



Acton Conservation Commission

Meeting Minutes

June 15, 2022

7:15 PM

Virtual Meeting

Present: Terry Maitland, Jim Colman, Amy Green, Zywia Chadzynska, Jillian Peters, Peter Hocknell

Natural Resources Director and recording secretary: Tom Tidman

Zoom Host: Kim Clark

Regular Business

7:15 Chairman Terry Maitland opened the meeting and read the Virtual Meeting guidelines.

7:20 **Notice of Intent:** 406 Central Street DEP 85-1324 (continuation)

Chairman noted the hearing had been continued because no DEP file number had been issued prior to the June 1st hearing.

Project representative Matt Marro, with Marro Environmental Consulting, briefly summarized the septic replacement project with the Commission, noting that the erosion control line would be extended to the property line on the south side of the house as requested – where construction equipment will access the site from.

Hearing closed at 7:25 PM

Decision

Amy moved to issue a standard order of conditions

Zywia seconded and the roll call was unanimous

7:35 **Request for Determination:** 23 Cherokee Road

Kirk Fitzpatrick with Civil Solutions, Inc. presented for the owners.

Kirk stated, the existing septic system is in failure This is a site with limited opportunities to locate a replacement septic system. Wetlands run along the south side of the property.

The existing septic tank and leach field in the front lawn will be removed, with the new system being installed in generally the same location as the old leach field. The new septic system will have a 1500 gallon septic tank, pump chamber and “Geomat” leaching system. If stock piling of soil during construction is necessary, it will be placed outside the 100’ wetlands buffer. Top soil will be stored on-site; all other excavated material will be hauled off-site.

Hearing closed at 7:35 PM

Decision

Jim moved to issue a Negative 3 Determination

Zywia seconded and the roll call was unanimous



7:40 Notice of Intent: 4 Nashoba Road DEP 85-1325 (continuation)

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

Nathaniel briefly reviewed the plans that had been presented on June 1st.

Jim – can the silt barrier be moved such that it is not closer to wetlands than the 75’ no-build zone?

Nathaniel – yes, the silt barrier can follow the 75’ no-build buffer. I can make this change and submit a revised plan to the Commission.

Zywia – can a note be added to the construction plan limiting construction equipment in the wetlands buffer zone?

Nathaniel – yes, a note can be added to the revised plan. Construction of the leach field will be done from the uplands side of the buffer zone, very little work or equipment will need to be in the buffer zone. Grading for the roof drywell on lot 2 will require work in the buffer zone. Equipment to install the drywell chambers can access the work area with travelling through the buffer zone.

Zywia asked if trees to be saved on the property could be properly identified and labelled on the plan. Nathaniel agreed to make the corrections.

Zywia asked if protection from construction equipment could be added around the 48” sugar maple in the front yard of the existing house. Nathaniel stated, yes, a note could be added to the construction plan outlining protective measures around the tree to be saved.

Commissioners discussed the installation of new gas lines in town, abutter Susan McMahon at 14 Nashoba Road observed, a new gas line is planned for Nashoba Road starting next week.

The Chairman asked if abutters had been re-notified of the hearing, Nathaniel stated yes.

Jim asked if the Notice of Intent had been re-advertised, Kim Clark stated yes.

Hearing closed at 8:00 PM

Decision

Jim moved to issue a standard order of conditions with one special condition:

- (1) The Stormwater Management Plan dated April 7, 2022, shall be revised to show the silt barrier following the 75’ no-build buffer, with no construction activities occurring closer to wetlands than the 75’ buffer line.

Amy seconded and the roll call was unanimous

8:10 Notice of Intent: 26 Carlisle Road DEP 85-1315 (continuation)

Representing the applicant – Habitat for Humanity, was Aidan Schlotman with Stamski & McNary, Inc.

Aidan briefly reviewed the project as approved, noting that the revised plans dated 5/24/22 show the new location of the 8’ X 10’ shed outside of the 50’ natural buffer and located on the existing lawn. Aidan noted the entire property is located within the 100’ wetlands buffer with just a small portion of the lot outside the 75’ no-build setback and that’s where the new leaching field has been installed.



Chairman stated that in order to re-open and amend the approved Order of Conditions, both re-notification of abutters and re-advertising the project would be required. The applicant's engineer stated abutters have been re-noticed and the request to amend the Order of Conditions has appeared in the Lowell Sun.

Commission moved to re-open the hearing and discuss the proposed shed re-location. Commissioners asked the engineer if the area where debris was removed has been revegetated. The response was yes.

Decision

Jim moved to approve the amended plans dated 5/24/22, allowing for the placement of an 8' X 10' shed outside of the 50' natural buffer and on the rear lawn as show. The Order of Conditions plan of record will now be "Sewage Disposal Plan, 26 Carlisle Road, Acton: Revision date 5/24/22, Stamski and McNary, Inc.

Jillian seconded and the roll call was 5 ayes, 1 no.

Consent items:

Minutes of May 18, 2022 reviewed by Tm, TMc, AG

Amy moves to approve the minutes of May 18, Jim seconded and the roll call was unanimous.

Minutes of June 1, 2022 reviewed by TM, TMc

Amy moves to approve the minutes of June 1, Jillian seconded and the roll call was unanimous.

Documents and exhibits used at this meeting:

Notice of Intent filing for 406 Central Street DEP 85-1324

Notice of Intent filing for 4 Nashoba Road DEP 85-1325

Request for Determination filing for 23 Cherokee Road

Amended Notice of Intent filing for 26 Carlisle Road DEP 85-1315

Minutes of 6/1/2022

All documents can be found at: <http://doc.acton-ma.gov/dsweb/View/Collection-15207>

The meeting was adjourned at 8:35 PM.

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Terrence Maitland, Chair