

**TOWN OF ACTON  
CONSERVATION COMMISSION**

**Minutes**

**November 28, 2018**

**7:15 PM**

**50 Audubon Drive**

**COMMISSIONERS PRESENT:** Terry Maitland, Amy Green, Jim Colman, Tim McKinnon, Suzanne Flint

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

**VISITORS:** Steve Ryan, Mary Ryan, Michael Coutu, Ira Smith, Barbara Smith, Sharon Martens, Seth Donohoe, Ryan Vickers, Michael Huffaker, Terry Huffaker, Leon Pozek, Michaela Moran, Rick Hryniewich, Ken Henderson, Nick Pauling, Alissa Nicol, Jillian Watson

**Notice of Intent: 530 Main Street**

*Notice of Intent filed by Household Goods, Inc. for a project at 530 Main Street, town atlas plate E4, parcel 25. The proposed work includes the extension and redesign of the existing parking lot to upgrade ingress/egress of the site. Work will also require new drainage systems.*

Seth Donohoe, from Ducharme & Dillis Civil Design Inc., represented for the applicant. He noted this is a 7.7 acre site and has an approved ORAD. The applicant would like to connect the two parking lots. No work is planned within 100 feet of Conant Brook, a perennial stream. The project has been designed to meet Stormwater requirements. They have calculated that less than 4% of Riverfront area will be altered.

Mr. Colman asked if the pavement being increased is within the 50 foot Buffer Zone, and Mr. Donohoe responded saying that, yes, there is a slight increase. The Commission discussed the grass swale and the proximity to wetlands. Mr. Donohoe proposed that the basin will be a vast improvement over the sheet flow that occurs currently. Mr. Colman and Mr. McKinnon expressed concern over the proximity to the wetlands due to the swale being a structure and asked if the swale could be moved under the parking lot or to another area. Mr. Colman then asked what the difference in height was between the infiltration basin and the wetland. Mr. Donohoe then described the Stormwater Management System they've designed for the project.

Mr. Donohoe described a riprap wall along the 2:1 slope that would interlock to stabilize the slope along the south and east of the property. There was a discussion about whether this constitutes a structure or not. Mr. McKinnon asked that Mr. Donohoe clarify the location of the phase 1 siltation fence. Ms. Green asked to see a pre and post representation of the impervious area on the site. She would also like to see the O&M plan for the Cultec system. Mr. McKinnon asked to see an alternatives analysis for moving the swale out of the 50 foot Buffer Zone. Mr. McKinnon asked for confirmation of just how close disturbance to the wetlands would be. He also raised the question of the riprap being a

structure, and if there are other non-conforming similar structures and if so, what is their proximity to wetlands.

The Hearing was continued to December 5<sup>th</sup> at 7:30PM.

**Resource Area Delineation: 180 Newtown Road**

*Abbreviated Notice of Resource Area Delineation filed by Christopher Coughlin, for property located at 180 Newtown Road, town atlas plate D3, parcel 10.*

Seth Donohoe, from Ducharme & Dillis Civil Design Inc., represented the applicant. He noted that there was an ORAD issued in 2012. This time, only a portion of the 16 acre parcel was delineated. There was a discussion of whether or not a depression in the middle of the site was a wetland. It had been reviewed onsite and afterwards a test pit was dug and a runoff calculation was done to see if it would qualify. The test pit revealed high chroma soils not consistent with wetlands and the Commission agreed with the finding.

Mr. Colman asked to clarify that the Commission was not asked to make a judgement whether the stream running through part of the property was perennial or intermittent. Mr. Donohoe responded that this was not relevant to the project location though he would prefer that it be left in. After some discussion there was some concern that previous studies may have been affected by the beaver dam at the outlet of Grassy Pond and thus the Commission was not comfortable saying whether the stream was perennial or intermittent without another study taking place. The applicant agreed to remove it from the delineation. Flags 14 through 53 in the H series were approved as part of the application.

The Commission discussed having the developer certify vernal pools in the spring.

**Decision:** Ms. Green moved to issue an Order of Resource Area Delineation with the following resource area specifications:

- a. 5 Isolated wetlands (potential vernal pools) "E" series
- b. 100' buffer zone along the north side of property, and BVW located on abutting property.
- c. The Commission took no action to determine whether Grassy Pond Brook would be considered perennial or intermittent.
- d. Only flags 14 through 53 in the h series were approved.

Mr. McKinnon seconded the motion and the motion passed unanimously.

**Resource Area Delineation: 90 School Street**

*Abbreviated Notice of Resource Area Delineation located at 90 School Street, (town atlas plate H2-A, parcels 17, 3-2, 3 and 3-1) filed by Steven Paquette of Piper Lane, LLC.*

The Hearing was opened but was continued to December 19<sup>th</sup> at 7:20PM due to a discrepancy with the abutters list.

**Notice of Intent:** 6 Colonial Path, continued to December 19<sup>th</sup> at 7:45 PM.

**Minutes:** November 7, 2018, reviewed by TMc, TM

**Meeting adjourned: 9:15PM**



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Terry Maitland  
Chairperson

**CONSERVATION COMMISSION  
AGENDA  
November 28, 2018  
7:15 PM  
ACTON RECREATION DEPARTMENT  
50 AUDUBON DRIVE**

**Note: Date and Location of this meeting has been changed from regular scheduling and venue.**

**7:15 Notice of Intent: 530 Main Street**

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**7:30 Resource Area Delineation: 180 Newtown Road**

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**7:45 Resource Area Delineation: 90 School Street**

*Abbreviated Notice of Resource Area Delineation located at 90 School Street, (town atlas plate H2-A, parcels 17, 3-2, 3 and 3-1) filed by Steven Paquette of Piper Lane, LLC.*

**7:50 Notice of Intent: 6 Colonial Path, continued**

**Citizens' Concerns**

**Certificate of Compliance: 149 Central Street, 85-0973**

**Minutes:**

November 7, 2018: Reviewed by TMc, TM

11-28-2018 (Date and location change)  
Original scheduled for 11-21-2018

Type	Title	Owner	Modified Date	Size	Actions
	001 - Agenda 11-28-2018	naturalres	11/21/18	10 KB	☆ ...
	001 - Agenda 11-28-2018	naturalres	11/21/18	10 KB	☆ ...
	05-1247 - 530 Main St DEP NOI File Number.msg	naturalres	11/20/18	73 KB	☆ ...
	05-1247 - 530 Main St Ltr re redevelopment 112818	naturalres	11/29/18	56 KB	☆ ...
	05-1247 - 530 Main St NOI	naturalres	11/29/18	7 MB	☆ ...
	05-1247 - 530 Main St Plans	naturalres	11/29/18	9 MB	☆ ...
	05-1247 - 530 Main St Stormwater	naturalres	11/29/18	16 MB	☆ ...
	05-1248 - 90 School St ANRAD	naturalres	11/29/18	9 MB	☆ ...
	05-1248 - 90 School St ANRAD	naturalres	11/30/18	3 MB	☆ ...
	05-1248 - 90 School St ANRAD Plan (Rev 1 2/18 11 20)	naturalres	11/28/18	2 MB	☆ ...
	05-1248 - 90 School St DEP File No.msg	naturalres	11/30/18	35 KB	☆ ...
	05-1249 - 180 Newtown Rd ANRAD	naturalres	11/28/18	1 MB	☆ ...
	05-1249 - 180 Newtown Rd ANRAD Plan	naturalres	11/30/18	3 MB	☆ ...

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