

ACTON CONSERVATION COMMISSION
MINUTES
December 17, 2014
7:15 PM
TOWN HALL - 472 MAIN STREET
ROOM 204

COMMISSIONERS PRESENT: Terry Maitland, William Froberg, Andrew Magee, Amy Green, Jim Colman, Paula Goodwin (designee)

NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Dean Charter, Marsha Charter, Steve Steinberg, Mark Saganich, Mark Donohoe, Scott Hayes

7:15 **Notice of Intent** -121 Hayward Road (Hayward Farms): Continuation (010)

Scott Hayes, of Foresite Engineering, updated the Commission on re-design activities associated with retention basin placement since the last meeting. The retention basin was relocated and moved outside the 75 foot setback, with minor grade changes. A guardrail was added to the roadway side of the retention basin, to prevent snow from being plowed into the basin. The revised plan shows only work associated with the Roadway & Drainage Structure NOI, DEP File #85-1168. Other lots will have their own NOI filings. The Stormceptor has been increased in size to better address total suspended solids (TSS) removal.

Ms. Green commented that, going forward, there was a need for caution, especially for larger projects, in the evaluation of TSS removal. There is some concern as to how effective these Stormceptor systems actually are. Mr. Hayes responded that the project will have a homeowners association.

Hearing no further comments or questions, the hearing was closed at 7:30 PM.

Decision: Mr. Magee moved to issue a Standard Order of Conditions, with no special conditions, Ms. Green seconded, unanimous vote.

7:30 **Notice of Intent** – 117 Arlington Street (020)

Mark Saganich, applicant, for a proposed project at 117 Arlington Street (town atlas E-2, Parcel 233). The project entails the installation of a new septic system and renovations to the existing house. Work will occur within 200 feet of Riverfront Area.

Mark Donohoe of Acton Engineering presented for the applicant. He pointed out that the lot shows evidence of having been filled many years ago. The basement of the existing house lies below the water table and the applicant would like to raise the basement elevation. A new septic system is needed to meet Title 5 regulations. The proposed septic system has been approved by the Board of Health. The lot has both Riverfront and

Wetlands buffer impact. 762 square feet of additional home construction will occur within the outer 200 foot riparian zone. The house itself is located above the floodplain.

Ms. Green raised the discussion point about where the high water of Grassy Pond Brook actually is and could it be closer to the house near flags 6, 7 and 8. The Commission members also discussed the definition of a "like structure" and were comfortable with the addition being considered a "like structure."

The hearing closed at 7:50.

Decision: Mr. Magee moved to issue a standard order of conditions with two findings:

1. The Commission waives the 75 foot structure setback as outlined in Acton Wetlands Bylaw. Section F.8.3 permits additions to non-conforming structures, where the addition is no closer to wetlands than the existing like structure.
2. The Mean Annual High Water (MAHW) is approved as shown except that it occurs generally coincident with wetland flags 9 and 10. Relocation of this MAHW line does not substantially alter the amount and type of riverfront area impact.

Mr. Froberg seconded, vote unanimous.

MINUTES: December 3, 2014: Pending

November 19, 2014: Reviewed by AM, AG, TM

Mr. Magee moved to accept the minutes of Nov. 19, Ms. Green seconded, vote unanimous.

Meeting adjourned at 8:00PM



Terry Maitland
Chairperson

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