

**CONSERVATION COMMISSION  
AGENDA  
DECEMBER 20, 2006**



- 7:15 Request for Determination - 60 Powdermill Road - Autoplex III Realty Trust  
Acton Survey & Engineering: construction of a paved five-foot wide walk way within 100' of a wetland and within 100' of the Assabet River riverfront area.
- 7:30 Continuation - NOI - 105 & 107 Summer Street - Continued at the request of the applicant's representative until January 17 @ 7:30
- 7:45 Notice of Intent - 366 Pope Road - Micaela Garzoni  
R. Wilson Associates: replacement of an existing sewage disposal system within 100' of wetlands and within 200' of riverfront area.

Discuss - Add ANRAD's Fee to Bylaw Fee Schedule

Minutes

November 1	comments rec'd by	TT, JA
November 15	" "	TT, JA, JM
December 6	" "	TT, CL, JM, JA

signature

**CONSERVATION COMMISSION  
MINUTES  
DECEMBER 20, 2006**

**MEMBERS PRESENT:** Terry Maitland, Janet Adachi, William Froberg, Julia Miles, Cheryl Lowe

**CONSERVATION ADMINISTRATOR & RECORDING SECRETARY:** Tom Tidman

**VISITORS:** Sean Towey, Mark Donohoe, Leo Bertolami

7:15 Meeting called to order.

Citizens' Concern

Sean Towey from 143 Prospect Street expressed concern regarding the height of the water in the wetlands between 133 & 139 Prospect Street, noting that the sewer pump station on Prospect Street had sand bags placed around it and a trench was created that drains towards an existing catch basin. He also inquired about who owns the culvert behind K-Mart and who is responsible for maintaining that drainage facility.

Mr. Tidman reported that the Town Engineer contacted K-Mart, who took care of a clogged pipe. Mr. Tidman will talk to the Health Department regarding the sand bags and trench and report back to the Commission.

7:15 Request for Determination - 60 Powdermill Road - Autoplex III Realty Trust

Mark Donohoe from Acton Survey & Engineering presented plans for the construction of a paved five-foot wide walkway within 100' of a wetland and within 100' of the Assabet River riverfront area.

Mr. Maitland stated that during the Commission's oversight meeting with the Board Selectmen he had mentioned that was inclined to have the temporary fence along the parking side of the building will be made permanent so that cars would not encroach on the crushed stone area.

Upon query by Mr. Froberg, the Applicant Leo Bertolami stated that the block retaining wall at the rear left corner of the building would be shored up, as discussed on site with Commissioners during their most recent site visit.

The Applicant will use a fence section taken out for construction of the walkway to complete the section missing where the retaining wall will be reinforced.

Mr. Donohoe stated that the wall is structurally sound.

Ms. Miles stated that she noticed erosion around the block on the corner that needs attention.

Mr. Donohoe suggested that trap-rock be used in this location.

Upon query by Mr. Maitland, Mr. Bertolami stated that the walkway will enable access to two doors at the rear of the building for the showroom and parts department (public access).

Mr. Maitland noted that the proposed five-foot width for the walkway seems excessive the Commission does not want any vehicles on the crushed stone area at the rear of the building and would allow only the use of a small snow blower to clear the proposed paved walkway.

Mr. Bertolami stated that he would not like to see the walkway less than four feet wide, as people may be carrying parts to the rear of the building.

Upon query by Mr. Maitland, Mr. Bertolami stated that the proposed walkway continues around the building for the service department to access parts in the rear of the building.

Ms. Lowe stated that she feels that it is not necessary to continue the walkway around the building's west side.

Mr. Maitland stated that although the development of this site has been a very long process, and what Mr. Bertolami is requesting here tonight is in some respects modest, however, the Commission feels that this proposal should be filed as a Notice of Intent (NOI).

Upon the request of the Commission, Mr. Donohoe withdrew the Request for Determination and will file a NOI.

7:30 Continuation - NOI - 105 & 107 Summer Street

Mr. Maitland continued the hearing at the request of the Applicant's representative until January 17 @ 7:30.

7:45 Notice of Intent - 366 Pope Road - Micaela Garzoni

Russ Wilson from R. Wilson Associates presented plans for the proposed replacement of an existing sewage disposal system within 100' of wetlands and within 200' of riverfront area. This is a large lot but is mostly ledge that averages three to five feet below the surface. The closest point of activity to wetlands is 75'. The proposed system is allowed within the 200' riverfront area because it is an upgrade for an existing single family house system.

Upon query by Ms. Miles, Mr. Wilson stated that he did not design the replacement system within the general location of the existing system because that would not comply with the current Title 5 regulations; the existing system has ledge 4.5' below the soil surface. Title V requires that during soil testing if a test hole does not have a depth greater than four feet to ledge then the next test hole has to be at least 25' away from the previous.

Upon query by Mr. Froberg, Mr. Wilson stated that the proposed system will be a gravity system, not a forced pumped system. Mr. Wilson also stated that the Board of Health has approved the proposed design plan.

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

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

Minutes

Ms. Adachi moved that the Commission accept the minutes for November 1, 15 and December 6, 2006. Mr. Froberg 2<sup>nd</sup>; unanimous.

Upcoming Agendas

Mr. Tidman noted that the office has not received any filings for the January 3 agenda date. The Commission will meet January 17, 2007.

8:45 Meeting adjourned.

  
Terrence Maitland,  
Chair

TT: ahr  
ahr.concom.minutes.2006.122006