



Acton Conservation Commission

Meeting Minutes

May 4, 2022

7:15 PM

Virtual Meeting

Present: Terry Maitland, Jim Colman, Amy Green, Tim McKinnon, Peter Hocknell
Zoom Host: Kim Clark

Regular Business

7:15 Chairman Terry Maitland opened the meeting and read the Virtual Meeting guidelines.

7:18 **Notice of Intent:** 149 Central Street DEP 85-1322

Daniel Carr with Stamski & McNary Inc. presenting for the applicant ITC for modifications to the existing childcare building.

Daniel - The existing residential dwelling will be removed, a new gas line, electric service, and water service will be extended into the child care facility behind the dwelling to be razed. The proposed work is all within the in outer riparian zone for Fort Pond Brook. The new electric service will be underground. The disturbed area where the dwelling was located will be loamed and seeded with no plans at this time for further development. A silt barrier will be installed around the work area.

Amy, are they aware they may not get the impervious area back if they ever want to build again?

Daniel – yes, they are aware.

Tim – what if any hazardous materials are exposed during demolition, how will they be contained?

Daniel – all materials will be placed in dumpsters and removed from the site.

Hearing closed at 7:30 PM

Decision

Tim moved to issue a standard order of conditions

Amy seconded and the roll call was unanimous

7:35 **Notice of Intent:** 115 River Street DEP -13xx

Presenting was George Mihov from Howard Stein Hudson along with applicant David Banforth.

George water service will be installed, the new building will have fire suppression system, new building will be tied to town sewer.

Proposed building will have the same footprint as the existing, with a formal paved parking area. New building will be designed to support solar panels. Existing entrance and parking lot will be repaved. The gravel parking areas will be loamed and seeded.



George listed the resource areas contained within the site: bank, bordering vegetated wetlands, bordering land subject to flooding, land under water, inner riparian and outer riparian zones - entire 6 acre site is within the 200' riverfront area.

A collection system around the building will direct roof runoff into a subsurface infiltration system under the parking lot. Runoff from the paved parking lot will enter two catch basins and into a water quality containment structure before exiting through a level spreader and into the buffer zone.

Stormwater running down the entrance drive from River Street will be collected along the berms/curbs and be directed to the west side of the driveway to a level riprap spreader before entering the wetlands.

Peter – the bridge looks like it's in rough shape, with erosion on the east side, are there plans to improve the bridge. Are there plans to improve the existing house near the entrance? Will erosion control measures be installed along the new building footprint? George – the bridge abutments were improved in 2017, believe the superstructure is in good shape. Erosion will be directed to the west side through a break in the berm to the level riprap spreader. No plans for future use or improvements to the existing house at River Street at this time. Erosion control will extend along the entire north side of the building construction site.

Amy – Is there a plan detail for the level spreaders? Will there be floor drains in the new building. David Bamforth (owner) undecided about floor drains at this time, but if yes, will tie into the town sewer after going through an oil water separator.

George – do not have a detail for the break in the berm and the level spreader for water exiting the access drive, but can provide information. A wetlands seed mix will be used (will provide info) for the area on the left at the bridge.

Tim – any plans to remove trees within the riparian zones for the new building construction?

David – no plans to remove trees, possibly some pruning.

Adriana Osborne: 8 Old Surrey Drive – landscaping question about trees to be planted. Didn't receive a notice of this meeting, no certified notice of the hearing. Wildlife travels through this site, has there been consideration for wildlife, will project this provide a travel space for wildlife.

David Bamford - No plans to put up fencing, just trying to improve the building and make it blend-in. The new building will be heated and cooled with solar. Loading dock has been removed; plan to have building utilized by small contractors, not big warehouse tenants.

Joe Gaiko – we did send out certified mailings to the certified abutters list as provided by the Town. George explained the plan for exterior lighting, we are conscious of light pollution. The proposed lights have hoods and project down. A lighting consultant has been hired.

Tim - If lighting on the bridge can be shut off when no active use is occurring - after hours of normal use that would have value for the resource area.

George - 10' wide green strip around parking lot, one tree for every 200 sf, with bushes. New parking lot will be formalized with lined parking spaces and repaved.

Jay Rashbaum - 110 River St, how tall is the new building? Light pollution is a concern, more plantings out front surrounding the parking lot, to help with sound and light migration.



David Bamforth - New building will be slightly taller than existing, 38/40' in height. Existing building is 22' tall.

Amy has the town engineer reviewed the drainage design?

George I have submitted the drainage design to the town, Joe other town departments are reviewing the design plans for comment now. George we would like to close tonight, but, as of now no DEP file number has been issued. Level spreader detail and grass mix composition will be provided for next meeting.

David Martin – there is an outdoor lighting bylaw that this project will need to adhere to.

Hearing no further questions at this time, the Chairman asked the applicant if he would be willing to continue the hearing to May 18th at 7:20 PM, that applicant agreed to continue.

Hearing continued to May 18 at 7:20pm

8:20 Notice of Intent: 53 River Street DEP 85-1321 (continuation)

Presenting for the applicant was James Murac along with Marlee Antill from SLR. Jim Murac explained that responses had been submitted to the Commission for review, SLR wetlands specialist Marlee Antill and he are here this evening to respond to Commission questions.

Amy – will a haul road be built to the MBTA abutment work site? How will it be built? Dennis Dale – south side of brook is quite forested with tall trees shading the brook. We have an extensive list of shrubs for the bank area on both sides of the brook.

Terry- developing an OOC for this complex project could require a separate meeting to focus on special conditions. There's a lot to consider in creating an Order of Conditions, to develop the draft list of special conditions.

We will continue this hearing to next **Wednesday May 11th at 7:15 PM** to develop the special conditions, with an understanding that the hearing will be continued without closing the hearing until **May 18th at 7:30 PM**.

Marlee - the 401 Water Quality Certification is under review. I (Marlee) will reach out to DEP to see if ConsCom can close its NOI hearing before the 401 cert has been issued? Army Corp has assigned an analyst for the project, which is an encouraging step.

Documents and exhibits used at this meeting:

Notice of Intent filing for 149 Central Street DEP 85-1322

Notice of Intent filing for 115 River Street DEP 85-13xx

Notice of Intent filing for 53 River Street DEP 85-1321

All documents can be found at: <http://doc.acton-ma.gov/dsweb/View/Collection-15036>
The meeting was adjourned at 9:05 PM.

Terrence Maitland, Chair