

**ACTON CONSERVATION COMMISSION
MINUTES
November 20, 2013 Meeting
7:15 PM
TOWN HALL - 472 MAIN STREET
ROOM 204**

COMMISSIONERS PRESENT: Terry Maitland, William Froberg, Tom Arnold, Andrew Magee, Amy Green, Jim Colman

NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Seth Donohoe, Mark Gallagher, Mark Gallagher Jr., Bill Hall, James Redmond

7:20 **Quail Ridge Conservation Restriction:** Jim Colman gave a status update.

Mr. Arnold asked if the golf course ceases to exist, who will be responsible for removing the structures. The Commission needs a clean map of the CR land. A subcommittee made up of Tom Arnold, Andy Magee and Jim Colman was appointed and tasked to secure a plan showing the boundaries of the land the existing location of all buildings, structures and paved areas, and the location of all structures and paved areas allowed or required under the Special Permit, and any other current plans for the property.

7:30 **Notice of Intent:** 7 Ledge Rock Way Lot A (020)

The proposed project is the construction of 4 single family dwellings at 7 Ledgerock Way/1 – 3 Rex Lane, Lot A. (*town atlas plate C5, parcels 58-5 & 49*). A portion of 2 of the proposed dwellings is inside the 100' Buffer Zone of the BVW.

Notice of Intent: 7 Ledge Rock Way Lot B: (030)

The proposed project is the construction of 4 single family dwellings at 7 Ledgerock Way/1 – 3 Rex Lane, Lot B. (*town atlas plate C5, parcels 58-5 & 49*). A portion of 2 of the proposed dwellings is inside the 100' Buffer Zone of the BVW.

Bill Hall from Stamski and McNary combined the presentations for the two filings, for Lots A and B. Plans include the removal of the existing gravel driveway that is currently within the 50 foot buffer zone, allowing the area to naturalize, and delineating the 50 foot buffer zone by installing a split rail fence along the boundary. The commission agreed that a split rail fence would be adequate.

The project has a shared septic system which is permitted within the North Acton Village District. This has not been approved by the Board of Health as yet.

Hearing closed at 7:50 PM

Decision: Mr. Magee moved to issue a standard order of conditions for the project with a special condition that a split rail fence or other fence be constructed at the 50 foot wetlands buffer. The final fence design shall be approved by the Conservation Agent. Mr. Colman seconded, Vote: unanimous.

7:55 **Notice of Intent:** 93 Central St. (off Pine Hill Road) (040)

Acton Survey and Engineering presenting proposed construction of a single family home at 93 Central Street, (town atlas *plate G-2, parcel 123*).

Seth Donohoe presented for Acton Survey and Engineering. The limit of work will be at the 50 foot setback. Grading for the septic system and foundation will occur between 50 and 75 feet from wetlands. The proposed garage, driveway and leaching field will be located between the 75 foot and 100 foot buffer. The planning board has endorsed an ANR for the two lot subdivision which was previously approved as a 40 B development. It has been scaled back to construction of only 2 houses. The existing house will be razed. The new house will be accessed via a 40 foot wide right of way.

Hearing closed at 8:05 PM.

Mr. Magee moved to issue a standard order of conditions with one special condition: a line of boulders, each at least 3 feet in diameter, spaced on 5 foot centers and buried to half their depth shall be installed along the 50 foot set-back.

Mr. Arnold seconded, unanimous vote.

Certificates of compliance:

61 Powder Mill Rd. 85-149, and 85-237 (060)

Mr. Arnold moved to issue, Ms Green 2nd Unanimous vote

107-111 Great Road 85-1004 & 1006 (070)

Mr. Arnold moved to issue, Mr. Colman 2nd Unanimous vote

MINUTES of November 6, 2013: Reviewed by Amy Green, Terry Maitland

Ms. Green moved to accept, Mr. Colman 2nd Unanimous vote



Terry Maitland
Chairperson

**ACTON CONSERVATION COMMISSION
AGENDA
November 20, 2013**

**7:15 PM
TOWN HALL - 472 MAIN STREET
ROOM 204**

7:30 Notice of Intent: 7 Ledge Rock Way Lot A (020)

The proposed project is the construction of 4 single family dwellings at 7 Ledgerock Way/1 – 3 Rex Lane, Lot A. (*town atlas plate C5, parcels 58-5 & 49*). A portion of 2 of the proposed dwellings is inside the 100' Buffer Zone of the BVW.

7:40 Notice of Intent: 7 Ledge Rock Way Lot B: (030)

The proposed project is the construction of 4 single family dwellings at 7 Ledgerock Way/1 – 3 Rex Lane, Lot B. (*town atlas plate C5, parcels 58-5 & 49*). A portion of 2 of the proposed dwellings is inside the 100' Buffer Zone of the BVW.

7:45 Notice of Intent: 93 Central St. (off Pine Hill Road) (040)

Acton Survey and Engineering presenting proposed construction of a single family home at 93 Central Street, (*town atlas plate G-2, parcel 123*).

Quail Ridge CR

Certificates of compliance:

60 Powder Mill Rd. 85-707 & 85-962 (050)

61 Powder Mill Rd. 85-149, 237,649,673 (060)

107-111 Great Road 85-1004 & 1006 (070)

50-56 Powder Mill Rd. 85-804 & 1002 (080)

MINUTES of November 6, 2013: Reviewed by Amy Green, Terry Maitland

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