

**CONSERVATION COMMISSION
MINUTES
June 2, 2021
7:15 PM
Virtual Meeting**

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

Absent:

Natural Resources Director and recording secretary: Tom Tidman

Zoom Host: Fran Portante

Regular Business

7:15: Chairman Maitland convened the meeting and read Executive Order for remote/zoom meetings.

7:20: Abbreviated Notice of Resource Area Delineation: 22 Elm Street

The hearing was opened and continued to June 16, at 7:40 PM. The reason for the continuation, was the Commission's site walk early in the day. Commissioners participating in the site walk were unable to find flags delineating the wetlands boundary.

7:25: Notice of Intent, 26 Central Street

John Boardman, Civil Engineer, presented for the owners. The project is the replacement of a failed septic system. Mr. Boardman noted that the proposed new leaching field will be located, 78 feet from wetlands at its closest point. This will be a Presby System. Straw wattles will be placed between the work area and the large stone wall at the rear of the property. This is a three bedroom house and the new system is designed for a three bedroom home.

Decision: Because no DEP file number has yet been assigned to the project, the hearing has been continued to June 16th at 7:10 PM.

7:35 Notice of Intent and Request for Determination: 180 Newtown Road, Subdivision Genevieve Lane, lots 3, 4, 5 & 6

Chairman Maitland opened 4 filings at 7:35 PM: Notice of Intent filings for lots 3 & 5; Request for Determination filings for lots 3 & 6.

Seth Donohoe, with Dillis & Roy, presented for the Applicant, Christopher Coughlin. Seth noted that the eight (8) lot subdivision planned for 180 Newtown Road is a cluster development, a PCRC (Planned Conservation Residential Community). The common land associated with Genevieve lane will be gifted to the Town of Acton as Conservation Land.

1. Notice of Intent for Lot 3: DEP file no. 85-1299

The proposed 5 bedroom house will be 75 feet from wetlands at the nearest point. Grading will occur to the 50 foot buffer line. The septic system will be entirely outside the 100 foot wetlands buffer. The DEP comments section noted that Grassy Pond Brook is a perennial

stream and any portion of lot 3 that falls within the 200 foot riparian zone should be noted on the plan.

The Commissioners asked Seth if the bank had been located and if any work would occur with the riverfront area. Seth said the 200' riparian zone could be added to the plans.

Commissioners asked about screening with native species between lots 3 & 4 along the 50' natural buffer. Seth said he would confer with the Conservation Agent to draft a planting plan. Seth stated he would meet the Conservation Agent at the site to locate the high water extent (bank) of Grassy Pond Brook and add that information to a new plan.

Commissioners requested that Seth identify the location of Grassy Pond Brook and its location relative to the proposed development on lot 3, the status of the brook, i.e. perennial or intermittent and vegetative restoration plan within the buffer zone between lots 3 & 4.

This hearing was continued to June 16.

2. Notice of Intent for Lot 5: DEP file no. 85-1300

The proposed 5 bedroom house is partially located within the 100 foot wetlands buffer and at its nearest point is 82 feet from wetlands. The entire leaching field and septic system is located outside the 100' buffer zone. There is a stone wall at the rear of the house at approximately the 50 foot wetlands buffer line. Some grading will be done between 50 and 75 feet to prevent drainage from the site going onto an abutting property.

The Commissioners discussed the need for signage along the boundary between the proposed lots and the common land. The project applicant stated he has used similar signs on other projects and will show the Conservation Agent a sign that he is currently using.

The Chairman closed the hearing for Lot 5 at 8:05 PM;

Decision: Amy moved a standard order of conditions with one special condition:

- (1) The Applicant will work with the Conservation Agent to create a "No Dumping" sign to be placed at 25 foot intervals along the boundary between the common land and the lots abutting the common land.

Jim seconded the motion and the roll call vote was unanimous.

3. Request for Determination Lot 4

Seth noted that the house on lot 4 is completely outside the 100' wetlands buffer and only minor grading will occur within the 100 foot wetlands buffer associated with the septic system installation. The Commissioners asked if any work would occur with the 200 foot riparian zone for Grassy Pond Brook. The Commissioners asked if a planting plan for the area between lots 3 and 4 could be included. "No Dumping" signs will be needed along the boundary between Lot 4 and the common land.

4. Request for Determination Lot 6

Seth stated the house will be located outside the 100 foot wetlands buffer, with minor grading at the rear of the proposed house within the 100 foot wetlands buffer. The Commissioners requested "No Dumping" signs along the boundary of Lot 6 and the common land.

Meeting closed at 8:25 PM

Decision: Tim moved a negative 3 determination, meaning the work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to

protection under the Act. Therefore said work does not require the filing of a Notice of Intent. Amy seconded the motion and the roll call vote was unanimous.

8:30: Request for Determination, 67 Central Street

Presenting for the applicant was Brian Geaudreau with Hancock Associates. This is for the installation of a new septic system, to be located in front of the existing house. Brian mentioned that a similar RDA had been approved in 2010, but no work had occurred under the previous filing. Jim noted that he had visited the site and it was pretty straight forward.

The Meeting closed at 8:30 PM,

Decision: Jim moves a negative 3 Determination (see above determination for Lot 4 for a full description), Amy seconded the motion and the roll call vote was unanimous.

Minutes: May 5' 2021: Amy moved to accept the minutes, Tim seconded the motion and the roll call vote was unanimous.

Meeting adjourned @ 8:45 PM

Documents and Exhibits Used During this Meeting

22 Elm St. ANRAD

26 Central St. Notice of Intent

Genevieve Lane Lot 3 Notice of Intent

Genevieve Lane Lot 5 Notice of Intent

Genevieve Lane Lot 4 Request for Determination

Genevieve Lane Lot 6 Request for Determination

67 Central Street Request for Determination

These documents may be found here: <http://doc.acton-ma.gov/dsweb/View/Collection-13001>



Terrence Maitland, Chair