

CONSERVATION COMMISSION
AMENDED AGENDA
MARCH 1, 2006

7:15 Notice of Intent - 436 Great Road - George Keramaris

Thomas Land Surveyors: replacement and upgrade of the existing septic system within 100' of a wetland and 200' of a perennial stream.

7:30 Notice of Intent - 5 Lothrop Road - Lynn Vanderpoel

Proposed construction of an addition to an existing single family home within 100' of a wetland.

7:45 Preliminary Review – 134 Prospect Street – pool installation – Tim Gilbert

Minutes

January 18	comments rec'd by	JA, CL
February 1	" " "	ME, JA
February 15	awaiting comment	



CONSERVATION COMMISSION
MINUTES
MARCH 1, 2006

MEMBERS PRESENT: Mike Eder, William Froberg, Linda Serafini, Janet Adachi, Julia Miles, Terrence Maitland

CONSERVATION ADMINISTRATOR: Tom Tidman

RECORDING SECRETARY: Andrea Ristine

VISITORS: George Keramaris, John Keramaris, Tom DiPersio, Daniel Protasowicki, Lynn and Ralph Vanderpoel-Larson

7:15 Mr. Eder called the meeting to order.

7:16 Notice of Intent - 436 Great Road - George Keramaris

Thomas Dipersio from Thomas Land Surveyors presented plans for the proposed replacement and upgrade of the existing septic system within 100' of a wetland and 200' of a perennial stream. The parcel has an existing 8,000 s.f. commercial building. The existing septic system is located in the front of the lot under the existing paved parking lot. The proposed replacement system cannot be located where the existing system is due to the groundwater table, vehicle access, parking lot and building foundation grades. Perc tests were conducted in the front portion of the property. The perc rate in this location was 8 minutes per inch; test pits indicated that groundwater is 43" below the existing grade. The proposed replacement system will be located at the rear of the property and will be two feet above the existing parking lot elevation. Existing vegetation where the proposed system will go is currently mostly multi-flora rose. The proposed location is a naturally occurring gravel knoll that provided a two minute perc rate and the groundwater table was observed at 72" below grade. Fill will be needed to meet the breakout requirements on the southern side of the proposed replacement system. The closest point from wetlands to the proposed slope of the leaching field is 13'. Due to the proximity to wetlands, the proposed system will be a FAST System which will provide enhanced secondary treatment from the septic tank before entering the leaching field. This design is proposed based on recommendations made by the Health Department staff. Native shrub plantings are proposed at the back of the rear parking lot behind the building and along the perimeter of the proposed leaching field. Some pavement associated with the rear parking lot will be removed thus decreasing total impervious surfaces on the parcel.

Upon query by Ms. Miles, Mr. DiPersio reported that it is not possible to move the proposed leaching field forward towards Great Road to meet the existing grades associated with the building foundation elevation and existing grade elevations.

Upon query by Mr. Eder, Mr. DiPersio stated that he found a better perc rate at the rear of the property where it seems to be a naturally elevated gravel knoll.

Mr. Tidman reported that he has been on site and is comfortable with the flagging; the Board of Health (BoH) has the plans under review but not yet approved.

Upon query by Mr. Maitland, Mr. DiPersio reported that Health Department staff indicated that they are in favor of a FAST system in this location.

Upon query by Mr. Tidman, Mr. DiPersio stated that he is willing to continue the hearing pending BoH approval.

The owner, George Keramaris, reported that a staff member of the Health Department indicated that there are approximately 60 FAST systems in town. Mr. DiPersio also reported that the BoH requires monthly inspection and maintenance of FAST systems.

Upon query by Mr. Froberg, Mr. DiPersio stated that a system cannot be redesigned in the same location as the old system due to the building elevation, existing grades and the existing water table.

Upon query by Ms. Miles, Mr. DiPersio noted that any excavated materials will not be stockpiled within the buffer zone.

Upon query by Mr. Tidman, Mr. DiPersio reported that the existing animal center located in the building does not have kennels or house animals over night.

Mr. Tidman suggested that the area over the proposed leaching field be finished with a conservation mix to prevent woody growth from taking over and interfering with the system in the future.

Mr. Eder, suggested that vegetation over the leaching area be cut once per year to prevent invasive species from encroaching.

Upon query by the Commission, Mr. DiPersio agreed to continue the hearing pending Board of Health approval.

Upon query by Mr. Eder, Mr. Maitland noted that the plan do state that a planting plan shall be approved by the Commission or its agent.

The Commission asked that Mr. DiPersio add the following notes to the plans: (1) maintenance schedule of the leaching field area and (2) stockpiling of any materials shall be outside of the 100' buffer zone.

Mr. Maitland continued the hearing until March 15, 2006 at 8:15 PM.

7:41 Notice of Intent - 5 Lothrop Road - Lynn Vanderpoel

Lynn Vanderpoel presented plans for the construction of a proposed addition to an existing single family home within 100' of a wetland. The addition will provide additional living space and a two car garage. The existing house averages 30' from the edge of wetlands. The existing driveway will have to be realigned to meet the proposed garage addition. She will be removing approximately 700 s.f. of existing pavement in the buffer zone which will be planted with native shrubs and allowed to naturalize.

Upon query by Ms. Miles, Mr. Tidman reported that the on-site drainage easement does have water flow through it but has not been maintained in years.

Upon query by Mr. Tidman, Ms. Vanderpoel reported that the existing driveway is 7' from the edge of wetlands at the closest point and there is also an unpaved area used for parking closer to wetlands.

Upon query by Mr. Maitland, Ms. Vanderpoel reported that the proposed garage addition will be 15' from the edge of wetlands and will be constructed over some existing pavement and existing unpaved parking space.

Upon query by Mr. Eder, Ms. Vanderpoel reported that they do not use the back yard as a lawn area or gardening; it has been allowed to naturalize.

Upon query by Mr. Maitland, Mr. Tidman reported that the site has mostly a mix of brambles and young maple.

Upon query by Mr. Eder, Ms. Vanderpoel reported that the property was surveyed by Duncan Brown in the previous year for a septic system replacement (previously approved by the Commission). She then had Mr. Brown stake out the proposed driveway location in relation to the septic system and Stamski & McNary surveyed the stakes.

Mr. Eder stated that he would prefer to have a stamped surveyed plan and a site walk. He also expressed concern regarding the potential for future expansion of the yard and encroachment on wetlands.

Mr. Tidman noted that the applicant will be surrendering some existing driveway pavement for a naturally vegetated area.

Mr. Maitland noted that although the applicant has existing and proposed structures close to wetlands they are also exchanging an existing paved area for proposed structure.

Upon query by Ms. Miles, Ms. Vanderpoel reported that she has not had any flooding in the house or within the existing lawn area.

Upon query by Mr. Froberg, Ms. Vanderpoel reported that the proposed addition will be 15' from wetlands and the contractor will work from around the west side of the existing house.

Upon query by Mr. Froberg, Ms. Vanderpoel stated that her plans will not be adding fill or changing the existing grades.

Upon query by Mr. Eder, Mr. Tidman reported that the existing driveway is currently 7' from the edge of wetlands and the proposed driveway is shown 15' from wetlands.

Ms. Miles noted that it would be better to have all parked cars on pavement rather than lawn area.

Upon query by the Commission, Ms. Vanderpoel noted that the applicant wishes to allow the area on the east side of the driveway to naturalize after planting.

Upon query by Ms. Miles, Ms. Vanderpoel reported that the proposed driveway, as shown on the plan, provides the minimum turning radius needed.

Mr. Eder stated suggested a special condition requiring the placement of a row of boulders around the east side of the driveway.

8:10 Hearing no further comments or questions Mr. Maitland closed the hearing.

DECISION – 5 Lothrop Road

Mr. Eder moved that the Commission issue an Order of Conditions with the following findings and special conditions:

Findings of Fact:

- 1) Existing non-conforming structures are seven-feet from the edge of wetlands. The proposed addition will be no closer to wetlands than existing structures; therefore the Commission allows the proposed construction under the provisions of Section F8.3 of the Acton Wetland Protection Bylaw.
- 2) The Applicant proposes the removal of 700 s.f. of bituminous concrete and maintained adjacent to the east side of the proposed driveway in the buffer zone, and replacing it with native shrub species, this buffer zone planting will then be allowed to naturalize.

Special Condition:

- 1) The Applicant shall install a row of three to four foot diameter boulders buried to half their depth. The boulders shall be placed no greater than 5' on center on the east side edge of the proposed driveway starting at the road edge and terminating at Wetland

Flag 8 where the existing easement and wetland intersect. Once the naturalized planting area has been established, no additional work, grading, clearing, lawn or any other activity, with the exception of the removal of non-native invasive species may occur beyond this line of boulders at any time now or in the future.

Ms. Miles 2nd; unanimous.

7:45 Preliminary Review – 134 Prospect Street

Dan Protasowicki, owner of the property, presented preliminary plans for the proposed installation of a swimming pool. Plans showed that the pool and deck are at least 75' from the edge of wetlands.

The Commission suggested that Mr. Protasowicki file a Notice of Intent; the project is allowable under by Bylaw as it is shown.

Ms. Miles excused herself from the meeting.

MINUTES

Ms. Serafini moved that the Commission accept the minutes for January 18 and February 1, 2006. Mr. Eder 2nd; unanimous.

BUSINESS

26 Grasshopper Lane: the chairman signed the letter, dated 2/24/06, written to the owner of 26 Grasshopper Lane in response to complaints from abutters.

8:35 Meeting adjourned.

Terrence Maitland
Terrence Maitland
Chair

AHR:concom.minutes.2006.030106