

CONSERVATION COMMISSION
AGENDA
NOVEMBER 16, 2005

7:15 Notice of Intent - 42 Seminole Road – Dennis Baker

Overland Design

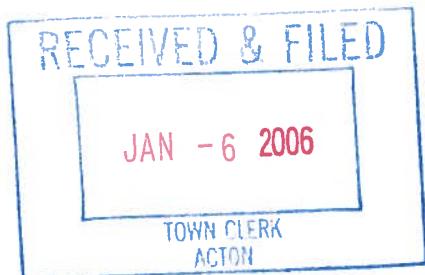
Replacement of a failed septic system within 100' of a wetland.

7:20 Review – Woodlands at Laurel Hill – Places Site Consultants – Sue Sullivan

Certificate of Compliance – 33 Squirrel Hill Road (Lot 114) 85-844

MINUTES

October 19 comments rec'd by ME, (JA, CL, ADM)
November 2 submitted within



CONSERVATION COMMISSION
MINUTES
NOVEMBER 16, 2005

MEMBERS PRESENT: Andrew Magee, Cheryl Lowe, Janet Adachi, Julia Miles, Mike Eder, William Froberg

ASSOCIATE MEMBER: Linda Serafini

CONSERVATION ADMINISTRATOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Bill Murray, Ralph Wegener

7:20 Mr. Magee called the meeting to order.

7:25 Notice of Intent - 42 Seminole Road – Dennis Baker

Ralph Wegener from Overland Design presented plans for the replacement of a failed septic system within 100' of a wetland. He reported that there is evidence that the road once ended where the test pits were done. The failed system is behind the existing house and will be pumped, crushed and backfilled and abandoned in place. The proposed system will be a pump system in front of the existing house, is designed for a four bedroom home, and meets the 50' setback under Title 5. The proposed pump chamber and septic tank will be approximately 60' from the edge of wetlands. There is an intermittent stream at the rear of the property.

The Commission noted that the applicant will only be required to use silt fence; haybales will not be required for the prevention of erosion.

7:33 Hearing no further comments or questions, Mr. Magee closed the meeting.

Decision – 42 Seminole Road

Ms. Miles moved that the Commission issue an Order of Conditions with a special condition noting that silt fence may be used and haybales will not be required for erosion control.

Ms. Adachi 2nd; unanimous.

Heritage Landscapes

Mr. Magee reported that the DCR is giving grants to identify heritage landscapes. These grants will help communities to plan for the preservation of heritage landscape.

Ms. Lowe gave an overview of the program.

Ms. Miles moved that the Commission send a letter endorsing the program. Ms. Lowe 2nd; unanimous.

Mr. Magee agreed to compose a letter regarding the Freedom's Way Regional Reconnaissance Survey under the Heritage Landscape Inventory Program

7:20 Review – Woodlands at Laurel Hill – Places Site Consultants, Inc. – Bill Murray

Mr. Magee briefed the Commission on the present status of the project, noting that the Commission has issued an ORAD for the site. He and Mr. Tidman have met with Sue Sullivan of Places Site Consultants, Inc. before writing a letter to the Acton Board of Appeals noting the Commission's standing on the development proposal.

Bill Murray from Places Site Consultants, Inc. reported that an NOI filing is forthcoming in the near future.

Mr. Tidman suggested that new Commissioners walk the site prior to the NOI filing and hearing process.

Mr. Murray noted that his company is the principal designer of the site development. The proposed buildings and grading have been pulled significantly farther away from wetlands. He identified changes to the proposed plans based on previous meetings with Sue Sullivan, Mr. Tidman and Mr. Magee. All grading is now outside of the 25' buffer. There will be an area designated as a conservation restriction area in the open space west of Building 10. The drainage outlet near Lot 4 has been pulled away from wetlands. A boulder line will be installed behind Building 10.

8:50 Preliminary Review – Request to Amend - 37 Squirrel Hill Road

Scott Martin from Gavin Symes requested that the Commission allow an amendment to the plan allowing a deck to be constructed 37.5' from the edge of wetlands.

The Commission informed Mr. Martin that under the Bylaw a deck is considered a structure and would not be allowed closer than 40' from the edge of wetlands. This lot was filed under the previous bylaw setbacks and the Commission would not allow a closer encroachment to wetlands than previously allowed.

Minutes

The Commission approved the minutes for October 19, 2005 as amended.

9:30 Meeting adjourned.



Terrence Maitland
Chair

TT:ahr

concom.minutes.2005.111605