

**TOWN OF ACTON  
CONSERVATION COMMISSION**

**Minutes**

**September 5, 2018**

**7:15 PM**

**TOWN HALL - 472 MAIN STREET  
ROOM 204**

**COMMISSIONERS PRESENT:** Terry Maitland, William Froberg, Amy Green, Jim Colman, Jennifer Stolz, Suzanne Flint

**NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY:** Tom Tidman

**VISITORS:** Tom Campbell, Cindy Heaney, Molly Obendorf, Cathy Dacy, Mary Dacy

**7:15 Notice of Intent: 2 Clover Hill Road**

*Notice of Intent filed by Wenjin Zhou for a project at 3 Clover Hill Road, town atlas plate H3, parcel 215-11. The proposed project is for the demolition of the existing dwelling and the construction of a new one.*

Molly Obendorf, from Stamski & McNary, presented for the applicant, Wenjin Zhou. She pointed out that Fort Pond Brook runs through the south eastern portion of the site. The entire property is within the 100 foot buffer zone. Ms. Green asked if a lot of vegetation would have to be removed and if there would be planting of screening shrubs. Ms. Obendorf said that, once the project is completed, the disturbed area will be reseeded as lawn. Some plantings will be done to stabilize the bank.

Ms. Stolz asked how much room would there be between the erosion control and the slope of the river. Ms. Obendorf said there would be approximately 8 feet. She pointed out that much of the river bank was ripped last year when the Parker Street Culvert was replaced. Ms. Green asked if the retaining walls would remain as is, and Ms. Obendorf responded that they would be. Mr. Colman asked about the condition of the retaining walls and said that, if the retaining walls were not in good shape, they should be restored.

Ms. Green asked which way the roof would be pitched, and where the runoff would be directed. Ms. Obendorf said the ridge would be in the middle of the new roof. Ms. Green asked to confirm if there would be approximately 600 square feet of additional impervious surface added, and Ms. Obendorf responded that, yes, the new house will connect to the existing residence and the structure will be on a slab.

Mr. Froberg asked how runoff will be managed to mitigate erosion. Ms. Obendorf said there was no subsurface infiltration planned. Ms. Green asked if there were any dry wells proposed. Ms. Obendorf responded that none were proposed, that drainage would go to a splash pad. She offered to add the detail of the splash pad to the plan. Ms. Green concurred that there should be a splash pad detail on the plan for the contractor.

The Commission discussed ways of dispersing or spreading out runoff from the roof. Mr. Froberg asked about the basement and was reminded by Mr. Zhou that the structure was to be constructed on a slab.

Ms. Green asked where materials would be stockpiled. She also asked that both wattles and silt fencing should be included.

Mr. Froberg asked when the project was to begin and Mr. Zhou responded that it would be some time next year.

The hearing was continued to Sept. 19 at 8:00 PM.

**7:50 Determination of Applicability: 149 Central Street**

*Tom Campbell, representing the applicant, the Infant and Toddler Center, for a project at 149 Central Street, town atlas plate G2, parcel 71. The project is to level a gathering space for teachers and students to create a safer and more defined space. The project includes the construction of a timber retaining wall. Work will occur within 100 feet of wetlands.*

Tom Campbell presented for the applicant, the Infant Toddler Center. The plan detail submitted with the application was taken from a 1996 site plan of the school.

The area of interest is the place where students meet with science teachers before going on nature walks. They are hoping to level off the gathering spot by adding a 35 foot long retaining wall, which will be from 6 inches to 12 inches high, thereby creating a flat, safe surface.

Mary Dacy, an abutter, noted that fill had been added many years ago to the site and was never removed. Trees were also removed that were within the 100 foot buffer zone on a number of occasions. There is erosion along the slope above the wetlands. There is nothing to stop erosion down to the brook. Plantings should have been added to the slope.

It was also expressed that a retaining wall should be built of stone, not wood, since wood rots.

Cathy Dacy, an abutter asked that the Commission come and take a walk on the site.

Ms. Flint asked what the final surface would be, and Mr. Campbell said it would be fill and woodchips.

Ms. Cathy Dacy observed that the trail had no "zig zag" which contributed to the erosion.

Mr. Campbell said they were looking to create a low impact and safe seating area for the children. The work would be done in a day or two.

Ms. Cathy Dacy commented that this work was something the Commission would not have permitted years ago. She asked further why the meeting place had to be on the slope and not located somewhere else on the property. She also noted that trees and planting were included in the original plan.

Mr. Maitland asked for a continuance to hold a site walk on the property. The Meeting would continue on October 3<sup>rd</sup> at 7:45PM with the site walk prior to the meeting.

**Conservation Restriction:** CR22 161 Newtown Road

Commissioners wanted time to review the final draft.

**Certificate of Compliance:** DEP #85-737, 13 Jackson Drive Extension

**Decision:** Ms. Green moved to issue the Certificate, Mr. Colman seconded and the motion passed unanimously.

**Minutes:**

August 1, 2018, reviewed by TM, AG

**Decision:** Ms. Green moved to accept the minutes of August 1, 2018; Mr. Colman seconded the motion and it passed unanimously.

August 15, 2018, reviewed by TM

**Decision:** Ms. Green moved to accept the minutes of August 15, 2018; Mr. Colman seconded the motion and it passed unanimously.

**Meeting was adjourned at 8:30 PM.**

  
\_\_\_\_\_  
Terry Maitland  
Chairperson

**CONSERVATION COMMISSION**

**AGENDA**

**September 5, 2018**

**7:15 PM**

**ACTON TOWN HALL**

**472 MAIN STREET**

**Room 204**

**7:15 Notice of Intent: 2 Clover Hill Road**

*Notice of Intent filed by Wenjin Zhou for a project at 3 Clover Hill Road, town atlas plate H3, parcel 215-11. The proposed project is for the demolition of the existing dwelling and the construction of a new one.*

**7:45 Determination of Applicability: 149 Central Street**

*Tom Campbell, representing the applicant, the Infant and Toddler Center, for a project at 149 Central Street, town atlas plate G2, parcel 71. The project is to level a gathering space for teachers and students to create a safer and more defined space. The project includes the construction of a timber retaining wall. Work will occur within 100 feet of wetlands.*

**Conservation Restriction: CR22 161 Newtown Road**


**Certificate of Compliance: DEP #85-737, 13 Jackson Drive Extension**

**Minutes:**

August 1, 2018, reviewed by TM, AG

August 15, 2018, reviewed by TM, TMc

<http://www.acton-ma.gov/Server/Files/Collection/5642>
Acton, MA - Official Website
05-05-2018


Search the Collection
Advanced
Metadata
Layers

[HOME](#)
[MY DOCUMENTS](#)
[MY TASKS](#)
[MY FAVORITES](#)
[QUICK SEARCH](#)
[RECENT](#)
MY BACKGROUND.XB

[Library Home](#)
[Details & Comments](#)
[Collection Comments](#)
[2014 Librarians](#)
[08-08-2015 Update](#)

09-05-2018

Edit Selected
  Add

Item	Title	Owner	Uploaded On	Size	Actions
<input type="checkbox"/>	001 - Agenda 09-05-2018	netarakes	08/27/18	1.3 KB	☆ ...
<input type="checkbox"/>	149 Central St RDA 2018	netarakes	08/27/18	112 KB	☆ ...
<input type="checkbox"/>	149 CENTRAL ST RDA 2018 AS-BUILT	netarakes	08/27/18	1 MB	☆ ...
<input type="checkbox"/>	149 Central St RDA Plan	netarakes	08/27/18	947 KB	☆ ...
<input type="checkbox"/>	86-1240 - 2 Clover Hill NOI	netarakes	08/27/18	12 MB	☆ ...
<input type="checkbox"/>	86-1240 - 2 Clover Hill NOI Plan	netarakes	08/27/18	211 KB	☆ ...
<input type="checkbox"/>	86-737 - 13 Jackson Dr Ext RCOC	netarakes	03/09/18	60 KB	☆ ...

[Tour of Acton](#)
[Quick Search Home](#)
[Help](#)
[About Contact Us](#)

[Library Home](#)
[Contact Us](#)

357 MB  
 9/13/2018