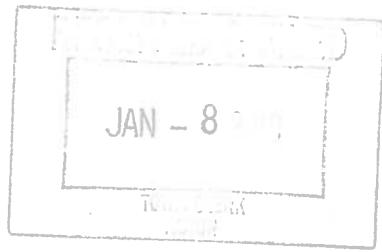


CONSERVATION COMMISSION
AMENDED AGENDA
DECEMBER 16, 2009



7:15 Proposed Stretch Code Overview Presentation - Kate Crosby (010 - 012)

7:30 Notice of Intent - 48 Nashoba Road - Micmac Lane - Judith Kotanchik (020 - 021)
Stamski & McNary: construction of an infiltration basin, a portion of which is to be located in the Buffer Zone of a BVW. The basin is to control runoff for a proposed subdivision of 4 lots. All disturbed areas shall be loamed and seeded.

MINUTES

December 2 comments rec'd by TM, JA, PL signature

CONSERVATION COMMISSION
MINUTES
DECEMBER 16, 2009

COMMISSIONERS PRESENT: Terry Maitland, Janet Adachi, William Froberg, Fran Portante, Patty Lee, Toros Maksoudian

RECORDING SECRETARY: Janet Adachi

VISITORS: Kate Crosby, Mary Smith, Richard J. Harrington, Dave Peters, Donald Armstrong, Judith Kotanchick

7:15 Proposed "Stretch" Energy Code – Overview Presentation (010 – 012)

Kate Crosby and Mary Smith of Green Acton provided an overview of the energy-efficiency standards—the so-called "stretch code"— that the Massachusetts Board of Building Regulations and Standards adopted in May pursuant to the Green Communities Act of 2008, an energy-reform bill. (See attached Powerpoint slides and handout.) The stretch code standards are an optional appendix to the state building code that a municipality may adopt and make mandatory. The stretch code establishes more stringent energy-performance requirements for new residential and most new commercial construction, as well as for certain improvements to existing structures.

Ms. Crosby and Ms. Smith are making similar presentations to other Town boards. There will be a public information session on Monday February 1, 2010, 7:00 p.m. Representatives from state offices and architects will be among those participating in the sessions.

Upon query by Ms. Adachi, Ms. Crosby said that the Town of Newton recently adopted the stretch code.

Upon query by Ms. Lee, Ms. Crosby said that she would look into how stretch code requirements are being coordinated with stormwater management requirements; Ms. Crosby said that projects under Chapter 40B are not exempt from stretch code requirements.

Upon query by Mr. Maksoudian, Ms. Crosby said that the state will be offering training workshops for contractors, engineers and others who need to become familiar with stretch code requirements, and also will be making presentations in various towns.

7:45 Notice of Intent – 48 Nashoba Road – Micmac Lane – Judith Kotanchik (020 – 021)

Richard Harrington from Stamski & McNary presented plans for the proposed construction of an infiltration basin, a portion of which is to be located in the Buffer Zone of a BVW. The purpose of the basin is to control runoff for a proposed subdivision of 4 lots. All disturbed areas will be loamed and seeded.

The original plan involved the neighbor's property; the new plan still encroaches on the 100' buffer zone. The Commission approved the wetlands line pursuant to an earlier ANRAD filing; Mr. Harrington and Commissioners believe that the ORAD still is in effect and the wetlands line still is valid.

The property slopes down to the wetlands. At the foot of the slope is a 10-15'-wide wall that provides further protection for the wetlands. The subdivision road will be private, and therefore can be narrower than a public road. Maintenance, including of the basin, will be by the homeowners' association.

Upon query by Mr. Maitland, Mr. Harrington said that the basin will have both infiltration and detention functions. The grading for the septic system will be outside the buffer zone; the Applicant will file the permit application this week.

Upon query by Ms. Lee, Mr. Harrington said that the existing vegetation is principally grass and brush. The area toward the bottom of the slope is wooded; 10-20 trees will be removed.

Upon query by Mr. Froberg, Mr. Harrington said that there is an existing house, paddock and fence; three new homes will be built.

Upon query by Ms. Lee, Mr. Harrington said that seeding on the slope would be with a conservation mixture. Ms. Lee said that as a condition of approval, the Commission should require that the Conservation Administrator, Thomas Tidman, review and approve any proposed vegetation.

Upon query by Ms. Adachi, Mr. Harrington said that the houses on the abutting properties to the south are within 20' of the property boundary; the area between Central and the flagged wetlands line is largely wet.

Upon query by Mr. Froberg, Mr. Harrington affirmed that the current plan does not include a silt barrier along the stone wall at the foot of the slope.

Upon query by Mr. Maksoudian, Mr. Harrington said that stockpiling of soil would be only outside of the buffer zone.

8:10 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision – 48 Nashoba Road – Micmac Lane

Ms. Lee moved that the Commission issue a standard Order of Conditions with the following special conditions:

- 1) The Applicant shall submit a proposed vegetation/planting plan for review and approval by the Natural Resources Administrator, Thomas Tidman; and
- 2) The Applicant shall place haybales or silt fencing along the proposed limit of work at the 50' setback line.

Ms. Portante 2nd, unanimous.

MINUTES

Ms. Portante moved that the Commission approve the minutes for December 2, Mr. Froberg 2nd, unanimous.

8:20 Meeting adjourned.



Terrence Maitland
Chair