

**TOWN OF ACTON  
CONSERVATION COMMISSION  
Minutes  
December 21, 2016  
7:15 PM  
TOWN HALL - 472 MAIN STREET**

**COMMISSIONERS PRESENT:** Terry Maitland, Amy Green, Jim Colman, Paula Goodwin, Tim McKinnon, Jennifer Stolz; Bill Froberg

**NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY:** Tom Tidman

**VISITORS:** Brian Butler, Richard Neil, Les Berth, Samantha Nock, Benjamin Nock, Janet Adachi, Anne Forbes, George Dimakarakos

**7:15 Notice of Intent:** 107 - 115 Great Road

Leo Bertolami for the addition to an existing wood frame structure at 115 Great Road (town atlas plate G4, parcel 28). The project includes installation of permeable walkways. Work will occur within the Buffer Zone of a Bordering Vegetated Wetland.

Mr. Dimakarakos reviewed the two prior NOI filings that the Commission had issued Orders of Conditions for this site. This is a new project and a new filing. The proposed project is to construct an addition to the existing building at 111 Great Road, and install pervious walkways around the windmill. The addition will be built over the existing parking lot and lawn area. The existing structure is 26 feet from wetlands, and the proposed addition will be no closer to wetlands than the existing structure. The new walkway will be constructed with pervious pavement, the net result being no increase of impervious surfaces on the site. The walk way at the windmill will be 39 feet from wetlands, an improvement over the existing walkway which is 19 feet from wetlands.

Ms. Green asked if they would be losing 3 or 4 cars spaces and Mr. Dimakarakos replied "yes, they would." Mr. Colman inquired about the use of the space and Mr. Dimakarakos told him it would be used for a garage and storage and no floor drains were to be installed. Ms. Stolz asked about storm drains and was told that several infiltration trenches are planned as well as pervious pavement. Mr. Froberg asked if the pavement to be removed was within the buffer zone, and Mr. Dimakarakos said it was.

Mr. Froberg commented that he had walked the site and didn't think the proposed sidewalk would impact wetlands. Ms. Green asked if the Storm Water Report talked about the increase in impervious surface and Mr. Dimakarakos said they addressed the square footage of the reduction. Mr. Colman said that he thought there should be a condition that prevents cars from parking closer to the cottage.

The Hearing closed at 7:40 PM.

**Decision:** Mr. McKinnon moved to issue a standard Order of Conditions with one special condition: A row of boulders shall be placed at the end of the paved driveway to prevent cars from parking closer to the cottage. Mr. Colman seconded the motion, and it passed unanimously.

**7:45 Abbreviated Notice of Resource Area Delineation: 116 Newtown Road**

Applicant Alan Berko requesting confirmation of the limit of jurisdictional wetland on the site.

Brian Butler, principle of Oxbow Associates, presented for the applicant. He described the 2.6 acre site and explain that the wetlands had been flagged in May of 2016. On the recent, 12/20/2016, site walk with Mr. Tidman and Ms. Goodwin, a slight change was noted at flags 13 to 15. A revised plan reflecting the change was submitted at this meeting tonight. The Commission will only be verifying flags on the subject plans.

Hearing closed at 7:55 PM.

**Decision:** Mr. Froberg moved to approve the delineation as submitted on the plan of 12/21/2016. Ms. Green seconded the motion and it was passed unanimously.

**8:00 Abbreviated Notice of Resource Area Delineation: 31, 39 and 45 Martin St.**

Applicant Mark Gallagher seeking confirmation of jurisdictional wetland boundaries.

Brian Butler of Oxbow Associates presented for the applicant. The site has encompasses four distinct resource area catorgies: 1. Riverfront area, 2. Border Vegetated Wetlands, 3. Border Land Subject to Flooding, 4. Floodplain. The site was delineated in early October of 2016. A site walk is scheduled for Friday, December 23, at 10 AM. The hearing is continued to January 18 at 7:15 PM.

**8:15:** Hybid Farm License renewal: Per Commission direction, Ms. Abe will add language to the license limiteing the number of goats to be grazed to 4.

**Certificates of Compliance:**

41 Minot Avenue, 85-791

**Decision:** Ms. Green moved to issue a Certificate of Compliance for 41 Minot Avenue, Mr. Froberg seconded the motion and it was passed unanimously.

145 Great Road, 85-727

**Decision:** Mr. Froberg moved to issue a Certificate of Compliance for 145 Great Road, Mr. Colman seconded the motion and it passed unanimously.

145 Great Road, 85-805

**Decision:** Mr. Colman moved to issue a Certificate of Compliance; Ms. Green seconded and it passed unanimously.

**Minutes:**

December 7, 2016: Reviewed by TM, TMC, AG

**Decision:** Ms. Goodwin moved to approve the minutes of Dec. 7, Ms. Stolz seconded the motion and it passed unanimously.

**Meeting was adjourned at 9:00 PM.**



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Terry Maitland  
Chairperson

**TOWN OF ACTON  
CONSERVATION COMMISSION  
AGENDA  
December 21, 2016  
7:15 PM  
TOWN HALL - 472 MAIN STREET  
Room 204**



**MEETING AGENDA**

**7:15 Notice of Intent: 107 - 115 Great Road**

Leo Bertolami for the addition to an existing wood frame structure at 115 Great Road (town atlas plate G4, parcel 28). The project includes installation of permeable walkways. Work will occur within the Buffer Zone of a Bordering Vegetated Wetland.

**7:30 Abbreviated Notice of Resource Area Delineation: 116 Newtown Road**  
Applicant Alan Berko requesting confirmation of the limit of jurisdictional wetland on the site.

**7:45 Abbreviated Notice of Resource Area Delineation: 31, 39 and 45 Martin Street**  
Applicant Mark Gallagher seeking confirmation of jurisdictional wetland boundaries.

**8:00: Hybrid Farm License renewal: continuance**

**Certificates of Compliance:**

41 Minot Avenue, 85-791

145 Great Road, 85-727 & 805

**Minutes:**

December 7, 2016: Reviewed by TM, TMc, AG

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12-21-2016


  

  
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<input type="checkbox"/>	Type   Title	Owner	Edited	Size	Actions
<input type="checkbox"/>	<a href="#">001 - Agenda 12-21-2016</a>	naturalres	12/16/16	49 KB	▼
<input type="checkbox"/>	<a href="#">010 - 107 Great Road NOI Packet r</a>	naturalres	12/16/16	3 MB	▼
<input type="checkbox"/>	<a href="#">011 - 107 Great Rd NOI Plan</a>	naturalres	12/16/16	436 KB	▼
<input type="checkbox"/>	<a href="#">020 - 116 Newtown Rd ANRAD</a>	naturalres	12/16/16	2 MB	▼
<input type="checkbox"/>	<a href="#">021 - 116 Newtown Rd ANRAD Plan</a>	naturalres	12/16/16	178 KB	▼
<input type="checkbox"/>	<a href="#">030 - 31_39_45 Martin St ANRAD</a>	naturalres	12/16/16	3 MB	▼
<input type="checkbox"/>	<a href="#">040 - 2017 Hybrid Farm License Agreement Draft 12-14-16</a>	naturalres	12/16/16	647 KB	▼
<input type="checkbox"/>	<a href="#">050 - 85-791 41 Minot Ave RCoC</a>	naturalres	12/16/16	35 KB	▼
<input type="checkbox"/>	<a href="#">050 - 85-791 41 Minot Ave RCoC Letter</a>	naturalres	12/16/16	248 KB	▼
<input type="checkbox"/>	<a href="#">051 - 85-791 41 Minot Ave CoC Plan</a>	naturalres	12/16/16	208 KB	▼

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 2:12 PM  
 12/30/2016