

CONSERVATION COMMISSION
AMENDED AGENDA
NOVEMBER 15, 2006

7:00 Preliminary Review - 472 Mass Ave - Mt. Calvary Lutheran Church

7:15 Request for Determination - 10 Country Club Way - Robert Ellis
Acton Survey & Engineering: for the replacement of an existing septic system within 100' of a wetland septic.

7:30 Notice of Intent - 105 & 107 Summer Street - Spring Farm Circle - Jane Gruber
Stamski & McNary: for the construction of a clay-lined retention basin and emergency overflow pipe within 100' of a wetland.

7:45 Request for Determination - 108B Newtown Road - V. Srinivasan
Construction and addition of a pervious patio to an existing single family home within 100' of a wetland.

Chapter 61A - Notice of Intent to Convert - 215 Newtown Road

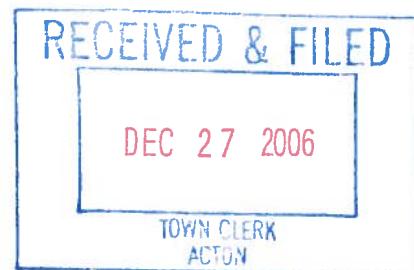
Board of Selectmen - Oversight Meeting 12/11/06

Certificates of Compliance

- 160 Nagog Hill Road - 85-872
- 19 Railroad Street - 85-833
- 13-23 School Street - 85-943

Minutes

November 1 forthcoming



CONSERVATION COMMISSION
MINUTES
NOVEMBER 15, 2006

MEMBERS PRESENT: Terry Maitland, Janet Adachi, William Froberg, Linda Serafini, Julia Miles

CONSERVATION ADMINISTRATOR: Tom Tidman

VISITORS: Paulette Barros, Bill and Nancy Heehan, Venki Srinivasan, John Rosman, Mark Donohoe, Rich Harrington

7:05 Mr. Maitland called the meeting to order.

Preliminary Review - 472 Mass Ave - Mt. Calvary Lutheran Church

John Rosman representing Mt. Calvary Lutheran Church requested advice from the Commission regarding expanding the existing parking lot. The church is considering purchasing an abutting property with a house on it that would be removed for construction of a parking lot.

The Commission stated that the nonconformity of the existing parking lot on the church property would not extend to new construction on the abutting lot. The new parking lot would be required to meet the 75' no-build setback. The Commission noted the need for further delineation and additional flags near the boundary of the lot that the Church is considering for purchase.

Mr. Rosman inquired as to whether future improvements to the existing church parking lot would trigger the need to meet current stormwater regulations. The Commission suggested that Mr. Rosman research the issue.

7:30 Request for Determination - 10 Country Club Way - Robert Ellis

Mark Donohoe from Acton Survey & Engineering presented plans for the proposed replacement of an existing septic system within 100' of a wetland. A perennial stream is located more than 200' away from the proposed area of activity. The proposed leaching field will be constructed in front of the existing house which will require a pump chamber. Perc tests found groundwater to be seven feet below the surface. There will be less than 5,000 s.f. of alteration within the 100' buffer zone. Although expected next week, the Board of Health has not yet issued a permit.

Determination - 10 Country Club Way

Mr. Froberg moved that the Commission find the plan as presented will not impact the area subject to protection under the Act (negative three determination); Ms. Miles 2nd, unanimous.

Notice of Intent - 105 & 107 Summer Street - Spring Farm Circle - Jane Gruber

Rich Harrington from Stamski & McNary presented plans for the proposed construction of a clay-lined retention basin and emergency overflow pipe within 100' of a wetland associated with a proposed residential compound. The wetland was delineated by Dave Crossman of B & C Associates; the entire 100' buffer zone is currently wooded. A residential compound allows for reduced paved roadway width but stormwater management requires that the first inch of stormwater runoff be directed through a retention basin. The retention basin will have an 8" overflow pipe that will discharge outside of the 75' setback. The centerline of the proposed basin is greater than 75' from the edge of wetlands. All proposed pavement is outside of the 100' buffer zone. The closest point of clearing and associated grading will be 69' from the edge of wetlands.

Mr. Maitland reported that the Commission would like to conduct a site walk.

Paulette Barros, an abutter, expressed concern stating that there are discrepancies regarding the property line survey; she is in the process at this time of having her property surveyed.

Abutter Jeff Hughes reported to the Commission that the Applicant's representatives entered onto his property without permission. Mr. Hughes feels that the wetland delineation is misleading. He is also

concerned that the area down-gradient from the proposed development will be over-stressed. He inquired as to whom will be responsible for maintenance of the stormwater management equipment. Mr. Hughes questioned the developer and their agents' ability to complete this project within the approved standards. He referenced a letter he sent to the Planning Board and the Conservation Commission dated 11/22/2006.

Upon agreement by the Applicant, Mr. Maitland continued the hearing until December 20 at 7:30 pm in order to conduct a site walk.

Request for Determination - 108B Newtown Road - V. Srinivasan

Venki Srinivasan presented plans for the proposed addition of a pervious 10'x10' patio to an existing single-family home within 100' of a wetland. The patio is to be constructed with brick paver blocks on top of five inches of a paver base and sand with a surrounding wood frame. The closest point of activity to wetlands will be approximately 30'. He also proposes to place several large stone steps up the slopes of the existing grading along the back side of his house as the grade rises four feet from proposed patio elevation to the garage elevation.

Determination - 108B Newtown Road

Ms. Adachi moved that the Commission find that the work as proposed will not impact the resource area (negative 3 State & Bylaw); Mr. Froberg 2nd, unanimous.

Chapter 61A - Notice of Intent to Convert - 215 Newtown Road

The Commission reviewed a letter submitted by Isabella V. Choate, dated 11/9/2006, offering the Town the right of first refusal regarding a parcel of land she is converting from Chapter 61A. The Commission will submit a letter to the Board of Selectmen recommending that the Town not consider purchasing the lot being offered. The Commission based its decision on the fact that the lot does not abut other Town-owned open space and that the sale price for the 2.5 acres is very high.

Board of Selectmen - Oversight Meeting 12/11/06

Mr. Maitland stated that he will attend the oversight meeting but would like as many commissioners as possible to attend.

Certificates of Compliance - 160 Nagog Hill Road - 85-872

Ms. Adachi moved that the Commission issue a Certificate as recommended by the Mr. Tidman; Mr. Froberg 2nd, unanimous.

Certificates of Compliance - 13-23 School Street - 85-943

Ms. Adachi moved that the Commission issue a Certificate as recommended by the Mr. Tidman; Mr. Froberg 2nd, unanimous.

8:59 Meeting adjourned.


Terrence Maitland
Chair

TT:ahr
ahr.com.com.minutes.2006.111506