

CONSERVATION COMMISSION
AMENDED AGENDA
JUNE 21, 2006



7:15 Notice of Intent - 5 Patrick Henry Circle - Ron Sivonen
Ross Associates for the upgrade of an existing sewage disposal system within 100' of a wetland.

7:30 Notice of Intent - 24 Conant Street - NOI - Brian Lanigan
Construction of a garage/shed within 100' of a wetland.

7:45 Presentation - Office of M. Rosenfeld

8:30 Notice of Intent - 906 Main Street - Robbins Brook - RRV, LLC Stephen Vazza
Grading and utility construction associated with Robbins Brook Senior Living Community within 200' of a perennial stream and within 100' of a wetland.

9:00 Continuation - NOI - Quarry Road - Yin Peet - CONTINUED UNTIL 7/19 @ 7:10 PM pending BoH approval.

Certificate of Compliance - Alexandra Way 85-654
25 Harris Street 85-651
557 Acorn Park Drive 85-577

MINUTES

May 17 comments rec'd by ME, TT, TM, JA signature
June 7 forthcoming

CONSERVATION COMMISSION
MINUTES
JUNE 21, 2006

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

CONSERVATION ADMINISTRATOR: Tom Tidman

RECORDING SECRETARY: Andrea Ristine

VISITORS: Mary Lynn Miller, Brian Lanigan, Michael Rosenfeld, Sean D. Hale, Ron Sivonen,
George Dimakarakos

7:17 Ms. Miles called meeting to order.

7:18 Notice of Intent - 5 Patrick Henry Circle - Ron Sivonen

Sean Hale from Ross Associates presented plans for the proposed upgrade of an existing sewage disposal system within 100' of a wetland. The associated wetland is on abutting property. The proposed leaching field will be 50' from the closest trench to wetlands. The system is designed with a polyethylene liner that will be 40' from wetlands. The design also proposes a boulder wall at the base of the proposed slopes for the leaching field along the property that will be 15' from the edge of wetlands at the closest point.

Upon query by Mr. Maitland, Mr. Hale reported that the proposed system will be a raised system to meet groundwater elevation requirements.

Upon query by Ms. Miles, staff reported that the plans have been approved by the Board of Health (BoH).

Upon query by Ms. Miles, Mr. Tidman reported that the site is limited, with no other alternative location for the replacement leach field.

7:28 Hearing no further comments or questions, Mr. Maitland closed the hearing.

Decision - 5 Patrick Henry Circle

Ms. Adachi moved that the Commission issue a standard Order of Conditions for the plans as presented. Ms. Miles 2nd; unanimous.

Minutes

Ms. Miles moved that the Commission accept the minutes for May 17, 2006. Ms. Adachi 2nd, unanimous.

Status Report - 26 Grasshopper Lane

Upon query by Mr. Maitland, Mr. Tidman reported that he was on site the week prior. He felt that the replication area was establishing vegetation successfully, the slopes are loamed and seeded, the entire length of the driveway is in with a binder course, and 60% of the house is complete.

Upon query by Mr. Froberg, Mr. Tidman reported that no landscaping has been done around the house at this time (no loam or seeding).

Upon query by Mr. Maitland, Mr. Tidman reported that it is not ready for a certificate of compliance but the site is in compliance with the OOC and there are no issues with erosion.

Upon query by Mr. Froberg, Mr. Tidman reported that only part of the house is within the 100' buffer zone, including the entire front yard.

Ms. Miles noted that the horse riding trails from the Morrison Farm property pass through this property to Brewster Conant's property to Ice House Pond. Mr. Tidman reported that the last potential buyer interested in 26 Grasshopper Lane was not opposed to the idea of allowing the use of the existing trails through the property. The builder is not willing to write an easement into the deed but thinks that the trail use will ultimately be allowed to continue.

7:34 Notice of Intent - 24 Conant Street - Brian Lanigan

Brian Lanigan presented plans for the proposed construction of a garage/shed within 100' of a wetland. The proposal involves razing the existing shed and removing some paving and squaring the existing driveway entrance. The paved area near the brook will be reduced to allow greater space between the driveway and the brook; this area will be planted and allowed to naturalize.

Upon query by Ms. Miles, Mr. Tidman reported that the existing shed is approximately 17' from the edge of wetlands and the new proposed shed will be 24'. Therefore the change in the shed location is allowed under the Bylaw as it is a like-use structure and the applicant is proposing to move it farther away from the edge of wetlands.

Upon query by Ms. Adachi, Mr. Lanigan reported that the proposed shed will not have a foundation but the proposed garage will be constructed on a cement slab.

Upon query by Mr. Maitland and Ms. Miles, Mr. Tidman reported that the house and lot were created prior to 1997, therefore, the activity is permissible under the riverfront regulations of the WPA.

Upon query by Ms. Adachi, Mr. Lanigan reported that he does not have a landscape plan at this time. The existing trees on the site are up to the top of the slope, perennial gardens exist adjacent to the house. There is a proposed front porch not defined on the plan.

Upon query by Mr. Froberg, Mr. Lanigan reported that he will be eliminating 657 sf of paved surface from the property. Mr. Froberg noted that the proposed breezeway roof over existing pavement is not defined on the plan.

Upon query by Mr. Maitland, Mr. Tidman reported that the proposed covered breezeway will have minimal impact to the adjacent wetlands but the plans should reflect the proposed roof. A proposed planting plan should also be submitted for approval.

7:54 Hearing no further comments or questions, Mr. Maitland closed the hearing.

754 Decision - 24 Conant Street

Ms. Miles moved that the Commission issue an Order of Conditions for the plans as presented with the following special conditions: 1) The applicant shall submit an amended plan depicting the front porch and proposed breezeway roof. 2) The applicant shall submit a planting plan to be approved by the Conservation Administrator.

Ms. Adachi 2nd; unanimous.

8:07 Pesentation - 531 - 537 Massachusetts Avenue - Office of M. Rosenfeld

George Dimakarakos from Stamski & McNary reported that the applicant is seeking an extension to the existing order of conditions; although the applicant also wishes to make a presentation about the hoped-for future development of the site.

Ms. Miles noted that the presentation is not related to the request for extension because the applicant really wishes to develop something other than what the OOC was issued for.

Ms. Adachi noted that an extension will not be useful for the future proposal.

Mr. Dimakarakos agreed that the extension would be for the existing approved OOC and would not authorize construction of the "dream plan". If the "dream plan" is not possible the applicant will

develop the site according to the existing approved plan. Ms. Miles stated that the Commission should vote on the request for extension, solely, without being biased by a presentation on the "dream plan".

Upon query by Mr. Maitland, Mr. Dimakarakos reported that the applicant has started clearing the site and has started some earth work.

Upon query by Ms. Miles, Mr. Tidman agreed that some very rudimentary work has started on the site associated with the approved OOC.

Ms. Miles stated regardless of the "dream plan" she feels that the extension needs to be voted on its merits alone.

Mr. Dimakarakos concurred that the proposed "dream plan" will require a new NOI filing.

Discussion; the Commission noted that a modest effort of work has commenced with clearing of the property.

Ms. Miles moved that the Commission grant a three year extension under the Bylaw and WPA for the existing OOC. Mr. Froberg 2nd; unanimous.

Mr. Maitland tabled the presentation by Mr. Rosenfeld until later in the evening to finish scheduled business.

8:30 Notice of Intent - 906 Main Street - Robbins Brook - RRV, LLC Stephen Vazza

George Dimakarakos from Stamski & McNary presented plans for the proposed grading and utility construction associated with Robbins Brook Senior Living Community within 200' of a perennial stream and within 100' of a wetland. It is a small defined area within the Commission's jurisdiction. Mr. Dimararakos referred to various parts of the existing approved project as they relate to this newest proposal. There is a small amount of work within the 200' Riparian Zone and a small drainage outfall is proposed within the 100' Buffer Zone. Alternatives Analysis for this project: the applicant is meeting the setbacks under the Bylaw and is building all structures outside of the riverfront area with only a small amount of grading and a portion of the septic system within the riverfront area. The applicant will be razing the existing old house. Some of the area is already disturbed.

Upon query by Mr. Maitland, Mr. Dimakarakos reported that the proposed disturbance within the riparian zone is under the permitted 10% threshold with 9,955 sf of disturbance within the riverfront associated with the existing driveway, detention basin, grading and the proposed sidewalk along Main Street.

Upon query by Ms. Miles, Mr. Dimakarakos reported that the drainage calculations were originally done for the entire development assuming the acquisition of the Antonelli parcel (906 Main Street). The water balance and drainage calculations will be reviewed by the Board of Selectmen (BoS).

Upon query by Mr. Maitland, Mr. Dimakarakos stated that it is feasible that BoS will close next Monday, June 26.

Upon query by the Commission, Mr. Dimakarakos identified the portion of the development that has already been approved by the Commission.

Upon query by Ms. Miles, Mr. Dimakarakos reported that the applicant will have to dig within the existing roadway to connect the drainage outfall; this area has been previously disturbed under an OOC previously issued for the initial phase of the development.

Neal Bower(?), Robbins Brook Trustee, stated that he has concerns about the impact of the expansion of the development on the existing septic system, and about mosquito control for the detention basin. Mr. Maitland explained that septic system issues are not within the Commission's

jurisdiction but are the responsibility of the BoH. He added that the Commission relies on the Town Engineer to review drainage calculations involved with a development of this size.

Mr. Froberg also noted that if a septic system outside of the Commission's jurisdictional has an impact on a resource area then the Commission may get involved.

Another resident of Robbins Brook expressed concerned about the capacity of the existing septic system to service more units and future expansion. Mr. Maitland deferred to the BoH and BoS regarding the inquiry.

9:11 Upon query by the Commission, Mr. Dimakarakos reported that the detention basins and drainage outfall are located in the only place on the property with the proper elevation and the roof drainage flows to separate dry wells instead of the detention basins as the roof drainage does not need to be treated.

Upon query by Ms. Miles, Mr. Dimakarakos noted that the building foundations and dry wells are above groundwater and do not require filtration/treatment.

Upon query by Mr. Froberg, Mr. Dimakarakos stated that every foundation drain on the property was designed by his firm; the roof drainage is clean runoff directed to dry wells and is separated from other site drainage requiring treatment.

Upon query by Ms. Miles, Mr. Tidman stated that he is not concerned about having the riverfront area permanently demarcated, in the field, behind the units on the property as there is a road between the units and the riverfront.

9:19 Hearing no further comments or questions, Mr. Maitland closed the hearing.

9:30 Decision – 906 Main Street - Robbins Brook - RRV, LLC

Mr. Froberg moved that the Commission issue a standard OOC for the plans as presented. Ms. Adachi 2nd; unanimous.

Certificates of Compliance - Mr. Tidman reported that all three projects are complete and ready for a Certificate of Compliance.

Alexandra Way 85-654 - Ms. Miles moved that the Commission issue a Certificate for DEP #85-654. Ms. Adachi 2nd; unanimous.

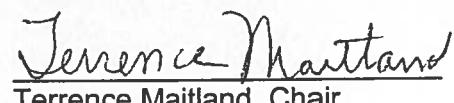
25 Harris Street 85-651 – Ms. Adachi moved that the Commission issue a Certificate for DEP #85-651; Mr. Froberg 2nd; unanimous.

557 Acorn Park Drive 85-577 – Ms. Miles moved that the Commission issue a Certificate for DEP #85-577; Mr. Froberg 2nd; unanimous.

Presentation by Michael Rosenfeld - 531-537 Massachusetts Avenue

Michael Rosenfeld presented a conceptual plan for future development in West Acton Square involving 531-537 Massachusetts Avenue and abutting properties. The project would be "green," meeting requirements of the US Green Building Council and in keeping with the "village" district.

10:45 Meeting adjourned.


Terrence Maitland, Chair

