

**ACTON CONSERVATION COMMISSION
MINUTES
July 16, 2014
7:15 PM
TOWN HALL - 472 MAIN STREET
ROOM 204**

RECEIVED
AUG 7 2014
TOWN CLERK
ACTON

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

NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Adria Osborne Cohen, Rachel Watsky, Steve Marsh, Alan Daley, Jim Snyder-Grant

7:15 Notice of Intent: 114 River St.: Request for continuation
Hearing continued to September 17 at 7:15PM.

7:20 Notice of Intent: Continuation of 12 Summer St, 85-1148

Revised site plans presented for review by the Commission.

Rachel Watsky, of Goddard Consulting, presented for the applicant. She reviewed the 7 plan sheets that comprised the total submittal. The cover letter and summary is attached to these minutes. Sheets 2 and 3 show the replication area, which is more than 1.5 times the area of the wetlands being filled. The FEMA flood plane line has been added to the plan. She reviewed cross-sections A-F.

There was further discussion about the replication area. The replication area proposed would be 3340 square feet, while the filled area is 1538 square feet, a ratio of about 2.2 to 1 of replication. Elevation cited in the plan at 189 – 190, represents the bottom of the proposed replication area. No berm is proposed separating the replication area from Bordering Vegetative Wetland.

Mr. Arnold asked if the current plan being presented was the same plan shown to the Planning Board. Mr. Marsh responded and said there were some small changes and that they have to go back to the Planning Board after they've received Conservation Commission approval. The Commission commented that the revised plan will come back to them in the future, as the NOI has only been filed under the State, not the local by-law.

~~Ms. Watsky reviewed the previous questions that had been asked by the Commission and pointed out where they were addressed on the revised plans. She also pointed out the "hardship" issue, that there was no better means of accessing the buildable portion of the land. She described the wetland creation area and noted that the large red maples would be left in place. There was discussion about how they would be protected, and Ms. Watsky will provide this information. There was also discussion about how the restoration of the trail in the wetlands would occur, and Ms. Watsky will provide information. Description of commitment to invasive species control in the wetland creation area will also need to be provided.~~

Mr. Magee pointed out that the current proposal included two buildable lots where there was originally only one, thereby creating the hardship. When there was only one buildable lot,

there was no hardship. He further asked how many feet of buffer zone would be altered in this project.

Ms. Watsky responded that this NOI was only being filed under the Wetlands Protection Act, not the town by-law. The applicant will file with the commission under the bylaw once the State approval has been obtained.

Mr. Magee stated that he believed there should be a third party review of the flagging line. Ms. Green asked that they also see where the 100 year flood plain line is, which may require a study. Ms. Green also asked for some description of what soils will be used in the wetland creation area.

Mr. Snyder-Grant asked what connection Mr. Marsh had with this property, and Mr. Marsh responded that he worked for the owner of the property. Mr. Marsh also said that he could reach out to the DEP regarding hardship issues. Ms. Watsky will contact the DEP General Counsel regarding ownership and hardship issues, as well as how to determine level of the 100-year floodplain when FRIM profiles are not available, and will ask the state to review the issues.

The hearing was continued to September 17 at 7:20 PM.

7:30 Order of Conditions: request for extension for 354B Great Road, The Residences at Quail Ridge, 85-986.

This request was withdrawn citing the Permit Extension Act, Section 173 of Chapter 240 of the Acts of 2010, extended in Section 74 and 75 of Chapter 238 of the Acts of 2012. This Act and its extensions automatically extends for four years beyond its normal expiration date, any permit or approval in effect during the qualifying period from August 15, 2008 to August 15, 2012.

Certificate of Compliance:

93 Central Street, 85-1137

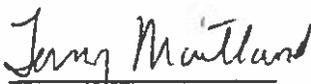
Inspection: July 7, 2014 No filing received

MINUTES:

July 2, 2014: reviewed by AG, TA, AM, TM

Ms. Green moved to accept the July 2, 2014 minutes, Mr. Magee seconded, all in favor.

Meeting adjourned at 8:40.



Terry Maitland
Chairperson



7/11/14

Acton Conservation Commission
472 Main Street
Acton, MA 01720

Re: Revised Site Plan Summary
12 Summer Street Rear/ Central Street NOI (DEP #085-114B)

Dear Acton Conservation Commission:

Goddard Consulting, LLC is pleased to submit 4 copies of the revised site plans for the NOI for the project known as 12 Summer Street rear or Central Street. The site plans are as follows:

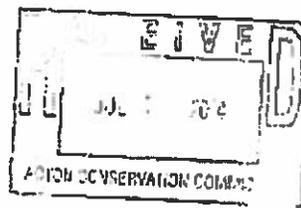
- Sheet 1: Overhead site plan.
- Sheet 2: Driveway site plan showing the proposed driveway onto the site, as well as the wetland replication area. The wetland flags have been updated to reflect the changes made during the site walk. Also, the flood plain line from FEMA has been approximated onto the site plan, instead of labeling the wetland line as the floodplain line.
- Sheet 3: Driveway site plan showing the proposed driveway and houses, as well as the adjusted wetland flags. Also, the flood plain line from FEMA has been approximated onto the site plan, instead of labeling the wetland line as the floodplain line.
- Sheet 4: Cross-sections of 6 locations shown on the site plans, to demonstrate the change in elevation.
- Sheet 5: Driveway profile showing proposed elevation versus existing, as well as the details for the wall, fire cistern, drywell, downspout, driveway, and a basic detail for the wetland replication area (to be explained further in the wetland replication plan from Goddard).
- Sheet 6: Tree removal plan showing the area where trees will be removed.
- Sheet 7: Tree removal plan showing the area where trees will be removed.

If there are any questions about this submission, please contact us.

Very truly yours,
GODDARD CONSULTING, LLC

by 

Scott Goddard, Principal & PWS



**ACTON CONSERVATION COMMISSION
AGENDA
July 16, 2014
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ROOM 204**

7:15 Notice of Intent: 114 River St.: Request for continuation

Date and Time to be determined.

7:20 Notice of Intent: continuation of 12 Summer St, 85-1148

Revised site plans ready for review by the Commission

7:30 Order of Conditions: request for extension for 354B Great Road, The Residences at Quail Ridge, 85-986

Certificates of Compliance:

93 Central Street, 85-1137

Inspection: July 7, 2014

MINUTES:

July 2, 2014: reviewed by AG, TA, AM, TM

