

**TOWN OF ACTON  
CONSERVATION COMMISSION**

**Minutes**

**February 14, 2018**

**7:15 PM**

**TOWN HALL - 472 MAIN STREET  
ROOM 204**

**COMMISSIONERS PRESENT:** Terry Maitland, Amy Green, Jim Colman, Jennifer Stolz,

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

**VISITORS:** David Scheuer, Michelle Kilpatrick, Arthur Lee, Rick Jian, Larry Williams, Deborah Hess, Glen Kaufman, Brendan Kling, Bruce Ringwall, Molly Obendorf

**7:15 Notice of Intent:** 64-68 Robbins Street (85-1220), continuance  
Bruce Ringwall, of GPR, presented for the applicant, Jianhua Jian, who is proposing the construction of a residential compound. Two new lots will be created. There are two existing houses on the property. Modifications to the original plans submitted include moving the drainage swale and grading and moving the slope for the septic system leaching field outside the 50 foot setback. A boulder line was discussed.

Mr. Maitland asked if they have gone before the Board of Health. Mr. Ringwall stated they have not submitted plans to the BoH as yet. Mr. Ringwall also said that a notation has been added to the plans outlining how the invasive bamboo will be removed. He described the process to the Commission. Mr. Maitland asked who would be responsible for removing additional bamboo. Mr. Ringwall said that the area where the bamboo is growing will be completely shaped and regraded. Ms. Green suggested that a special condition can be included with the Order of Conditions permit requiring that, prior to issuing a Certificate of Compliance, one final walk will be done to see if all the bamboo has been removed.

Mr. Maitland asked about the outstanding issue with the Planning Board. Mr. Ringwall said they have not completed the Planning Process. Ms. Green asked if there was to be a Homeowners Association (HOA ?). Mr. Ringwall responded that, yes, there would be a HOA and an Operation and Maintenance plan.

The Hearing closed at 7:42.

**Decision:** Mr. Colman moved to issue a standard Order of Conditions based on the revised plans issued 1/18/2018, with the addition of the following special condition: when a Certificate of Compliance is requested, a site visit will be conducted with special care to make certain the invasive bamboo has been successfully removed. Ms. Stolz seconded the motion and it passed unanimously.

**7:45 Notice of Intent:** 100 Hayward Road: continuance

Scott Hayes, of Foresite Engineering, explained that an incorrect survey interpretation was on the plan that had been presented at the January 3<sup>rd</sup> meeting. A corrected plan has been submitted. An infiltration trench has been added to the down gradient side of the driveway. Most of the addition to the house is outside the 100 foot buffer zone. Some grading will occur in the buffer zone, raising it slightly to address drainage for a positive slope. The existing driveway at Hayward Road will be removed and vegetated. The new driveway will be located away from the wetlands.

Ms. Green asked if wattles will be sufficient or if silt fencing should be added. Mr. Hayes pointed out the area was pretty flat, so wattles should be sufficient. Mr. Kaufman stated that, as the developer, he would ensure the wattles are kept in place during construction.

The Hearing closed at 8:00 PM.

**Decision:** Mr. Colman moved to issue a Standard Order of Conditions, waiving conditions 18 & 19 of the By-law. Ms. Stolz seconded the motion and it passed unanimously.

**8:00 Resource Area Delineation:** 446 Massachusetts Avenue  
*Abbreviated Notice of Resource Area Delineation for a property located at 446 Main Street, (town atlas plate F-2, parcel 119) filed by Bill Lipchitz of Common Ground Development Corp.*

Molly Obendorf, from Stamski & McNary Inc., presented for the applicant. She noted that the wetlands are located off site but the buffer zone is within the boundaries of the site. A slight change to the plans have been made by moving one of the flags. Dave Crossman prepared a delineation map that will be sent to the Commission for review.

Mr. Colman stated that if the Commission was presented information that wasn't correct or complete, then the Commission couldn't approve the delineation. Ms. Green said the Commission needed to see the documentation, since there was no certainty that there was not isolated land subject to flooding. Mr. Maitland agreed that they were not ready to close on this filing. An additional site visit was needed.

The hearing was continued to February 21<sup>st</sup>, at 7:20 PM.

**7:50 Request for Determination of Applicability: 410 Central Street**  
*Incer Family Trust, LLC of Wakefield, MA is the applicant a project to repair and replace the septic system at 410 Central Street, Acton town atlas plate D-2, parcel 138. Work will occur within the 100 foot wetland buffer zone.*

Brendan Kling of Grady Consulting presented for the client. He explained that the existing septic system is 76 feet from wetlands. The new system will be moved 20 feet further away from the wetlands.

**Decision:** Mr. Colman moved to issue a Negative 3 Determination, that is, 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. Ms. Green seconded the motion and it carried unanimously.

**8:00 Notice of Intent:** 2 Taylor Road (85-1230), Continued to March 7, 7:30.

### **Certificate of Compliance**

Quail Ridge DEP File #85-986 : no action

#### **3 Heron View Road #85-221**

**Decision:** Ms. Green moved to issue a Certificate of Compliance. Mr. Colman seconded the motion and it passed unanimously.

#### **3 Heron View Road #85-336**

**Decision:** Ms. Green moved to issue a Certificate of Compliance. Mr. Colman seconded the motion and it passed unanimously.

**Minutes:** January 3, 2018: Reviewed by TM, TMc., PG

**Decision:** Ms. Green moved to approve the minutes of January 3, 2018; Ms. Stolz seconded and the motion passed unanimously.

**Meeting adjourned at 8:30.**



Terry Maitland  
Chairperson

**CONSERVATION COMMISSION  
AGENDA  
February 14, 2018  
7:15 PM  
ACTON TOWN HALL  
472 MAIN STREET  
Room 9**

*Meeting originally scheduled for February 7 rescheduled due to inclement weather. Note location changed to Room 9.*

**7:15 Notice of Intent:** 64-68 Robbins Street (85-1220), continuance

**7:30 Notice of Intent:** 100 Hayward Road (85-1231), continuance

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**8:00 Notice of Intent:** 2 Taylor Road (85-1230), continuance

**Certificate of Compliance**

Quail Ridge DEP File #85-986 (pending)  
3 Heron View Road #85-221 & #85-336

**Minutes:**

January 3, 2018: Reviewed by TM, TMc., PG

