

Acton Conservation Commission

Meeting Minutes

May 20, 2020

7:15 PM

Virtual Meeting:

Present: Terry Maitland, Amy Green, Jim Colman, Suzanne Flint, Carolyn Kiely, Zywia Chadzynska

Absent: Tim McKinnon

Natural Resources Director and recording secretary: Tom Tidman

Regular Business

3:00 Chairman Terry Maitland read the declaration for remote meetings.

3:05 Notice of Intent: 2, 4, 12 Powder Mill Road

Notice of Intent filed by "Apartments at Powder Mill," LLC, 205 Willow Street, Waltham, MA 02453, for a project at 2, 4 & 12 Powder Mill Road, Acton, (town atlas plate J3, parcels 39, 42, 43, 44, 45).

The project is the demolition of existing structures, construction of 230 residential units, a clubhouse, new parking areas, and associated utilities. Work will occur along Riverfront Area.

The 230 unit apartment complex was introduced to the Commission by Joel Kahn. Brian Butler, with Oxbow Wetlands Associates, gave the Commission a brief history of the property, noting that most of the Commissioners had visited the property earlier this year, when an ANRAD had been filed. The site is 10.3 acres in size, with 4.5 acres previously developed. The site consists of a large manufacturing structure along with several out buildings. There is 900' of frontage on "Ripple Pond" an impoundment on the Assabet River. Approximately 560' of bank adjacent to the buildings is armored with riprap, the remainder of the onsite bank is natural.

The site has approximately 4.24 acres of Riverfront Area in total, with 2.78 acres of Riverfront Area considered "degraded", 1.3 acres inner riparian zone and 1.45 acres outer riparian zone. All existing structures and paved surfaces will be removed and replaced with 2 – five story multi-unit apartment buildings. In total 230 apartment units are proposed, along with 424 parking spaces.

The applicant proposes restoring at minimum a 25' natural buffer in the degraded portion of the property with no disturbance to the inner riparian zone on the remainder of the property. Commissioners discussed the work proposed within the Riverfront Area and decided that an additional site visit with Mr. Butler would be very helpful to understanding the proposed restoration plans presented.

Mr. Maitland asked if the applicant would be willing to continue the hearing to June 3rd, the answer was yes. Mr. Maitland noted that a site walk would be arranged by the agent and Mr. Butler for a day prior to the June 3rd continuation.

Hearing continued to June 3, at 3:25pm

3:15 Request for Determination: 48 Carlisle Road

Abbreviated Notice of Resource Area Delineation located at 48 Carlisle Road, (town atlas plate B6, parcel 9) filed by Alison V. Pascarelli & Elizabeth Hudson Valentine, trustees.

Kurtis Pattell from Stamski & McNary presented the ANRAD plan to the Commission. Mr. Pattell noted that no work will occur within the Acton portion of the Valentine property. Wetland flagging was done by Dave Crossman and reviewed onsite by Jim Colman, Amy Green and Tom Tidman on May 14th.

Mr. Pattell provided information showing the stream flowing through the Acton portion of the site to be intermittent.

Decision: Ms. Green moved to issue an ORAD for 48 Carlisle Road as submitted. Mr. Colman seconded the motion, and the roll call vote was unanimous.

3:45 Notice of Intent: Charter Road Reconstruction

Notice of Intent filed by Acton Boxborough Regional School District, for a project at 16-23 Charter Road, (town atlas plate F2, parcel 101, 109, 50). The project is the reconstruction of Charter Road, including roadway reconstruction, shared use path, sidewalks, drainage, utility, and stormwater management improvements.

Lindsey DiTonno, Project Manager with GPI, presented plans for the Charter Road improvement project. The project consists of constructing a shared use path, sidewalk and drainage improvements. There is a bordering vegetated wetland and intermittent stream near the High School athletic field. Roadway realignment and reconstruction will occur within the 100' buffer. All buffer zone work will occur within an area that had previously been disturbed. A portion of the proposed sidewalk will be constructed within the 50' buffer in an area that is currently mowed lawn. Roadway drainage improvements with new catch basins are planned for the Charter Road reconstruction and improvement project. A proposed stilling basin is planned for the lawn area adjacent to the maintenance building on the east side of Charter Road to dissipate sheet flow across the paved maintenance area parking lot. The ABRSD committed to adding additional catch-basin controls near the wetlands.

The Commission requested that a waiver of the 50' natural buffer be submitted in writing. Mr. Maitland asked if the applicant would be willing to continue the hearing, Mr. Head said yes, and the hearing was continued to June 3rd at 3:05PM.

Consent Items

Pending Certificates: none

Minutes: 05-06-2020

The meeting minutes from the Conservation Commission's May 6, 2020 meeting were reviewed and approved by a vote **6 to 0**.

The Meeting was adjourned at 4 pm.


Terry Matland, Chair

Documents and Exhibits Used During this Meeting

- Notice of Intent, WPA Form 3 and associated plans and descriptions for 2,4,12 Powder Mill Road
- Abbreviated Notice of Resource Area Delineation, WPA Form 4A, 48 Carlisle Road
- Notice of Intent , WPA Form 3 and associated plans and descriptions for 16-23 Charter Road

These documents may be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-11844>