



## Acton Conservation Commission

Meeting Minutes

June 1, 2022

7:15 PM

Virtual Meeting

**Present:** Terry Maitland, Jim Colman, Amy Green, Tim McKinnon, Zywia Chadzynska, Jillian Peters. Peter Hocknell

Natural Resources Director and recording secretary: Tom Tidman

Zoom Host: Kim Clark

### **Regular Business**

7:20 Chairman Terry Maitland opened the meeting and read the Virtual Meeting guidelines.

7:25 **Notice of Intent:** 406 Central Street DEP 85-13xx

Presenting for the applicant was Matt Marro with Matthew S. Marro Environmental Consulting and Evan Carloni with Innovative Septic Design.

Matt stated the existing single family septic system has failed a title 5 inspection. The new septic tank and pump chamber will be installed 38 feet from wetlands, with the new leach field 50.6' from wetlands.

Evan explained that the new septic tank and pump chamber are designed for de-nitrification and the new leach field is a GeoMatrix - GeoMat system reducing the need for a mounded system and allowing the leach field to be closer to the existing house and further away from wetlands.

Commissioners asked if the erosion control could be extended to the fence line on the south side of the property, where construction equipment will enter. Evan stated, erosion control will be extended to the property line as requested. Evan stated, a Board of Health permit has been received.

The Chairman explained that because we have not received a DEP file number for the Notice of Intent at 406 Central Street, the hearing will be continued to June 15<sup>th</sup> at 7:15 PM.

7:30 **Notice of Intent:** 4 Nashoba Road DEP 85-13xx

Presenting for the applicant Rainbow Builders Corp., was Nathaniel Cataldo with Stamski & McNary, Inc.

Nathaniel explained that the existing house will be razed and two new houses will be constructed on the subdivided lot. Bordering Vegetated Wetlands are located on the abutting property at 14 Nashoba Road, with the 50', 75' and 100' buffer zones extending onto 4 Nashoba Road. Both proposed houses are outside the 100' wetlands buffer, some grading for the leach field breakout area extends into the wetlands buffer on lot 2.

Proposed subsurface infiltration chambers for roof runoff from Lot 2 will be located within the 100' wetlands buffer. There is a foundation drain outlet pipe within the buffer zone for Lot 2. No other work will occur within the buffer zone. The area where work



will occur is currently lawn.

Commissioners asked if the infiltration drywell on Lot 2 could be moved to a location outside the 100' buffer. Nathaniel noted the location selected minimized the fill needed to cover the chambers to meet the correct offset from groundwater. He noted, if the chambers were moved out of the buffer zone, additional fill would be needed, thus extending the required breakout fill area into the buffer zone.

Jim asked if the Town Engineer has reviewed the stormwater plan as proposed. Nathaniel stated, he submitted a Land Disturbance Permit to the Town Engineer, but wasn't sure if there was any other review besides the Notice of Intent evaluation. Jim asked that the Agent confirm the Town Engineer will be reviewing the Land Disturbance and stormwater plans for this development.

Abutter Susan McMahon at 14 Nashoba Road asked if the project at 4 Nashoba Road would cause more runoff to enter her property.

Nathaniel explained that stormwater runoff from impervious structures at 4 Nashoba Road would be infiltrated back into the ground before exiting the property.

Susan McMahon at 14 Nashoba Road stated, she did not receive a certified mail invitation to the hearing as a direct abutter.

Commissioners reviewed the certified mail receipts observing an incorrect name was typed on the 14 Nashoba Road certified mailing. Commissioners discussed the lack of accurate abutter notification concluding that the applicant shall re-notify all abutters for the hearing continuation of June 15<sup>th</sup> @ 7:35 PM. Nathaniel agreed and will have all abutters receive a corrected hearing notification form.

Hearing no further questions the Chairman continued the hearing for 4 Nashoba Road to June 15<sup>th</sup> at 7:35 PM.

#### **Consent items:**

**Minutes of May 4, 2022** reviewed by TMc, JP

Amy moves to approve the minutes of May 4, Jillian seconded and the roll call was unanimous.

**Minutes of May 11, 2022** reviewed by JP

Jim moves to approve the minutes of May 11, Amy seconded and the roll call was unanimous.

#### **Documents and exhibits used at this meeting:**

Notice of Intent filing for 406 Central Street DEP 85-13xx

Notice of Intent filing for 4 Nashoba Road DEP 85-13xx

**All documents can be found at <http://doc.acton-ma.gov/dsweb/View/Collection-15180>**

**The meeting was adjourned at 8:15 PM**

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*Terrence Maitland, Chair*