

CONSERVATION COMMISSION
AGENDA

FEBRUARY 20, 2013

7:15 PM

TOWN HALL - 472 MAIN STREET
ROOM 204

RECEIVED
FEB 20 2013

TOWN CLERK, ACTON

7:15 NOTICE OF INTENT - 321 Main Street - Acton Crossroads, Inc. - DEP # 85-1110 (010-014)

Goldsmith Prest & Ringwall Acton Medical
Proposed expansion of the existing medical office building parking area and associated grading and access connections (Town Atlas Plate F-3, parcels, 82, 89-1, and 99-3).

7:45 *Requested Continuation - NOI - 195 Newtown Road - 85-1104*

Foresite Engineering has requested a continuation to March 20 or later -- tbd @ 2/20 meeting.

DISCUSSION - Open Space & Recreation Plan Status Update

NEXT SCHEDULED MEETING MARCH 6

DISCUSSION - March / April meetings TBD

MINUTES

January 16 *reviewed by* FP, AM - signature (approved 2/6)
February 6 " " AM, AG, TM, FP - vote & signature

**CONSERVATION COMMISSION
AGENDA
FEBRUARY 20, 2013
7:15 PM
TOWN HALL - 472 MAIN STREET
ROOM 204**

COMMISSIONERS PRESENT: Terry Maitland, Andrew Magee, Fran Portante, Amy Green

NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Joseph Berman, Bruce Ringwall, Anne Meyer, Victoria Beyer

7:15 NOTICE OF INTENT - 321 Main Street - Acton Crossroads, Inc. - DEP # 85-1110 (010-014)
Acton Medical Associates

Disclosure: Mr. Maitland stated that he has used Goldsmith Prest & Ringwall's services in the past but would not have an impact on his ability to remain impartial to the discussions of this hearing.

Bruce Ringwall, from Goldsmith Prest & Ringwall, presented plans for the proposed expansion of the existing medical office building parking area and associated grading and access connections. Mr. Ringwall reported that there is an existing intermittent stream through the back of the property; the wetlands were delineated by Dave Crossman. The existing parking lot is approximately 18' from the edge of wetlands. The applicant wishes to expand the parking area as it is currently insufficient on site. The existing dumpsters will be moved beyond the 100' buffer zone; the proposed parking area will be where the dumpsters are currently located. The proposed parking lot will be for employee parking and will be accessed by a new entrance on the east side of the administrative building wing. A small portion of the proposed pavement will be within 50' of wetlands; Mr. Ringwall can provide a request for a waiver under the Bylaw if the Commission feels it is necessary. An old existing leaching field will be removed as it is located where the proposed parking lot will be constructed. Drainage flows to a curb-cut and into a bio-retention area (rain garden) via a grass forebay. A grass section at the entry to the bio-retention area will be pre-treatment along with a stone riprap strip which will help reach 90% total suspended solids (TSS) removal. The main basin is designed to retain stormwater before overflowing to the wetlands. A planting plan for the bio-retention area is provided. Joe Bellino, from DEP, has reviewed and approved the stormwater management design.

Upon query by Mr. Maitland, Mr. Ringwall reported that the project will provide an additional 19 parking spaces to the site.

Upon query by Mr. Magee, Mr. Ringwall reported that the intermittent stream was determined based on the drainage area, which extended only to the Route 2 interchange

Mr. Tidman suggested that the stream headwaters were actually up near the High School Playing fields, but that he had observed the stream to be dry in those upper areas.

Ms. Green asked that additional documentation be provided for the watershed area and USGS data to verify the intermittent status of the stream. Mr. Ringwall indicated that he would do so.

Ms. Green noted that the bio-retention area design is well done but she is concerned about pre-treatment.

Mr. Ringwall stated that additional labeling of the forebay will be added to the plan.

Anne Meyer representing an abutter, Edens, stated that the existing mall supports the project.

Upon agreement from Mr. Ringwall, Mr. Maitland continued the hearing until March 6 at 7:15 PM.

7:45 Requested Continuation - Notice of Intent - 195 Newtown Road - 85-1104

Foresite Engineering has requested a continuation to April 17, 2013 at 7:15 PM

DISCUSSION - Open Space & Recreation Plan Status Update

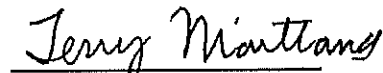
The Commission reviewed the layout for the Open Space & Recreation Plan document with Bettina Abe. Outstanding items and actions were reviewed to get the project moving forward; editing is needed to complete the plan.

DISCUSSION - Next scheduled meeting March 6

MINUTES

Mr. Magee moved that the Commission approve the minutes for February 6; Ms. Portante 2nd, unanimous.

8:10 Meeting adjourned.



Terry Maitland
Chair

TT:ahr
ahr.concom.minutes.2013.02-20-2013
arrec'd 2/21

02-20-2013

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<input type="checkbox"/>		010 - Notice of Intent - 321 Main Street	naturalres	01/31/13	6 MB	
<input type="checkbox"/>		011 - 321 Main Street - Plans - Parking Expansion	naturalres	02/15/13	11 MB	
<input type="checkbox"/>		012 - 321 Main Street - Operation & Maintenance Plan	naturalres	02/15/13	410 KB	
<input type="checkbox"/>		013 - 321 Main Street - Stormwater Report	naturalres	02/15/13	27 MB	
<input type="checkbox"/>		014 - 321 Main Street - 21 Day Waiver to Hearing Date	naturalres	02/15/13	290 KB	