



Acton Conservation Commission

Meeting Minutes

January 4th, 2023

7:15 PM

Virtual Meeting

Present: Terry Maitland (Chair), Jim Colman, Amy Green, Kate Warwick, Peter Hocknell
Conservation Agent/Recording Secretary/Zoom Host: Mike Gendron

7:15 The Chairman, Terry Maitland, opened the meeting and read virtual meeting guidelines.

Regular Business

7:15 **Abbreviated Notice of Resource Area Delineation:** 123 Quarry Road; DEP 85-1333

(continued)

Representing the applicant was Aidan Schlotman of Stamski and McNary. Aidan explained that David Crossman, the wetland scientists for the project, went back out on site and placed flags to delineate the mean annual high waterline of the riverfront area; These delineations are now shown on the plot plan. Additionally, the line that was previously labeled as the centerline of the brook was updated as an old property line.

Jim Colman expressed that the updated labeling of the line still seems confusing; Jim stated that the line needs to be clearly labeled and not include the language “centerline of the brook”. Amy Green also pointed out that the mean annual high waterline was not delineated on the east side of the brook.

Aidan stated that he understood that the property line either needed to be deleted or more clearly labeled.

Hearing no further comments/questions the Chairman announced that hearing would be continued **to January 18st at 7:15 PM and would be held virtually.**

7:24 **Notice of Intent:** 247-249 Pope Road; DEP 85-13XX

Representing the applicant was Paul Kirchner of Stamski & McNary. Paul explained the plan was to build a residential compound. To achieve this they would plan to take down the existing house on the property and to build two new houses on the property. Paul stated that there is bordering vegetated wetlands delineated on the east side of the property; the existing house is 21 feet from the wetlands and the existing driving is 11 feet from the wetlands.



Paul went on to explain the plan to utilize the existing driveway, including some modifications for stormwater management. The new driveway is proposed to be 41 feet from the wetland and would include a forebay garden with native plantings.

Paul explained that for proper stormwater management, fill would need to be used on the property; some areas in the buffer zone would be raised approximately 2 feet. This would also result in trees being cut down in the buffer zone. Additionally, an infiltration basin is proposed within the buffer zone of the wetlands to capture excess stormwater runoff and both septic systems are proposed outside the buffer zone.

Jim Colman pointed out that the proposed plan has two new structures within the 75-foot structure setback. Paul explained that the stormwater plan is currently under peer review, and plans to move the structures outside of the 75-foot setback upon receipt of the updates.

Jim asked the commission if they are concerned about raising the parcel 2 feet and how they would interpret this; Amy stated that she wonders if this does anything to change the non-conforming nature of some of these structures.

Amy stated that she would like to see an estimate of the amount of disturbed land with the existing conditions vs the proposed conditions. Additionally, she would like to know why particular trees are being taken down and not others. Finally, Amy wanted to see a restoration plan for the amount of disturbed buffer zone.

The commission and the applicant agreed to schedule another site walk at the property.

Public Comment – Tim Callahan (237 Pope Road): *The existing lot is wet and the previous owner told him that the house had sunk. The proposed project would shift the runoff patterns and have negative impacts on the surrounding lots. He also stated that he is concerned about the number of trees being removed.*

Public Comment – Lori Crochet (221 Pope Road) – *Concerned about added runoff from the proposed project. Explained that the new driveway should be looked at as a new structure.*

Public Comment – Gabe Scripts (251 Pope Road) – *Who is responsible for maintaining the driveway, infiltration basin and forebay? Concerned about contamination from existing house and impacts on the wetlands (having impacts such as increased mosquitoes).*

Public Comment – Terra (Mass Ave) – *Objects to the word “material” when referring to soil and fill as it acts as an ecosystem for wildlife.*

Hearing no further comments/questions the Chairman announced that hearing would be continued **to February 1st at 7:25 PM and would be held virtually.**



Consent Items

Certificate of Compliance, 66 Maple Street DEP 85-1252

Amy moved to issue a Certificate of Compliance, with special condition 1 being held in perpetuity. Jim seconded the motion and the roll call was unanimous.

Minutes of December 6, 2022

Amy moved to approve the minutes of December 6, 2022. Peter seconded and the roll call was unanimous.

Administrative Updates

The commission decided to table the discussion regarding sheds (started on 11/16); no updates to the guidance were made at this time.

Jim went through the CPA applications to update the commission on all of the projects that were proposed.

The meeting was adjourned at 8:48 PM.

Documents and exhibits used at this meeting:

ANRAD Filing for 123 Quarry Road; DEP 85-1333
NOI Filing for 247-249 Pope Road ; DEP 85-13XX
COC Request for 66 Maple Street DEP 85-1252
Meeting Minutes for December 6th, 2022
Proposed Structure Guidance Update

All documents can be found at: <http://doc.acton-ma.gov/dsweb/View/Collection-16206>