

CONSERVATION COMMISSION
MINUTES FOR
FEBRUARY 21, 1990



MEMBERS PRESENT: Andrew Sheehan, Ann Shubert, John Chalmers, Bob Young
Ken Dow, Pam Resor

ASSOCIATE MEMBER: Charlotte Timlege

CONSERVATION ADMINISTRATOR: Tom Tidman

RECORDING SECRETARY: Andrea MacKenzie

VISITORS: Paul Hauf, Robert Ingram, Larry Quigly, Harry Donahue, John Powers

8:06 Mr. Sheehan called the meeting to order.

VISITOR - Bob Ingram & Paul Hauf - Boy Scout Subcommittee

Mr. Ingram stated concerns about the Town signing a 10 year lease with the State Department of Corrections for the Route 2/Wetherbee Street conservation land. Mr. Ingram stated that if the rains are heavy when the 1500 Boy Scouts camp out on the noted parcel on Patriot's Day weekend, it gets sloppy due to the annual tilling and lack of ground cover that time of year. His concern is that the Massachusetts Correctional Institute Concord might increase the amount of tilling, and leave the Boy Scouts with an entirely wet and muddy field.

Mr. John Chalmers, Farm Supervisor MCI, explained that the parcel of land in question has wet areas, and is hard to farm as it is. There is not anything he can do, and Mr. Ingram is really weather dependent. Mr. Chalmers has no intention on tilling the entire field; he will always divide and rotate planting the field on an annual basis. Therefore, the Scouts will always have half of the field as they have in the past. The only solution Mr. Chalmers sees as resolving this spring camp out problem is to reduce the amount of crops being planted. It is not feasible to plant less, because he has to support 200 cattle, but he will check with his supervisor on this issue. Mr. Chalmers stated that there are other parcels available, but the Scouts have not been interested in them for various reasons.

The Conservation Commission stated that they have been happy with the agreement between the Town and MCI, and how it has functioned in past years. The Commission felt that Mr. Ingram's issue is with MCI, because the Scouts entered into an agreement with MCI, and agreed with Mr. Chalmers on the fact that the Boy Scouts are weather-dependent.

BUSINESSRoute 2 / Wetherbee Street Conservation Land Lease

The Administrator reported that the Lease Agreement with Massachusetts Correctional Institute - Concord is ready to be signed. The lease agrees to the same terms in the last lease agreement, with the exception that it is a 10 year lease, as discussed with the Commission prior to this meeting.

Mr. Dow moved to enter into agreement with the Massachusetts Correctional Institute for a 10 year lease for the Wetherbee Street land. Ms. Resor seconded the motion. The motion passed with 4 aye, 2 abstained.

8:37 NOTICE OF INTENT - 477 Great Road - C & D Glass 75-215

Mr. Sheehan opened the hearing under MGL Chapter 131, Section 40, and the Town of Acton Bylaw for additional parking within 100' of a wetland at 477 Great Road.

George LeMasurier, of Stamski & McNary presented plans for C & D Glass. He reported a brook on site adjacent to the existing and proposed new pavement. There is 3,223 S.F. of existing pavement on the northwest side of the building within the wetland buffer zone. There is 671 S.F. of new proposed pavement to be extended from the existing to comply with building codes, and provide a swale for drainage purposes. This will bring pavement within 10 feet from the bordering vegetated wetland (brook) on site.

The Administrator reported that the existing 3,223 S.F. of pavement on the northwest side of the building was installed in violation of the Wetland Protection Act. The Administrator sent a letter to the applicant in September 1988, after the Building Commissioner had sited a violation stating that he was in violation of the Act, and would be required to come before the Commission. The applicant replied that he would file with the Commission when he goes through the Site Plan process.

Mr. LeMasurier stated that presently there is no drainage collection on site, and all runoff is directed right to the brook. The proposed 671 S.F. of new pavement will provide the ability to construct a swale which will direct the first 1" of storm runoff from the site through a 1500 gallon gas trap then to the proposed .023 acre area clay lined retention basin. Then a diversion box will divert the rest of the storm runoff to the wetland. There is a manual safety valve at the diversion box in case of any toxic spill. He admitted that the proposed work is close to the wetland/brook, but it improves the present drainage situation.

The applicant, Mr. Cal O'Coin, reported the 3,223 S.F. of existing pavement adjacent to the brook was a stonedust area previously used for nursery stock.

The Commission stated that the existing pavement adjacent to the brook would not have been approved, and was not a part of the original Site Plan approval.

The Commission requested a continuation of this hearing to review previous files on the site, and to let the entire Commission conduct a site visit. The applicant agreed to the request for the continuation of this hearing.

The Applicant and Commission agreed to continue this hearing until March 7, 1990 at 8:30 P.M. at the Acton Town Hall.

9:06 NOTICE OF INTENT - 89 Arlington Street - 75-216 2/12/90
 St. Elizabeth's Church

Mr. Sheehan opened the hearing under MGL Chapter 131, Section 40 of the Wetlands Protection Act, and the Town of Acton Bylaw for the construction of a new parish hall and associated parking within 100' of a wetland.

Mr. Harry Donahue, Acton Survey & Engineering, stated that the site is 9.4 acres with an existing church and parking. They propose to build a new 5000 s.f. parish hall, and approximately 40,000 s.f. of pavement for the newly proposed parking. There are two parking areas proposed, one for the proposed parish hall (14 spaces), and 101 parking spaces located at the rear of the property, both being accessed from the existing parking area. The total number of parking spaces with the existing parking included will be 250. A small portion of the proposed rear parking and the closest corner of the parish hall will infringe on the wetland buffer zone. Potential storm runoff will sheet towards the wetlands, as does the existing parking lot. The closest point of construction to the edge of wetland will be 40 feet. Any excavated materials from the parish hall will be used on site to grade the parking lot, and disturbed areas will be seeded with a conservation mix.

Upon query by Susan Sousa, a Freedom Farm resident, Mr. Donahue stated that there were no variances needed for this addition, and that the parking spaces are necessary. This proposed plan still leaves approximately a 400 foot stretch of open space behind the church and parking lot.

Reverend Larry Quigly reported that he has 1840 families listed as parishioners with his church.

The Conservation Commission asked if there was any landscape screening provided in the plans around the parking lot.

Mr. Donahue reported that there is no screening proposed at this point, but it is a possibility.

9:36 Hearing no further comments, Mr. Sheehan closed the hearing.

Mr. Chalmers moved to issue an Order of Conditions with the two additional conditions for St. Elizabeth's Church Notice of Intent:

1. A 25' buffer zone will remain around the wetlands where future landscaping will not be permitted.
2. The proposed paved 'waterway' shall be constructed of riprap stone.

Mr. Dow seconded the motion. The motion passed unanimously.

9:55 Meeting Adjourned.



Andrew Sheehan, Chairman