

**CONSERVATION COMMISSION
AMENDED AGENDA
SEPTEMBER 2, 2009**

7:15 Request for Determination - 9 Lothrop Road - Priscella Lahar (010)
Replacement a failed sewage disposal system within 100' of a wetland.

7:30 Notice of Intent - 24 Stow Street - M. Lombardo (020 - 021)
Addition of a 32' x 32' garage to an existing single family home within riverfront area and 100' of a wetland.

7:40 NOI - Continuation - 37 Stoneymeade Way (030)

MINUTES

June 17	comments received by	TM, FP, JA	<i>SIGNATURE</i>
July 1	“ “ “	JA, FP, TM	
August 5	“ “ “	JA, FP, JM	
August 19	“ “ “	JA, FP	

**CONSERVATION COMMISSION
MINUTES
SEPTEMBER 2, 2009**

COMMISSIONERS PRESENT: Terry Maitland, Janet Adachi, Fran Portante, Bill Froberg, Patty Lee

ASSOCIATE MEMBERS: Toni Hershey

RECORDING SECRETARY & NATURAL RESOURCES DIRECTOR: Tom Tidman

VISITORS: Lon Nichols, Mark Lombardo, Seth Donohoe, Stephen Demarco

7:15 Request for Determination - 9 Lothrop Road - Priscella Lahar (010)

Lon Nichols presented plans for the proposed replacement a failed sewage disposal system within 100' of a wetland. The plan has been approved by the Board of Health (BoH). The BoH requires that septic systems in Aquifer Protection Zone 4 be a minimum of 75' from the edge of wetlands. The proposed leaching field will be constructed in place at the same location as the failed system with a smaller footprint and will be 80' from the edge of wetlands. The existing tank will be crushed and backfilled and the new system will be a pump system. Grading of the new raised system will be sloped such that water flows towards Lothrop Road away from wetlands. All excavated materials will be removed from the site.

Determination - 9 Lothrop Road - Priscella Lahar

Ms. Adachi moved that the Commission find the work to be within its jurisdiction but will not impact the wetlands (-3); Ms. Lee 2nd, unanimous.

7:30 Notice of Intent - 24 Stow Street - Mark Lombardo - DEP File No. 85-1026 (020 - 021)

Mark Lombardo presented plans for the proposed addition of a 32' x 32' garage to his existing single family home within 100' of a wetland. The proposed garage floor will be at grade with a wheelchair lift to the first floor. Some modifications will be made to the existing grade in the front yard to allow for the garage entry. A retaining wall will be installed and ramps will be constructed from the driveway to the existing front door to the house. The driveway is paved (shown as gravel on the plan). The Applicant has agreed to naturalize the existing lawn area on the wetland side of the driveway to a maximum width of 25' (as shown on the plan).

Upon query by the Commission, Mr. Lombardo reported that the driveway was paved prior to his purchasing the property.

7:45 Mr. Maitland closed the hearing.

Decision – 24 Stow Street - 85-1026

Ms. Lee moved that the Commission issue a standard Order of Conditions for the plans as presented; Ms. Portante 2nd, unanimous.

7:40 NOI - Continuation - 37 Stoneymeade Way (030) - Stephen Demarco

Seth Donohoe, from Acton Survey & Engineering, reported that he met on site with Mr. Tidman on August 28 to examine the wetland delineation. The wetland delineation was continued onto the abutting property; the amended plan (dated 8/27/09) shows three additional wetlands flags, WF-AS2, ASE-2A and ASE-1A. WF-ASE-2A is 45' from the existing garage foundation. The Applicant, Stephen Demarco, indicated that modifying the proposed addition - which at its closest point would be 42' from wetlands - to meet the existing 45' setback from wetlands would have an impact on the design of the proposed stairs to the second floor of the proposed addition. Mr. Donohoe asked the Commission to consider an environmental hedge along the existing edge of lawn near the wetlands. Commissioners noted that the proposed structure still would have to meet the existing 45' setback.

Upon query by Commissioners, Mr. Donohoe confirmed that the Applicant has considered cantilevering the first floor addition over the foundation to meet the 45' setback.

Upon query by Mr. Tidman, Mr. Donohoe reported that he does not have a planting plan for the environmental hedge available to review at this time but has started to draft one.

Mr. Maitland noted that the Commission will need a new amended plan showing the cantilever design and details for the environmental hedge.

Upon request of the Commission, Mr. Donohoe agreed to continue the hearing until September 16 at 7:30 PM and stated that he will meet with Mr. Tidman prior to the next meeting to review the planting plan.

DECISION - 99 Parker Street - Red Acre Development - DEP File No. 85-1027

The Commission discussed the draft special conditions. The Commission agreed that special conditions shall include:

- only sand without chemical additives for ice-control shall be used within the 50-foot wetlands buffer;
- guardrails shall be installed, or other suitable barriers, to prevent the plowing of snow into natural wetlands, pocket wetlands and rain gardens in three specific areas to be detailed in the OOC;
- wooden posts bearing signs shall be installed at 40-foot intervals, 6-inch-by-6-inch, identifying the adjacent areas as "Protected Wetland Buffer Area" in specific areas to be detailed in the OOC;
- the Operation and Maintenance Plan shall include provisions for controlling invasive plants in the proposed rain gardens;
- the Applicant shall submit for the review and approval of the Commission the proposed condominium association agreement, bylaws and other proposed condominium documents that address the maintenance of the proposed pocket wetlands and rain gardens, and the protected status of the wetlands, and proposed pocket wetlands and rain gardens.

(See final written decision for specific wording -99 Parker Street - Red Acre Development – DEP File No. 85-1027.)

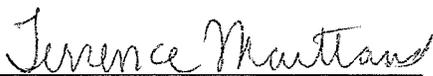
Ms. Portante moved that the Commission accept the special condition as discussed; Ms. Adachi 2nd, unanimous.

MINUTES

Ms. Adachi moved that the Commission accept the minutes of June 17, July 1, August 5 and August 19, 2009.

(Note from Andrea: minutes of 8/19 were not provided for signature since only two members had submitted comments as of this date; this is why 8/19 was separated from the upper list of minutes for signature on the agenda. They will be available for signature at 9/16 meeting.)

9:25 Meeting adjourned.



Terrence Maitland,
Chair

TT:ahr
ahr.concom.minutes.2009.090209