

**TOWN OF ACTON
CONSERVATION COMMISSION
Minutes
November 2, 2016
7:15 PM
TOWN HALL - 472 MAIN STREET
ROOM 9 (note change of venue)**

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COMMISSIONERS PRESENT: Terry Maitland, William Froberg, Amy Green, Paula Goodwin, Tim McKinnon, Jennifer Stolz

RECORDING SECRETARY: Fran Portante

VISITORS: Paulette Barros, William Hall, Aaron Jeanson

7:30 Notice of Intent: 111 Summer St. 85-1207

Notice of Intent filed by Paulette Barros, for a project at 111 Summer Street (town atlas plate F1, parcel 87). The proposed project is to construct a portion of a single family dwelling, driveway, grading and associated appurtenances within the 100 foot Buffer Zone of a Bordering Vegetated Wetland (BVW).

William Hall from Stamski & McNary, Inc., presented for the applicant, Paulette Barros. A portion of the proposed single family dwelling will be located within the 100 foot buffer zone. There is an existing barn, dwelling, and driveway on the site, which also consists of wooded and cleared areas. Work proposed within the 75 foot no-build area consists of clearing and grading for the proposed dwelling. No structures are proposed in this area. In addition to the portion of the house that will be in the 100 foot buffer, there will also be clearing and grading and installation of a driveway.

The Commissioners commented that the plan, as submitted, was somewhat confusing since it didn't refer to the second house on the parcel. The new house being proposed is slightly behind the existing garage. This will be a cul-de-sac and a fire-truck turn-around area is planned which will have to be paved. When asked if they could have moved the house even further from wetlands, it was pointed out they are limited by zoning setbacks for subdivisions. The closest point to wetlands is 75 feet with the current proposal. Ms. Goodwin expressed concern about proximity to the Acton Water District property that borders the site. Mr. Hall pointed out that the area within the 75 foot zone along the common border with the AWD will be maintained as undisturbed open space. The land drops off somewhat and there is an old stone wall running along the border. They did not think boulders would be needed along the 50 foot buffer because of the drop off there. However, on the site walk, it was observed that there were stumps and brush strewn throughout this area that needed to be cleaned up. They suggested this area could be naturalized. Strict bylaws are followed by the owner since the entire property is in a Zone 2 water district. The undisturbed open space must be maintained in this condition. The current lawn in that area will be allowed to naturalize.

There will be some tree removal outside the 75 foot buffer, and only a few are mature specimens. A stormwater report was submitted as required for subdivisions. The BoH has not yet approved the septic plan. When asked if there would be storm water controls for the

firetruck turnaround, Mr. Hall pointed out the slope away from the property and that there would be a catch basin installed under the turnaround. Asked if the leaching field could be moved further away, Mr. Hall said it was at the maximum distance possible from the 100 foot buffer. He also pointed out that the roof drains are all directed to dry wells in the front of the house.

Decision: Ms. Green moved to issue a Standard Order of Conditions with two special conditions:

Condition 1: All stumps and brush on the rear of the lot must be removed.

Condition 2: A row of 3 to 4 foot diameter boulders, buried to half their depth with a spacing of 5 feet will be placed along the limit of work on plan. The line shall extend from the western property line, along the erosion control line, in an easterly direction to its point of intersection with the 100 foot buffer zone.

Mr. McKinnon seconded the motion and it was approved unanimously.

7:45 Notice of Intent: 37 Mohegan Lane 85-1206

Notice of Intent filed by Aaron Jeanson for a project at 37 Mohegan Road (town atlas plate D2, Parcel 133). The proposed project is to construct a single family dwelling, associated paved driveway and grading, partially located within the 100 foot Buffer Zone of a Bordering Vegetated Wetland (BVW).

Bill Hall from Stamski & McNary presented the project. He pointed out that the existing driveway is located approximately 4.5 feet from wetlands, and the existing lawn extends right up to the edge of wetlands. The proposed work within the 50 foot "undisturbed" area includes the removal of the existing driveway and construction of a portion of a new paved driveway and some grading. Work within the 100 foot buffer includes the removal of the existing house and driveway and construction of a new house and associated appurtenances. Existing impervious area within the Buffer Zone is 6,336 square feet, which is being reduced by 3,825 square feet and the distance to wetlands is being increased from 4.5 to 18.2 feet.

He explained that this filing is for the rear of the lot. The existing driveway will be removed and the new driveway will be further away from the wetlands, almost 20 feet, and the resulting area will be loamed and seeded. Ms. Green suggested some shrubs be planted as well. The new driveway will require the removal of at least one large tree. The house plan is interesting and fits with the filing for the front of the lot. The existing dwelling will be removed but the barn will remain. The proposed patio and pool have not been finalized yet. The old driveway sloped toward the wetland, and upon inquiry, Mr. Hall said that, based on the amount of reduction of impervious surface, they would not be regrading significantly away from wetlands. Ms. Green reiterated her request to see a natural buffer along the wetlands where the driveway is being removed, perhaps five groupings of five shrubs a group, to provide screening and extra habitat. The remainder would be mowed twice annually. The resource area is grassy, has a pond, trees.

Decision: Ms. Stolz moved to issue a Standard Order of Condition with one special condition:

1. A line of boulders shall be placed at least 10 feet from wetlands, along the edge of work, and run from the 22 foot oak tree to wetland flag 9. Said boulders shall be 3 to 4 foot in diameter and be buried to half their depth with a spacing of 5 feet.

Ms. Goodwin seconded the motion it passed unanimously.

Minutes: October 19, 2016 Reviewed by TMc, TM, PG, AG

Ms. Green moved to accept the minutes of October 19, Mr. Froberg seconded the motion and it passed unanimously.

Meeting adjourned at 8:30 PM.



Terry Maitland
Terry Maitland
Chairperson

**TOWN OF ACTON
CONSERVATION COMMISSION
AGENDA**

November 2, 2016

7:15 PM

TOWN HALL - 472 MAIN STREET

ROOM 9 (Ground Floor)

(note change in location)



MEETING AGENDA

7:30 Notice of Intent: 111 Summer St.

Notice of Intent filed by Paulette Barros, for a project at 111 Summer Street (town atlas plate F1, parcel 87). The proposed project is to construct a portion of a single family dwelling, driveway, grading and associated appurtenances within the 100 foot Buffer Zone of a Bordering Vegetated Wetland (BVW).

7:45 Notice of Intent: 37 Mohegan Lane

Notice of Intent filed by Arron Jeanson for a project at 37 Mohegan Road (town atlas plate D2, Parcel 133). The proposed project is to construct a single family dwelling, associated paved driveway and grading, partially located within the 100 foot Buffer Zone of a Bordering Vegetated Wetland (BVW).

Certificate of Compliance:

Minutes:

October 19, 2016: Reviewed by TMc, TM, AG, and PG

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11-02-2016

<input type="checkbox"/>	Type Title	Owner	Edited	Size	Actions
<input type="checkbox"/>	001 - Agenda 11-2-2016	naturalres	11/02/16	49 KB	
<input type="checkbox"/>	111 Summer St NOI Package	naturalres	10/28/16	10 MB	
<input type="checkbox"/>	111 Summer St SDS	naturalres	10/28/16	1 MB	
<input type="checkbox"/>	111 Summer St Stormwater Operations Manual	naturalres	10/28/16	1 MB	
<input type="checkbox"/>	111 Summer St Stormwater Report	naturalres	10/28/16	7 MB	
<input type="checkbox"/>	37 Mohegan Lane Lot 2 NOI	naturalres	10/28/16	10 MB	
<input type="checkbox"/>	37 Mohegan Lane Lot 2 SDS	naturalres	10/28/16	530 KB	

<http://doc.acton-ma.gov/dsweb/Get/Document-57113/001%20-%20Agenda%2011-2-2016.pdf>

Desktop | UltraHD | 2:03 PM | 11/7/2016