

MAYNARD CONSERVATION COMMISSION
Minutes, August 3, 2010, 6:30 – 7:59

PRESENT: Commission Members: Fred King (chairman), John Dwyer, Doug Moore, Peter Keenan, and Jessica Pfeifer.

Conservation Agent: Linda Hansen

Visitors: John Morello and Bill Cunningham (Victory Plaza).

ADMINISTRATIVE BUSINESS:

- Review minutes from 07/27/10. A motion was made, seconded, and approved by all present (4-0) to approve the minutes as written.

FINANCIAL:

- L. Hansen's salary for 07/31 to 08/13 = \$923.91 (39hrs). A motion was made, seconded, and approved by all present (4-0) to pay L. Hansen's salary.
- EcoDrawiversity invoice for wildlife assessment = \$1,180.00. A motion was made, seconded, and approved by all present (5-0) to pay the invoice.

PUBLIC HEARING:

- None

WETLANDS ISSUES:

- Request for Determination, Victory Plaza at 86-89 Powdermill Road, Morello & Associates representing. Mr. Morello presented the project to the Commission. Under the Planning Board site plan approval requirements, Victory Plaza was required to file with the Conservation Commission when the parking schedule changes. No work at the site was proposed. A motion was made, seconded, and approved by all present (5-0) to approve a negative determination #2 and #6. The agent will mail the original permit to the applicant.
- Request for Determination approval, 5 Balcom Lane, Mr. Edward Denn. Mr. Denn requested a continuance until August 17 at 7:00. A motion was made, seconded, and approved by all present (5-0) to continue until August 17.
- 14 Riverside Park wetland violation, Bernard Donahue, owner, report on site visit. The Commission conducted a site visit on July 29 to view the drainage ditch work and take photographs. The Commission agreed that the property owner did extensive ditch digging up to and into the wetlands, all within the riverfront zone. During the site visit, Mr. King requested that the owner cease any further work with the exception of adding erosion control to prevent erosion into the wetlands and river and seeding the exposed soil next to the open ditch. Mr. Donahue needs to have the wetlands delineated and flagged again, and have the consultant assist him with an NOI filing. The Commission requested an update from the owner for the meeting on August 17. The agent will follow up with a memo to the property owner.
- Certificate of Compliance issued for 1 Lantern Lane, status of CR, and neighbors interested in pursuing COC for subdivision. The agent conducted a site visit at 1 Lantern Lane on July 28 to confirm the condition of the designated conservation restriction area in the rear of their property. Three of the five iron stakes were still in place. A copy of the deed did confirm that the CR language is in the deed transferred to the new owner. The Vose Pond neighbors are interested in holding a neighborhood meeting to discuss the requirements for obtaining COCs for all the properties within the proposed CR. The CR was never finalized with the state.
- Geothermal installation at 63 Parker Street—permitting requirements. The Commission decided that a boring would be a minimum alteration of the property and an RDA would be sufficient for permitting. The agent will contact the contractor and conduct a site visit.

- 26 Tobin Drive house addition—preliminary plans. The proposed plans for the house addition show wetlands are less than 100 feet from the addition. The home owner would have to file a NOI for this project and have the wetlands delineated.

BUSINESS:

Discussion:

- Update on Cutting parcel appraisal, conversations with Natural Heritage and Avery Associates. The language in the appraisal states that any development on the property would need to go through the permitting process. The agent spoke with Emily Holt at Natural Heritage and she felt that some development may be possible along the road (with mitigation), but a soccer field in the rear of the lot would most likely not be permitted. Avery Associates stated in a conversation with the agent that reducing the house lots would not decrease the value of lots 1-4, since the wetlands do not add value. The value would decrease for lots 5 and 6, and they calculated the appraisal would be reduced by \$90,000 if the house lots were situated west of the wetlands.

Mail of note:

- MACC announcement of new Executive Director and upcoming Networking meeting.
- DCR announcement of Mass Recreational Trails Program Grant Round is now open, deadline Nov. 1, 2010.

Meeting adjourned 7:59