hybid Farm Request for License Renewal 2013.pdf	naturalres	01/11/13	23 KB	
PDF	041 - 10-25-2012 - Hybid Farm 2013 License Agreement - signed	naturalres	01/11/13	81 KB	
PDF	042 - 01-07-2013 - Hybid Farm Site Plan Letter	naturalres	01/11/13	18 KB	
	043 - 042 - Hybid Farm - SITE PLAN.PDF.thumb.jpg	naturalres	01/11/13	16 KB	