

CONSERVATION COMMISSION

Minutes

July 19, 2017

7:30 PM

ACTON TOWN HALL

472 MAIN STREET

Room 204

COMMISSIONERS PRESENT: Terry Maitland, William Froberg, Amy Green, Jim Colman, Paula Goodwin

NATURAL RESOURCES DIRECTOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Garry McCarthy, Janet Adachi, Ann Chang, Kelley McCarthy, Laura Codyer, Andrew Codyer, IKeith Gregory, Joseph Poynton, Robin Dodson, Andrew Landouer, Sarah Wyllie, Mark Lavallee (GPR)

7:30 Notice of Intent 64 and 68 Robbins St. "Garden Lane"

Applicant is Jianhua Jian of 64 Robbins St. The proposed project is a residential compound, "Garden Lane," to be located at 64 and 68 Robbins St., town atlas plate H2, parcels 19 and 23. Work will occur within 100 feet of Bordering Vegetated Wetlands.

Bruce Ringwall and Mark Lavallee presented for the applicant, Mr. Jian. The site is comprised of 3.3 acres, the result of combining two adjacent properties. The area had been flagged by Oxbow Associates in 2015. 24 wetland flags have been placed.

This is a planned residential development, and will have to go to the Planning Board for approval. There will be a common drive accessing the two new dwellings. An infiltration basin has been designed to handle all driveway runoff for up to 2, 10 and 25 year storm events. 100 year storm events will spill over the top of the infiltration basin. There will be some grading within the 50 foot setback. The infiltration basin will be entirely within the 50 foot setback.

A discussion ensued about whether or not the storm water facilities would qualify as an exempt activity. Bruce stated that no waivers have been requested for the development because he felt the area is already disturbed by the existing lawn. If the Commission feels that a waiver is necessary, one will be submitted.

Ms. Green noted that erosion control detail indicated that wattles would be used but did not indicate any silt fencing. Mr. Ringwall responded that they determined wattles would be sufficient. Ms. Green asked further about the encroachment on the 50 foot setback. Mr. Ringwall pointed out areas where lawn is already within the 50 foot setback zone.

Mr. Maitland asked if there was a public benefit under the PCRC. Mr. Ringwall said that no further work would be required by the town, since the road would be private. A change in slope could be made to get out of the 50 foot buffer. Mr. Froberg asked if there is something that could be proposed to make it clear that there is a significant boundary between upland and wetland. Mr. Ringwall said that some kind of marker could be installed along the 50 foot buffer and it could also be included in the Homeowners Association rules.

Ms. Green asked if a waiver was needed to turn the lawn into a drainage basin. Mr. Ringwall described it as "drain outfalls." Mr. Froberg asked if the driveway be composed of pervious surface. Mr. Ringwall said he didn't have a lot of faith in "impervious surfaces." Mr. Garry McCarthy of 17 Billings Street asked what the basin would look like. Mr. Ringwall said it would have a depth of 3 feet and 4 feet around the perimeter of the basin.

Ms. Goodwin asked what impact would be seen if the water goes over the top of the weir? Mr. Ringwall said it would dissipate in the wetlands. Mr. Poynton of 15 Billings St. asked if the Commission had ever seen lawns turned into basins. Mr. Maitland responded, no, not to residential properties. Mr. Gregory of 73 Robbins St. noted that they have experienced three 100 year floods in the last thirty years. Ann Chang asked who maintains the swale? Mr. Ringwall said it would be the responsibility of the Homeowners Association.

Mr. Ringwall asked for a continuation of the hearing with enough time to talk to engineering about modifications to the design of the detention basin.

The meeting was continued to September 6.

8:30 Notice of Intent 155 Summer Street

Applicant is Jeff D'Agostine of 189 Burroughs Road, Boxborough. The proposed project is the construction of a single family dwelling at 155 Summer Street, town atlas plate F1, parcel 15. Work will occur within 75 feet of wetlands.

Bruce Ringwall presented for the client, Mr. D'Agostine. He said that a house had previously existed on the 3.6 acre site. Mr. D'Agostine had obtained a waiver from the Zoning Board of Appeals allowing the house to be closer to the street than zoning would allow. The septic system would be in the front yard. The house is to be located outside the 75 foot buffer and there is to be no activity inside the 50 foot buffer.

Mr. Ringwall presented information providing evidence of the characterization of Inch Brook, a stream that runs through the rear of the property. Boxborough had previously determined it was an intermittent stream.

Decision: Mr. Froberg moved to issue a standard Order of Conditions with the following special conditions:

1. The row of mature Norway spruce that exists at the top of the slope will be retained.

2. Silt prevention will be located on the construction side of the row of spruce trees.

Ms. Green seconded the motion and it passed unanimously.

Minutes:

July 5, 2017 Pending

Meeting adjourned at 9:55.



Terry Maitland
Chairperson

CONSERVATION COMMISSION
***Amended* AGENDA**
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(Note time change: 7:30 PM)

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7:45 Notice of Intent 155 Summer Street

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Citizens Concerns

Commission Business

Minutes:

July 5, 2017 Reviewed by TM

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	85-1220 - 64-68 Robbins St NOI	natural8es	07/14/17	8 MB	☆ ...
	85-1220 - 64-68 Robbins St RC Plan-Garden Lane	natural8es	07/14/17	9 MB	☆ ...
	85-1220 - 64-68 Robbins St SWM Rpt	natural8es	07/14/17	10 MB	☆ ...
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