

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

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October 28, 2014

Tom Tidman, Natural Resources Director

Acton Conservation Commission

472 Main St.

Acton, MA 01720

VIA EMAIL: ttidman@acton-ma.gov

Re: Notice of Intent, 12 Summer Street, Acton

Subject: Preliminary Review

Dear Mr. Tidman and Commission Members:

As requested, I have initiated my review of the Notice of Intent (“NOI”) filed by Goddard Consulting on behalf of Mt. Laurel Realty relative to the 12 Summer Street property, and offer several preliminary comments for consideration by the Commission and the applicant. I have received the following materials:

- NOI and cover letter dated 3/6/2014;
- Wetland Replication Plan (narrative) dated 5/22/2013;
- NOI plans (7 sheets) dated 6/18/2014;
- NOI plan (1 overall sheet) dated 5/20/2013.

Preliminary Comments:

1. State filing only: The reason is not clear to me, but the filing was made only under state wetland regulations (310 CMR 10.00) and not the Acton Wetlands Bylaw;
2. Administrative completeness: The NOI appears to be administratively complete;
3. Wetland delineations: I plan to initiate review of the wetland delineations on Wednesday 10/29/2014, with the applicant’s representative. When that field review is complete, I will report to the Commission and make myself available for a site walk with the Commission;
4. Consistency: At this point, the plans (e.g., sheet 2 of 7, revised 6/18/14) and NOI narrative are not consistent with regard to the amount of wetland impact and replication proposed (areas in sf):

	<u>Proposed BVW Impact</u>	<u>Proposed Replication</u>
Narrative:	830	1,375
Plan: (a) filled:	1,538	
(b) Restored	1,762	
Total	3,300 (1,532+1,762)	3,340

I recommend that the narrative and plans be updated as needed, but suggest that this take place after the review of the wetland delineations is completed;

5. Proposed sidewalk: I question the need for the proposed asphalt sidewalk along a common driveway to service two single family homes. The precise details of the proposed sidewalk are unclear to me, but it represents several thousand square feet of impervious area, bordered by the proposed driveway and footpath;
6. Proposed mitigation:
 - a. The proposed BVW replication planting is quite sparse: proposed woody plantings are small, and at roughly 1 per 230 sf (apx 15 feet on center); herbaceous plantings (2 inch tussock sedge plugs) are proposed at roughly 1 per 170 sf (apx 13 feet on center). I recommend much more substantial replication area plantings;
 - b. The proposed replication area topsoil calls for 6 inches of topsoil. The native wetland topsoil (based upon submitted BVW delineation forms) is much deeper. I recommend a minimum of 12 inches of a combined topsoil and leaf compost mix, allowing for settling of a placed soil;
 - c. Restoration of paths and haybale footprint are mentioned, but not detailed;I recommend that the proposed mitigation specifications be revised and expanded to address the above.
7. Limit of Work: The Riverfront Area extends onto proposed Lot B. I recommend that the Limit of Work line on Lot B be extended to keep work outside of the Riverfront Area.

I hope that this information is helpful. Please contact me if you have any questions concerning this or other matters. I will contact the Commission following my field review of the wetland boundaries to report my findings and to schedule a site walk with the Commission, if you would like.

Sincerely,



Paul J. McManus, LSP, PWS
President

cc: Goddard Consulting – by email