

CONSERVATION COMMISSION
AMENDED AGENDA
DECEMBER 6, 2006

7:15 Request for Extension - Robbins Mill Pond Land - Pulte Homes

Michael Rosati, Marchionda & Associates

7:30 Notice of Intent - 437-439 Main Street - Stuart Barrie

Jeff Hannaford, Norse Design Services: replacement of an existing septic system within 100' of a wetland.

Certificates of Compliance

- 19 Rail Road Street 85-833
- 816 Main Street 85-828
- 170 School Street 85-931
- 163 Pope Road 85-944

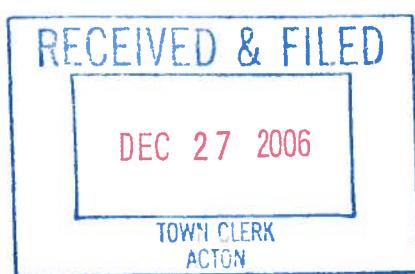
Partial Certificate - 26 Grasshopper Lane 85-657

Business

- Request to use Calcium Chloride - Spring Hill Commons - General Condition #30
- 60 Powdermill Road - see letter from the Acton Fire Chief
- BoS Over Site Meeting 12/11 (topics to discuss)

Minutes

November 1 & 15 comments rec'd by TT, JA



CONSERVATION COMMISSION
MINUTES
DECEMBER 6, 2006

MEMBERS PRESENT: Terry Maitland, Janet Adachi, Linda Serafini, Cheryl Lowe

CONSERVATION ADMINISTRATOR: Tom Tidman

VISITORS: Michael Rosati, Mark Mastroianni, Jeff Hannaford, Stuart Barrie

7:15 Request for Extension - Robbins Mill Pond Land - Pulte Homes DEP # 85-802 & 85-810

Michael Rosati from Marchionda & Associates reported that extension permits were granted for both Orders of Conditions for Phase I and Phase IV prior to "Pulte Homes" purchasing the property. Mr. Rosati stated that he believes that Phase I (road construction and associated drainage structures) can be completed by October 2008. He does not believe Phase IV can be completed next year. He also noted that the extensions' time period granted was not for the full allowable three years at the previous owner's legal counsel's request.

Discussion.

The Commission was amenable to granting an additional one-year extension based on the date of the original OOC's that were issued (October 2, 2002) and that the Applicant originally only asked for a two year extension instead of three.

Mr. Maitland stated that the Commission needs to reference findings of facts setting forth the reasons for allowing the second extension under the Bylaw; he noted that standard language in the OOC issued under the Bylaw states that more than one extension may be requested, which is not consistent with the Bylaw as written. Ms. Adachi will draft 'findings of fact' for the file outlining the Commission's decision to grant the second extension.

Ms. Adachi moved that the Commission issue a one year extension for both OOC's (85-802 & 85-810). Ms. Lowe 2nd; unanimous.

7:30 Notice of Intent - 437-439 Main Street - Stuart Barrie

Jeff Hannaford from Norse Design Services presented plans for the replacement of an existing septic system within 100' of a wetland. Mr. Hannaford reported that the lot is very small with limited area to replace the system. Historically the back yard was filled with several feet of material and is where the existing leaching field is located. The existing system and all fill material will be removed and replaced with Title 5 approved sand. The final elevation of the back yard will be similar to what currently exists.

Upon query by Mr. Maitland, Mr. Hannaford reported that the leaching field will be 26.7' from the edge of wetlands. DEP has approved the alternative system being proposed for this site. The Acton Board of Health has approved the plan and the requested variances. He anticipates the total construction time will take three to five days; no materials will be stockpiled on site. Dewatering will likely be necessary during excavation; silty water will be pumped into a stone encircled vertical 24" HDPE pipe, which will allow silt to settle, and then be discharged to street drainage facilities. Mr. Hannaford will be on site daily to monitor dewatering activities.

Ms. Lowe moved that the Commission issue an Order of Conditions with the following special conditions:

- 1) For the purpose of de-watering the Commission shall permit the Applicant to excavate a hole at the right rear (southern) corner of the property and install a 24" HDPE pipe vertically surrounded by crushed stone. A pump shall be installed in the bottom of the pipe. As described by the Applicant's engineer a discharge pipe shall be located along the right side (westerly) property line to the street. The flow will follow the curbing to the existing catch basin grate.

The Applicant's engineer will see that the following requirements are observed:

- (a) The pump shall only be operable during working hours;
- (b) Any siltation that accumulates at the hay bales shall be cleaned as needed;
- (c) At the end of the dewatering operation, the pump and pipe shall be removed and filled in with coarse sand;
- (d) The haybales and any accumulated siltation shall be removed.

2) The site engineer shall be on-site daily to monitor and inspect the dewatering process and to make any necessary modifications.

Ms. Serafini 2nd; unanimous.

Certificates of Compliance

Mr. Tidman reported that the listed sites are ready for a Certificate of Compliance.

- 19 Rail Road Street - 85-833 - Ms. Lowe moved; Ms. Serafini 2nd, unanimous.
- 816 Main Street - 85-828 - Ms. Adachi moved; Ms. Serafini 2nd, unanimous.
- 170 School Street - 85-931 - Ms. Serafini moved; Ms. Lowe 2nd; unanimous.
- 163 Pope Road - 85-944 - Ms. Adachi moved; Ms. Serafini 2nd, unanimous.

Partial Certificate - 26 Grasshopper Lane 85-657

Mr. Tidman reported to the Commission that the buffer zone around the house is stable and ready for a certificate. The replication area requires two growing seasons prior to release and the driveway shoulder on the north side from the common drive to the culvert crossing needs additional stabilization.

Ms. Adachi moved that the Commission issue a certificate of compliance for the DEP #85-657 with the exception of (1) the replication area; (2) The driveway shoulder on the north side from the common drive to the culvert crossing. Ms. Serafini 2nd; unanimous.

BUSINESS

Request to use Calcium Chloride - Spring Hill Commons - General Condition #30

Ms. Adachi reported that she had done some research regarding the use of sodium based versus calcium based and other deicing agents. The Commission tabled the issue until December 20th to further investigate the issue.

60 Powdermill Road - see letter from the Acton Fire Chief

The Commission reviewed a memo submitted by the Fire Chief dated 12/5/06 noting that it was very non-committal.

Mr. Tidman reported that he is still waiting to hear from DEP representative Maryann DiPinto, for advice on allowing the fence at the new location which is not compliant with the plans submitted to DEP prior to the issuance of a Order of Conditions.

The Commission tabled the discussion until December 20th.

BoS Over Site Meeting - December 11, 2006

Mr. Maitland stated that he will attend the Selectmen's over site meeting and encouraged other Commissioners to attend. Jim Snyder-Grant will also be present to make a brief presentation regarding the Land Stewardship Committee's accomplishments over the past year.

8:57

Meeting adjourned
Terrence Maitland

Terrence Maitland
Chair

ahr.com.com.minutes.2006.120606