

**CONSERVATION COMMISSION  
AGENDA  
DECEMBER 5, 2012  
7:15 PM  
TOWN HALL - 472 MAIN STREET  
ROOM 204**

7:15 Notice of Intent - 195 Newtown Road - Mary Prendiville (010)

Scott Hayes, Foresite Engineering

DEP File 85-1104

Proposed construction of a driveway/wetland crossing to serve a single family dwelling, associated grading utilities, landscaping and construction of a single family home within 100' of a wetland (town atlas plate C-3, parcel 16-2).

Certificates of Compliance

- 34 Robbins Street - 85-1091 (020)
- Spruce Corner - 85-1046 (030)

MINUTES

October 17	Comments rec'd by	AG, FP, am <sup>1</sup>
November 7	“ “ “	AM

<sup>1</sup> *comments received on first draft before Hybrid notes were added*

**CONSERVATION COMMISSION  
MINUTES  
DECEMBER 5, 2012  
7:15 PM  
TOWN HALL - 472 MAIN STREET  
ROOM 204**

**COMMISSIONERS PRESENT:** Terry Maitland, Andy Magee, Amy Green, Fran Portante, Jim Colman, Bill Froberg

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

**VISITORS:** Scott Hayes, Isabella V. Choate

Citizens' Concerns

Bursaw Gas & Oil - 94 Great Road

Engineers representing Bursaw reported to the Commission that they plan on replacing the underground tanks at this location and inquired if the Commission will require a full stormwater report.

Ms. Green noted that this would be considered a redevelopment project and the Stormwater Checklist should be included with the Notice of Intent (NOI) filing along with the project details.

Mr. Magee suggested that they also review the status of the existing parking lot and compliance with stormwater standards.

7:30 Notice of Intent - 195 Newtown Road - Mary Prendiville - DEP File 85-1104 (010)

Scott Hayes, from Foresite Engineering, presented proposed construction of a driveway/wetland crossing to serve a proposed single family dwelling, associated grading, utilities, and landscaping within 100' of a wetland. Mr. Hayes reported that this is an undeveloped lot located in both Acton and Littleton. The plan involves a wetland crossing to access the buildable are of the lot. The Commission issued a Determination of Applicability (January 19, 2011) for soil testing; the Board of Health has approved the design of the proposed septic system. Some landscaping, a portion of the driveway and grading will occur within the 100' buffer zone. The proposed driveway will alter 665 s.f. of wetlands; open bottom box culverts will be placed making the 22' span of the wetland crossing. Electricity will be brought in overhead from Newtown Road, water will be provided by a private well. Both the wetland replication area and compensatory flood storage will be constructed on the north side of the wetland crossing. As a result of the site walk conducted on this date (12/5/12) Mr. Hayes presented an amended plan showing the adjusted wetland flags. Mr. Hayes reported that this lot was created in 1973; supporting deed is available if necessary.

Mr. Magee noted that there appears to be an alternative access to the lot on the upland section of the property, he is not sure this is considered a limited project under 10.53.3(e); Mr. Hayes should examine the possible alternative closely.

Mr. Hayes reported that Sara Indian Way, in Littleton, is not a public way; there is a zoning issue in accessing a dwelling in Acton from Littleton.

Mr. Magee noted that there is an area within the wetland that exhibits vernal pool characteristics.

Mr. Colman stated that he would like written analysis explaining possible alternatives including a review of the potential vernal pool.

Ms. Green stated that she would like to see a full planting plan for the replication area including the type of seed mix and size of plants to be used.

Abutter, Isabella Choate, noted that one cannot access a lot from a common drive in Littleton to a home in Acton; Acton's Zoning Regulations prohibit it.

Mr. Magee stated that the Commission needs a more formal Alternative Analysis submittal, specifically looking at the possible alternative access locations to the lot.

Mr. Hayes stated that he will contact Caron Environmental to further investigate the potential vernal pool habitat and requested a continuation of the hearing on December 19.

Hearing no further comments, Mr. Maitland continued the hearing until December 19, 2012 at 8:00 PM.

#### Certificates of Compliance

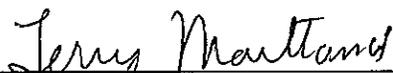
➤ 34 Robbins Street - 85-1091 (020)

Ms. Green moved that the Commission issue a Certificate as recommended by Mr. Tidman, Mr. Colman 2<sup>nd</sup>; unanimous.

➤ Spruce Corner - 85-1046 (030)

Mr. Colman moved that the Commission issue a Certificate as recommended by Mr. Tidman, Mr. Froberg 2<sup>nd</sup>; unanimous.

8:35 Meeting adjourned.

  
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Terry Maitland,  
Chair

TT:ahr  
ar.concom.minutes.2012.12-05-2012  
AR rec'd 12/12/12pm

Added new object: Extra Information

Location: Home » Public Meetings » Conservation Commission » 2012 Meetings » 12-05-2012 Listing

12-05-2012

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Type	Title	Owner	Edited	Size	Actions
<input type="checkbox"/>	Extra Information	naturalres	12/13/12	0	
<input type="checkbox"/>	0001 - December 5 Agenda	naturalres	11/30/12	16 KB	
<input type="checkbox"/>	010 - Notice of Intent - 195 Newtown Road - 85-1104	naturalres	11/28/12	2 MB	
<input type="checkbox"/>	020 - Request for Certificate - 34 Robbins Street - 85-1091	naturalres	11/28/12	56 KB	
<input type="checkbox"/>	030 - Request for Certificate - Spruce Corner - 85-1046	naturalres	11/28/12	89 KB	

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Extra Information

Properties

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Type	Title	Owner	Edited	Size	Actions
<input type="checkbox"/>	195 Newtown Road - Amended Notice of Intent Plan 12-5-2012	naturalres	12/13/12	1 MB	