

R E C E I V E D
JUN 26 2013

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

TOWN CLERK, ACTON

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

NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Charles Caron, Jim Cray, James Hoyt, Matt Mostoller, Mark Donohoe, Scott Hayes, George & Lynell Shromberg, David Logan, Rita McConnon

7:15 Notice of Intent - South Acton Treatment Facility - School-High-Parker-Assabet - Water District
Caron Environmental & Wright-Pierce Engineering (*Individual Folder 010 - 030*)

Charles Caron, from Caron Environmental, reported that this project consists of two sections: two segments of water main on High and Parker Streets and the construction of a membrane treatment plant. Approximately two miles of water main will be replaced on School Street, Parker Street and Independence Road and one mile of new water main will be installed on High Street to Hatch Road starting at Main Street. There are two areas of wetlands within 100' of the new plant and road; both appear to be a result from gravel operations. The existing road will be improved and paved. The plant will be 10,000 s.f. in size with 99% outside buffer zone. A new parking area with drainage will be constructed and paved. All roadway and detention basin slopes will have erosion control blanket installed to ensure slope stabilization.

Treatment Facility

Upon query by Mr. Arnold, Mr. Caron stated that the lagoons handle discharge of neutralized waste water from the treatment facility and will be located outside the 100' buffer zone.

Upon query by Mr. Magee, Mr. Caron stated that the new roadway will be slightly wider, increased on the side away from the wetlands and raised by one foot.

Upon query by Mr. Froberg, Mr. Caron stated that the Water District (Applicant) would like to utilize the existing road; all stormwater runoff will be directed to the detention basins with the exception of a small amount of crowned roadway near the entrance from High Street. There will be no roadway or pavement closer to wetlands than currently exists.

Upon query by Mr. Magee, Jim Cray, from Wright-Pierce, stated that they could see if it is possible to pitch the road towards the detention basin near the High Street access.

Upon query by Mr. Froberg, Mr. Caron stated that the wetland located near the existing access road appears to be isolated; they could not find an outlet.

Matt Mostoller, from the Acton Water District, stated that they hope to start construction this fall and anticipate that it will take 15 months to complete the entire project.

Water Main Installation

Mr. Caron stated that straw waddles will be used in buffer zone areas, directional drilling will be done at the culvert crossing under Fort Pond Brook to limit disturbance; all work in this area will occur within existing roadways. The 8" water main on High Street starting at Main Street Main Street and ending at Hatch Road is being replaced with a 12" main to increase flow capacity. Direction drilling will be used under Pratt's Brook.

Upon query by abutter Roy Spuller, Mr. Mostoller stated that the construction contract will be awarded in August and the High Street water main replacement will take approximately two months to complete.

7:55 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision - South Acton Treatment Facility - School-High-Parker-Assabet

Mr. Arnold moved that the Commission issue a standard Order of Conditions amending standard Bylaw conditions 18 & 19 for the plans as presented; Mr. Magee 2nd, unanimous.

Request for Determination - 180 Nagog Hill Road - Madge Wait (020)

Mark Donohoe from Acton Survey & Engineering presented plans for the proposed replacement of an existing sewage disposal system within 100' of a bordering vegetated wetland. The new system will be outside of the 75' Bylaw setback; the tank and pump chamber will be inside the 50' setback in order to retain the historic stone walls, and in recognition of the potential for bedrock at or near the surface. The existing system is not in failure but is near or within the groundwater table and will be removed and the new system will be constructed in place. The new pump chamber and tank along with the replacement leaching field will be mounded above the groundwater table and will meet Title 5 requirements.

Upon query by the Commission, Mr. Donohoe noted that the entire system will be located within an existing lawn area.

8:15 Mr. Maitland closed the meeting.

Determination - 180 Nagog Hill Road

Mr. Magee 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 and the Commission waives standard Bylaw setbacks under Section F8.3 - Setbacks for Activities to allow work as shown on the approved RDA Plan - 180 Nagog Hill Road, dated 5/2/2013; Mr. Arnold 2nd, the motion passed with one abstained (J. Colman).

Notice of Intent - Continuation - 330 Nagog Hill Road - 85-1117 (030)

Scott Hayes, from Foresite Engineering, noted to the Commission that most of the 10.5 acre lot is outside the buffer zone; the wetlands were delineated by Caron Environmental. The tree stumps from the cleared trees in the buffer zone were surveyed and shown on the plan.

Mr. Froberg suggested that the Commission could impose a special condition that an annual report be submitted by the applicant, or his representative, after three growing seasons and that the plantings must be at least 75% successful before the applicant can request a Certificate.

Mr. Froberg suggested that the Commission require that the Commission or its agent inspect the site plantings annually for three years. Mr. Hayes noted that, with the issuance of an Order of Conditions, the Commission has the right to inspect at any time.

8:35 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision - 330 Nagog Hill Road - 85-1117

Mr. Froberg moved that the Commission issue an Order of Conditions for the plans as presented and amended with the following special condition:

Notification must be given that the planting has been completed; and an annual report must be submitted for three years by November 1st of each year from applicant's environmental advisor or consulting engineer, which shall also include an inspection by the conservation agent.

Mr. Magee 2nd; unanimous.

Request for Certificate of Compliance - 419 Great Road - (040)

Upon request of the applicant the Commission will vote on this Certificate at a future date to be determined.

8:00 Hybrid Farm (050-055)

This meeting was held so as to discuss action items from the April 12 site visit to Hybrid/Nagog Hill parcels. Jim Colman presented issues for discussion.

i. Signage:

- a. Possible text included on gate signs could be:

**Town of Acton Conservation Land
and
Hybrid Farm Licensed Property
Public Access Permitted
Please ensure gates close after you
Please use caution around horses**

Bettina will research signage products, get approval of wording and prices by McConnon's.

- b. An info panel explaining the history of the land and the license agreement will be designed. Jim Colman and Tom Arnold will design and show it to the Commission and McConnons for approval as soon as it is ready - hopefully at the June 5 meeting.

ii. Seeding/Groundcover for Area C:

The McConnon's sowed grass seed on May 4. The soil was loosened and aerated first using same method as in Area A. Rita would like to see if it works for Area C. Mr. Arnold asked if the soil had been tested for optimal conditions, and Rita replied no. That had not been done for Area A yet groundcover has been successful. Hybrid is willing to fertilize in spring and fall. McConnon's proposed not to dig it up again, rather to watch and evaluate turf growth. Area C cannot be used until it is green.

The Commission agreed.

iii. Erosion in chute between Areas C and D:

- iv. Tom T. talked on the phone yesterday with Wick McConnon about the pass-through area and erosion. Nothing is growing there now, although willow is growing on either side. If there is grass in area C, that should control runoff between C and D next to Hybrid property line. Andy Magee suggested that check dams can be installed. Tom T. will wait a week or two, then talk to Wick McConnon again.

v. Relocation of a Shed:

Shed cannot move to desired location due to 20 foot setback; so Rita would like to leave it.

9:15 Discussion finished.

BUSINESS - Quail Ridge - Conservation Restriction (060)

Mr. Colman reported that he has reviewed the draft restriction thoroughly and noted that areas he feels should be more specifically detailed.

Mr. Maitland suggested that Mr. Colman meet with town counsel.

Mr. Magee noted that Ms. Green has experience with conservation restrictions (CR) from the Caouette acquisition and suggested that Mr. Colman work with Ms. Green.

Mr. Tidman will contact the town manager regarding permission for Mr. Colman to meet with town counsel.

BUSINESS - 180 Newtown Road - Anderson Parcel

Mr. Maitland reviewed the location of Anderson property and the near proximity to other town owned conservation land. He noted that the owner has a purchase and sale agreement. The appraised value of the property is the highest amount that community preservation funds can allocate for the purchase of the property; general Town funds would have to make up the price difference.

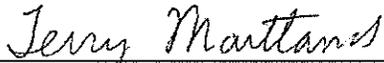
The Commission unanimously supports the purchase of the Anderson property.

Mr. Maitland will compose a letter to appear in the *Beacon Community Newspaper*.

MINUTES

Mr. Magee moved that the Commission approve the minutes of April 17, 2013; Mr. Froberg 2nd, unanimous.

9:45 Meeting adjourned.



Terry Maitland
Chair

TT:ahr
ahr.concom.minutes.2013.05-15-2013
or rec'd 5/16

ACTON CONSERVATION COMMISSION
AMENDED AGENDA
MAY 15, 2013
7:15 PM
TOWN HALL - 472 MAIN STREET
ROOM 204

7:15 Notice of Intent - South Acton Treatment Facility - School-High-Parker-Assabet - Water District

Caron Environmental & Wright-Pierce Engineering (*Individual Folder 010 - 030*)

Construction of the South Acton Water Treatment Plant, the installation of a raw water main to connect the plant to the School Street wells and the replacement of the water main along a portion of High Street. The South Acton Water Treatment Plant will be constructed on the site of the existing Assabet wells and treatment facilities located off of High Street. The raw water main will be constructed beginning at the School Street wells and then along School Street, Parker Street, a short segment of Independence Road and Assabet Crossing, at which point it will connect to an existing cross-country main. All of the work to construct the raw water main and replacement water main will occur within roadways, the driveway to the School Street wells or within the already disturbed road shoulders.

7:30 Request for Determination - 180 Nagog Hill Road - Madge Wait (020)

Acton Survey & Engineering - replacement of an existing sewage disposal system within 100' of a bordering vegetated wetland.

7:40 Notice of Intent - Continuation - 330 Nagog Hill Road (030)

Request for Certificate of Compliance - 419 Great Road (040)

8:00 Hybrid Farm (050-053)

BUSINESS

- Quail Ridge - Conservation Restriction (060)
- 180 Newtown Road - Anderson Parcel

MINUTES

April 17 *comments rec'd by* TM, AG, FP
May 1 *outstanding*

05-15-2013

Edit Selected... Add...

<input type="checkbox"/>	Type ↑	Title	Owner	Edited	Size
<input type="checkbox"/>		<u>Notice of Intent - Water District - School-High-Parker-Assabet</u>	naturalres	04/30/13	13
<input type="checkbox"/>		0001 - May 16 Agenda	naturalres	05/09/13	18 KB
<input type="checkbox"/>		020 - Request for Determination - 180 Nagog Hill Road	naturalres	05/09/13	482 KB
<input type="checkbox"/>		030 - 330 Nagog Hill Road - Notice of Intent Plan Revised 4-30-2013	naturalres	05/09/13	686 KB
<input type="checkbox"/>		040 - Request for Certificate - 411 & 419 Great Road - 85-1093	naturalres	05/09/13	7 MB
<input type="checkbox"/>		050 - Hybrid Farm ABCD Land Activities Photo Map001	naturalres	05/09/13	266 KB
<input type="checkbox"/>		051 - Hybrid Farm License Agreement Compliance Checklist	naturalres	05/09/13	547 KB
<input type="checkbox"/>		052 - Hybrid Farm Site Visit 4-12-13 copy	naturalres	05/09/13	253 KB
<input type="checkbox"/>		053 - Hybrid Site Visit 4-12-13 License Compliance Checklist	naturalres	05/09/13	94 KB
<input type="checkbox"/>		054 - Managing Small-acreage Horse Farms - May 2003 - Oregon State University.pdf	naturalres	05/14/13	2 MB
<input type="checkbox"/>		055 - Seeding Small-Acreage Horse Pastures - Lester R. Vough - University fo Maryland.pdf	naturalres	05/14/13	88 KB
<input type="checkbox"/>		060 - 08-02 The Residences at Quail Ridge - CR Parcel A draft 7-3-12 clean.pdf	naturalres	05/13/13	74 KB

Notice of Intent - Water District - School-High-Parker-Assabet

Edit Selected... Add...

<input type="checkbox"/>	Type ↑	Title	Owner	Edited	Size
<input type="checkbox"/>		010 - Notice of Intent - Acton Water District - School-High-Parker-Assabet	naturalres	04/30/13	1 MB
<input type="checkbox"/>		011 - High Street Water Main Replacement - Cover - Notes - Site Key (C-1 thru C-2)	naturalres	04/30/13	2 MB
<input type="checkbox"/>		012 - High Street Water Main Replacement - Plan View - School Street (C-3 thru C-4)	naturalres	04/30/13	1 MB
<input type="checkbox"/>		013 - High Street Water Main Replacement - Plan View - Parker Street (C-5 thru C-7)	naturalres	04/30/13	2 MB
<input type="checkbox"/>		014 - High Street Water Main Replacement - Plan View - High Street (C-8 thru C-10)	naturalres	04/30/13	2 MB
<input type="checkbox"/>		015 - High Street Water Main Replacement - Details - Erosion Control Notes & Details (C-11 thru C-13)	naturalres	04/30/13	1 MB
<input type="checkbox"/>		020 - South Acton Water Treatment Plant -Notes, Existing Conditions & Site Layout - (C-1 thru C-4)	naturalres	04/30/13	5 MB
<input type="checkbox"/>		021 - South Acton Water Treatment Plant -Site Grading & Drainage Plans - Site Piping Plans - (C-5 thru C-8)	naturalres	04/30/13	5 MB
<input type="checkbox"/>		022 - South Acton Water Treatment Plant - Lagoon Sections - Erosion Control Notes & Details (C-9 thru C-10)	naturalres	04/30/13	1 MB
<input type="checkbox"/>		023 - South Acton Water Treatment Plant - Civil Details (C-11 thru C-14)	naturalres	04/30/13	2 MB
<input type="checkbox"/>		024 - South Acton Water Treatment Plant - Pre & Post Drainage (C-15 thru C-16)	naturalres	04/30/13	2 MB
<input type="checkbox"/>		030 - Water District - Abutters Notice & List of Abutters	naturalres	04/30/13	1 MB
<input type="checkbox"/>		040 - Notice of MEPA Consultation Session - EEA no.15045 - South Acton Water Treatment Plant - ACTON.pdf	naturalres	05/14/13	84 KB