

TOWN OF MAYNARD
MAYNARD CONSERVATION COMMISSION
Minutes, March 5, 2013, 6:30 – 9:07 pm
Conservation Commission Office, Town Hall

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

Agent: Linda Hansen

Visitors: Brendon Chetwynd, Mark Donohoe (Acton Survey), Judy Stokey, Tina Woolston, and John Goldstein.

ADMINISTRATIVE BUSINESS:

- Review minutes from 02/19/2013. A motion was made, seconded, and approved by all present (5-0) to approve the minutes as amended.

PUBLIC HEARING:

- Notice of Intent (continuation)
213 Main Street
Loftis Maynard, LLC

Demolition of existing single family house and construction of two duplexes. Mr. Donohoe presented the modifications made to the plans in response to the Planning Board comments and to the VHB peer review. He proposed adding fill behind the retaining wall along the sidewalk (west of the project site) to support the wall and installing a guard rail. The Commission suggested he submit a separate NOI for this work, since this falls under public safety and is proposed to be within a town easement.

The design of the sidewalk in front of the driveway was modified, but this location is outside the riverfront area. The VHB peer review suggested removing the tree box filter, but the tree box filter will need to be replaced with another stormwater BMP to achieve the 44% TSS removal. The Commission agreed with removing the tree box filter and suggested a forebay, or stormceptor, or other suitable pretreatment BMP.

The Commission is concerned that the depth of the soil test does not confirm that there is more than two feet to groundwater (as required). The depth of the test pit was not deep enough to reach the top of groundwater. The depth of groundwater would be information necessary prior to issuing the Order of Conditions and Mr. Donohoe said he will work to acquire this.

The Commission addressed the weakness in the alternative analysis provided in the NOI. The Commission pointed out that dividing the lot and locating one duplex on each lot, could result in less impact of the riverfront due to the removal of the detention basin within the riverfront zone.

The invasive species control was provided in operation and maintenance plan (sheet 6). The Commission is concerned that the text provided is not long-term enough. A plan needs to include all the larger, mature trees on site and provides the details of the planting scheme after removal of invasive trees. Implementation is critical and adjustment of plan after native species are established will be required. The plan should provide the detailed program to address invasive species control and responsive to changes on an annual basis.

Mr. King provided the Commission and the consultant his review comments. A motion was made, seconded, and approved by all present (5-0) to continue the hearing, with the applicant's permission, until March 19th at 7:00.

WETLANDS/STORMWATER ISSUES:

- Site visit to Cutting lots on Old Marlboro to verify survey markers. The Commission has not conducted the site visit because of snow cover.
- Preliminary FIRM maps released for Concord Watershed area (including Assabet River). These new maps will need to be reviewed. The comment period has not officially started and will be posted under legal ad section in the local paper.
- Concerns regarding 129 Parker Street outfall. The Commission was notified by a concerned citizen that the outfall at the southwest corner of the parking lot has construction debris in the water and debris was observed

along the stream bank. The agent made a site visit on Monday, March 4 to confirm the existence of the debris. The agent left a message with EPA to check if the developers had filed for a construction general permit and had a SWPPP on file for the demolition activities.

LAND MANAGEMENT:

- Overview of Encroachment workshop presented by Grzenda and Steel. The agent attended the workshop on effective approaches to resolving encroachment issues. Surveyed parcel information is critical to enforcement.
- Concerns regarding yard waste disposal on Deer Hedge open space property. The agent will send a neighborhood awareness letter to the property owners on Woodbine, Birch, Bellevue, Pinecrest, and Glenview Terraces.

BUSINESS:

- High School site visit tentatively scheduled for March 19 @ 5:30

Mail of note:

- OARS February 2013 newsletter
- Public Notice from DEP concerning changes to Wetlands Protection Act
- SVT Community Preservation Act changes

Meeting Adjourned: 9:07