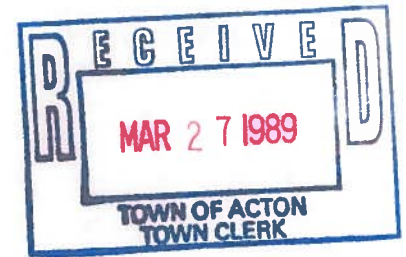




CONSERVATION COMMISSION
472 MAIN STREET
ACTON, MASSACHUSETTS 01720
(508) 264-9631

MINUTES FOR
FEBRUARY 15, 1989



MEMBERS PRESENT: Carol Place, Andrew Sheehan, Ken Dow, John Chalmers,
Bob Young, Pam Resor

ASSOCIATE MEMBER: Sandra Mika

CONSERVATION ADMINISTRATOR: Tom Tidman

RECORDING SECRETARY: Andrea MacKenzie

VISITORS: Gordon Martin, Dan Danke, Steve Hamilton, Steve Rissotti

8:05 Ms. Place called the meeting to order, and welcomed Pam Resor to the Commission as a new member.

REVIEW - LOT B ACORN PARK 75-158 / 85-238

The Administrator reported that the applicant for Lot B Acorn Park is refiling with the Commission. The Commission issued an Order of Conditions for this project on November 18, 1987. The Army Corp. of Engineers denied the filling of the isolated wetland on the site, therefore they are refiling.

Bob Young is assigned as hearing officer.

CERTIFICATE OF COMPLIANCE

Staff stated that the Certificate of Compliance for Breezy Point Road [85-208 / 75-124] issued on February 1, 1989 had to be resigned due to an error.

8:07 DISCUSSION - 1028 Main Street

The Commission discussed several issues of concern pertaining to the above noted project. One being that the proposed building is to be constructed 10-11 feet away from the edge of wetland; and the proposed drainage structure under the building.

COMMISSIONERS CONCERNS

Mr. Dow noted that the Water District may possibly be in violation of the Wetlands Protection Act. They have cleared a lot of trees in an area which is close to, or within a wetland area, and asked the Administrator to check the Town Flood Plain Maps, and check with the Water District.

Mr. Dow also noted that the pond at the intersection of Hayward Road and Arlington Street has been clear cut of all brush down to the water's edge, burned, and there has been no formal filing with this Commission. The Administrator stated that the owner, Ed Bennet, is in the process of preparing the pond for dredging this summer. The Administrator stated that he would contact Mr. Bennet and inform him of his responsibility.

8:30 NOTICE OF INTENT - 1028 Main Street 75-194 1/18/89

Ms. Place opened the hearing under MGL Chapter 131, Section 40 of the Wetlands Protection Act, and the Town of Acton Bylaws for the construction of a 8,655 s.f. office/warehouse building.

Steve Hamilton reported that the proposed intent of use for this building is light manufacturing and warehouse facility. The lot is constrained due to the flood plain and wetlands, and the proposed building will be 11' away from the edge of wetlands. The proposed building will be approximately 35' away from a stream on the site. The roof drainage will be piped to drywells on the site. The site drainage is designed to drain into three sets of catchbasins entering a subfloor retention basin, and filter through sand/gravel filtered outlets to the wetlands. Mr. Rissotti stated that he could not find literature on the success rate of this type of drainage system, but they do work in theory. Mr. Rissotti noted that this proposed system is on the same idea of what was approved for the Somerville Lumber site; although they did not put the retention area under the building. The applicant also proposes underground utilities along the driveway.

The Planning Board has not approved this project; the applicant is going to the Board of Health and the Conservation Commission for their approvals first, then they will go before the Planning Board for approval.

Mr. Chalmers reported on his site inspection he found two sets of wetlands flags in two areas on the site; this will have to be addressed.

Mr. Hamilton stated that the amount of wetland filling will depend on the decision of the Planning Board regarding the construction of a sidewalk. If this sidewalk is required, Mr. Hamilton estimated that there will be approximately 5,000 s.f. of wetlands filling. The applicant may also have to file for a variance for the flood plain filling, and setbacks from a town border.

The Commission stated that they would object to the area proposed as snow storage, due to its closeness to the wetlands. The applicant stated that they could move the proposed snow storage area farther away from the wetland.

The Commission stated that they wish to continue this hearing until the following issues can be resolved:

1. Verification of the wetlands flagging.
2. The submittal of landscape plans specifically for the area behind the proposed building, because this would also effect the wetland.
3. The submittal of data evaluating the success of the proposed drainage structure, and possible follow-up from Somerville Lumber.
4. The applicant should look into a variance on building setbacks in order to move the building towards the street and further away from the wetlands.
5. The sidewalk issue must be resolved. Even though they are not proposed on the plans the Planning Board may require it, thus changing the plans under this filing.

The applicant agreed to continue the hearing in order to gather the requested information.

Mr. Dow moved to continue this hearing until May 3, 1989. Mr. Sheehan seconded the motion. The motion passed unanimously.

9:35

BYLAW UPDATE

Mr. Sheehan reported that Town Counsel has reviewed and submitted comments. Town Counsel helped the wording, but there was no substantial changes.

Mr. Sheehan moved to accept and approve the amendments to the wetlands bylaw from Town Counsel. Mr. Chalmers seconded the motion. The motion passed unanimously.

Staff will distribute the amendments to the proposed revised wetland bylaw in the March 1, 1989 meeting packets.

REPORT - Andrew Sheehan

Mr. Sheehan reported that he attended a Comprehensive Permit Workshop, which entailed getting the developer to agree to go to boards and committees for comments on a proposed project and then file a final plan. The meeting also stressed that coordination and communication between town boards is crucial to a smooth filing process.

10:00

ARBORETUM UPDATE

Ms. Place reported that the Arboretum Committee is meeting with the Board of Selectmen on February 21, 1989 at 7:45 to present the progress of the Arboretum, and to request that the Selectmen support the Committee at Town Meeting to hold the Article open and continue to improve the Acton Center Arboretum.

Ms. Place also reported that 38 people attended the Winter Walk on February 12th.

Ms. Place, Sandy Bayne, and the Administrator also met with the Town Manager regarding various issues, and discussed the possibility of organizing a "Friends of the Arboretum", on the same basis of the Friends of the Library.


10:05 Mr. Young moved to enter Executive Session to discuss an update on Chapter 61 & 61A Task Force meetings. Ms. Resor seconded the motion. The motion passed unanimously.

10:20 The Commission returned from Executive Session.

Mr. Young noted that a year has gone by since last instating a chairperson. Mr. Young asked if Carol Place would like to continue as Chair. Ms. Place stated that she would like to continue as Chair.

Mr. Young moved to nominate Carol Place as Chairman of the Conservation Commission for another year, and Andrew Sheehan as Vice Chairman. Mr. Chalmers seconded the motion. The motion passed unanimously.

10:21 Meeting Adjourned.



Carol Place, Chairperson