

**TOWN OF ACTON  
CONSERVATION COMMISSION**  
**Minutes**  
**October 18, 2017**  
**7:15 PM**  
**TOWN HALL - 472 MAIN STREET**  
**ROOM 204**

**COMMISSIONERS PRESENT:** Terry Maitland, William Froberg, Amy Green, Tim McKinnon

**NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY:** Tom Tidman

**VISITORS:**

**7:15 56 Hammond Street continuance**

Nick Facendola Of Level Design Group LLC, presented the project. The applicant is proposing to build a 1,700 square foot carriage house. The existing driveway is within the 100 foot buffer zone. The only disturbance that will occur is the installation of new electrical conduit along the edge of the existing driveway. A "ditchwitch" will be used. A mulch sack will be installed along the edge of work.

The carriage house will be heated by propane, and an underground tank will be installed outside of the 100 foot buffer. Septage will be pumped to the existing septic system. This has already been approved by the Board of Health.

Mr. Froberg pointed out that the new electric line would be within 50 feet of wetlands. The Commission felt that the electric installation was part of the road shoulder and as such was consistent with the utility corridor.

**Decision:** Mr. McKinnon moved to issue a standard Order of Conditions with the following special conditions:

1. Conditions 18 & 19 of the Acton Wetlands Protection bylaw are waived
2. No dewatering will be permitted
3. Trenching will occur within the shoulder of the existing roadway
4. All trenches will be closed at the end of each work day

Ms. Green seconded the motion and it passed unanimously.

**7:50 Determination of Applicability: 258 Parker Street continuance**

*Guodong Zhang for a project at 258 Parker Street. The project is for landscaping within the 100 foot buffer of a bordering vegetated wetland.*

Mr. Zhang presented the project to the Commission. He noted that several trees were very close to the house which offered a safety concern. The existing lawn is 31 feet away from wetlands at its nearest point. The plan is to add native plants to the area between the proposed lawn and the edge of wetlands to compensate for the disturbance. Mr. McKinnon noted that the project seems to be greater than a RDA filing would merit. Mr. Froberg expressed his preference

for more detail in terms of what plantings, where placed and installation procedure. Ms. Green asked what would happen to the stumps and how much fill would be needed. Mr. Mckinnon asked if silt prevention is planned for the disturbed area.

The number of outstanding questions prompted the need to continue the meeting.

**Decision:** Mr. Maitland announced that the meeting would be continued to November 1, at 7:25 PM.

**7:50 Notice of Intent:** 64 & 68 Robbins St.

*The continuation of this hearing has been moved to November 15, 2017.*

**8:00 161 Newtown Road:** The Town of Acton's pending purchase of this property for Open Space requires the Conservation Commission's approval for the following two conditions:

1. Approval of characterization of the property for its unique value as open space
2. Approval of the purchase and sale agreement

**Decision:** Ms. Green moved to accept the two conditions, Mr. Froberg seconded the motion and it passed unanimously.

#### **Certificate of Compliance**

**Quail Ridge DEP File #85-986:** Not approved at this time

#### **45 Martin Street DEP File #85-796**

Ms. Green moved to issue a Certificate of Compliance, Mr. Froberg seconded the motion and it passed unanimously.

#### **45 Martin Street DEP File #85-849**

Ms. Green moved to issue a Certificate of Compliance, Mr. Froberg seconded the motion and it passed unanimously.

#### **Minutes:**

**September 6, 2017:** Reviewed by TM, PG

Ms. Green moved to accept the minutes of Sept. 6, Mr. Froberg seconded the motion and it passed unanimously.

**Meeting adjourned at 8:45 PM**



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Terry Maitland  
Chairperson

**CONSERVATION COMMISSION  
AGENDA  
October 18, 2017  
7:15 PM  
ACTON TOWN HALL  
472 MAIN STREET  
Room 204**

**7:15 Notice of Intent: 56 Hammond Street continuance**

**7:45 Request for Determination of Applicability:** 258 Parker Street  
*Guodong Zhang for a project at 258 Parker Street. The project is for landscaping within the 100 foot buffer of a bordering vegetated wetland.*

**7:50 Notice of Intent:** 64 & 68 Robbins Street

**8:00 161 Newtown Road:**

1. Approval of characterization of the property for its unique value as open space
2. Approval of the purchase and sale agreement

**Certificate of Compliance**

Quail Ridge DEP File #85-986  
45 Martin Street DEP File #85-796  
45 Martin Street DEP File #85-849

**Minutes:**

September 6, 2017: Reviewed by TM, PG  
September 20, 2017: Pending

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10-18-2017

File	Type	Date	Size	Action
001 - Agenda 10-18-2017	PDF	10/13/17	8 KB	Star
020 - 85-1226 - 56 Hammond St NOI	PDF	10/13/17	9 MB	Star
021 - 85-1226 - 56 Hammond St Plan	PDF	10/13/17	614 KB	Star
022 - 85-1226 - 56 Hammond St no1 mod	PDF	10/13/17	103 KB	Star
023 - 85-1226 - 56 hammond st plan mod	PDF	10/13/17	6 MB	Star
030 - 258 Parker St RDA Plan mod	PDF	10/13/17	40 KB	Star
031 - 258 Parker Street RDA	PDF	10/13/17	401 KB	Star
041 - 85-796 - 45 Martin St RCoC	PDF	10/13/17	103 KB	Star
042 - 85-849 - 45 Martin St RCoC	PDF	10/13/17	103 KB	Star

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