

**TOWN OF MAYNARD**  
**MAYNARD CONSERVATION COMMISSION**  
**Minutes, September 2, 2014, 7:00 – 8:30 pm**  
**Basement Conference Room, Town Hall**

**PRESENT:**

Commission Members: Fred King (chairman), John Dwyer, Jessica Pfeifer, John Thomas, Jr. and Carrie O'Connell  
 Agent: Linda Hansen  
 Visitors: John Anderson, Richard Harrington (applicants). See attached list of abutters.

**PUBLIC HEARINGS:**

- Notice of Intent (7:00) (DEP file number 213-0258)  
 49-51 Waltham Street  
 Skylight LLC

Redevelopment of former Oriental Delight restaurant. Mr. Harrington, the applicant's engineer presented the project to the Commission. The applicant proposes to construct a two unit dwelling on the culvert side of the property and a three unit dwelling on the eastern side. The removal of the existing parking will result in a net reduction of 9,341 square feet of impervious surface. The Commission was concerned about whether the culvert is structurally sound after demolition of the former restaurant. Mr. Harrington assured the Commission that the demolition had no impact on the culvert. After demolition of the basement and foundation, structural fill will be added. The Commission requested an additional inspection of the culvert after the demolition is complete.

The Commission addressed stormwater management: Roof runoff from the three unit building will be handled as sheet flow to the lawn area. The roof runoff from the two unit building unit will be piped directly to the culvert. Under redevelopment, (SW standard 7), the minimum TSS removal is 44%, however, the applicant needs to describe why they cannot meet the water quality standard to achieve 80% TSS removal. Since runoff from this site discharges to the Assabet River, that has a total maximum daily load (TMDL) for phosphorus, the applicant needs to identify a remedy for phosphorus removal (and can consider proprietary systems, such as Contecth Jellyfish filter). A long term pollution prevention plan that includes the operation and maintenance plan for on-site SW structures will need to be included in the condo association document (if the units are sold) and any changes to the O&M plan will need review and approval by the Commission.

The Commission asked the visitors if they had questions. Mr. Fulton asked about the depth of the footings for the decks and the depth of groundwater and the culvert. Mr. Martucci also had concerns regarding the depth of groundwater and if the redevelopment of the site would make the flooding situation worse. Mr. Harrington addressed their concerns.

A motion was made, seconded, and approved by all present (5-0) to continue the hearing with the applicant's permission until October 7, 2014 at 7:00. A motion was made, seconded and approved by all present (4-0) to coordinate the peer review with the Planning Board.

- Notice of Intent (7:30) (DEP file numbers 213-0259 and 213-0260)  
 Oriental Delight former parking lot (Lots 1 & 2, parcel 219)  
 Waltham Street  
 Skylight, LLC

Redevelopment of former Oriental Delight parking lot. Mr. Harrington presented the project to the Commission. The plan is to construct a single family (Lot 2) and a two family dwelling (Lot 1) on the two parcels. The buffer zone was determined from the location of the culvert. Whether the backyard of Mr. Hall's property is considered a wetland will most likely not alter the proposed project since the existing retaining wall will remain. The roof drain on the single-family house will be directed to the catch basin.

Mr. King suggested that the single-family house include a foundation drain.

A motion was made, seconded, and approved by all present (5-0) to close the hearing for both file numbers. The agent will prepare an Order of Conditions and draft the special conditions for the Commission to review and sign at the next meeting scheduled for September 16, 2014.

**Adjourned: 8:30**