

CONSERVATION COMMISSION

Minutes

August 1, 2018

7:30 PM

ACTON TOWN HALL

472 MAIN STREET

Room 204

COMMISSIONERS PRESENT: Terry Maitland, William Froberg, Amy Green, Jim Colman, Tim McKinnon, Jennifer Stoltz, Susanne Flint

NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Janet Adachi, Ruth Thatcher, Tom O'Neil, Greg Locke, Ling Chen, Molly Obendorf

7:45 Notice of Intent: 446 Massachusetts Avenue

Applicant, Common Ground Development Corporation for a project at 446 Mass Ave, town atlas plate F2, parcel 119. The project involves the construction of a three story apartment building featuring affordable housing for seniors 62 and older and disabled adults under MGL Chapter 40B. An offsite Bordering Vegetated Wetland (BVW) projects onto a portion of the property to the south. To the southwest is an isolated Vegetated Wetland.

Molly Obendorf from Stamski & McNary, Inc., represented the applicant, Common Ground Development Corp. Stormwater Management Plan has been completed and filed, and they have met with the Zoning Board of Appeals(ZBA). The Conservation Commission has visited the site, as well.

This is a three-story development, designed to help address the significant need for senior affordable housing units. All units will be affordable. The housing units are to be 70% occupied by local tenants. Rent is set at 60% of the local median. A one bedroom unit will be offered for \$1037 per month.

The ZBA is continued to September 5. They have met with the Design Review Board and the Planning Department. The Comprehensive Permit will ultimately be issued by the ZBA. A typical apartment unit is 700 square feet.

Ms. Obendorf described the proposed infiltration system under the parking lot. Mr. Froberg asked how would the subsurface infiltration system be maintained. Ms. Obendorf explained that sediment entering the subsurface infiltration system would settle in a drywell. Mr. Froberg said the O&M plan should require routine parking lot sweeping. Ms. Obendorf said she would review the wording of the O&M plan to state that the parking lot "requires sweeping."

Mr. McKinnon stated that he would prefer not to see stormwater that exceed the 100 year level come back up through the catch-basin.

Ruth Thatcher(124 Prospect St), pointed out that there is a vernal pool behind K-Mart. Greg Lock (442 Mass Ave., #4) asked if screening will be added.

Mr. Maitland noted that observable flood zones seem much more extensive than FEMA's 100 year flood maps.

Ms. Green asked if the temporary basin was sized large enough for control during a potential storm impact. She was concerned that the infiltration basins would be compromised during construction.

Mr. Froberg asked for a sequence of work to include the time of year and staging. It's important in gaging the potential impact to the resource area.

Mr. Colman commented that the O&M should state that it is mandatory for parking lots to be swept twice each year, instead of "should" be swept.

Mr. Maitland asked if the Engineering Department looked at the drainage calculations. He also asked if a traffic study had been conducted.

Ms. Obendorf said that a traffic study was not required as they are well under the threshold.

Ms. Green asked to see the landscape plan.

Mr. Colman presented the following concerns and requirements:

1. A planting plan was not submitted to the Commission
2. Snow from the end of the driveway will not be stored on the south end of the lot, and a physical barrier should be installed
3. Use of pesticides, fertilizers, and herbicides not be allowed
4. Update the O&M to include mandatory sweeping of the driveway two times each year
5. Additional overflow for the drainage outlets for the structure be provided instead of relying on overflow through the catch-basin
6. During construction, all sediment will be contained on-site with a properly sized temporary basin installed.
7. O&M logs will be made available upon request: these to be noted in the Special Conditions/Inspection Report.
8. A preconstruction meeting will be held to review the temporary mitigation & silt prevention measures.

Decision: The hearing was continued to August 15 at 8:00 PM

Minutes: July 18, 2018, pending

Meeting was adjourned at 8:45PM.

Terry Maitland
Terry Maitland
Chairperson

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AGENDA**
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Certificates of Compliance

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