



Town of Maynard Conservation Commission

Tuesday, December 23, 2025 at 6 PM

*Pursuant to Chapter 20 of the Acts of 2022, this meeting will be
conducted via remote means. Chair: Susan Erickson
Posted by: Zoe Piel, Conservation Agent & Assistant Town Planner*

Commission Members Present: Chair Susan Erickson, M. John Dwyer, Steve Smith, Sarah Measures, Page Czepiga

Town Staff/Consultants: Zoe Piel, Conservation Agent & Assistant Town Planner

Others Present: Justin Chrzanowski, Pursuit of Happiness LLC;

Meeting called to order at 6:00pm by Conservation Commission Chair Susan Erickson.

1. Meeting Opening

The meetings will be conducted with decorum. This means that the members of the Commission and the public are required to respect each other at all times. We may not always agree with one-another, but we can work to resolve differences with patience and understanding. As a member of the public, you are encouraged to participate in the meeting. To ensure the meeting proceeds in an orderly manner, please follow these procedures

- If you wish to comment or ask a question of the Commission:
- Raise your digital hand once the Chair has opened up the meeting for public comment.
- When you are recognized to speak, please state your name and address.
- Direct all comments/questions to the Commission through the Chair.
- In the interest of time, limit your questions and statements to two (2) minutes.
- Limit your statements/questions to the topic at hand.
- Talk ONLY about issues that are under the jurisdiction of the Wetlands Protection Act.

2. Public Hearing: DEP#213-0303 – 14-16 Hillside St. (continued from 12/09/2025)

Public hearing relative to a filing of Notice of Intent under the Massachusetts Wetlands Protection Act and the Maynard Wetlands Administration Bylaw and associated Regulations, filed by Pursuit of Happiness LLC, 29 Babe Ruth Drive, Sudbury, MA 01776, for the property at 14-16 Hillside Street, Maynard, MA 01754. The subject property is within the 200-foot Riverfront Area and the 100-foot Buffer Zone of a Bordering Vegetated Wetland. The proposed alterations, related to the renovation of the subject property from a single-family home into a three-unit apartment house, include creation of a rear deck and a new impervious parking area for five (5) cars in the rear of the property.

- Ms. Piel noted to the Commission that the filing was updated to include a waiver request for Stormwater Management.
- Ms. Piel briefly summarized the content of the recently-completed peer review report from TRC, Inc. According to their report, the applicant's submission requires corrections to WPA Form 3 to include the deck and expanded details as to the scope of work, as well as minor changes to the applicant contact information. TRC also indicated that, in their opinion, the submitted plans would meet the WPA performance standards for work in the Riverfront Area, provided that the Commission require additional native plantings between the limit of work and the river bank. TRC also provided a detailed report regarding the project's compliance with the Maynard Stormwater By-Law, and recommended the applicant revise and update the submitted plans to include information required under the Maynard Stormwater Regulation.

- Chair Erickson opened discussion as to the first part of the report, which dealt with the project's satisfaction of the WPA performance standards for the Riverfront Area and 100-foot Buffer Zone. Chair Erickson inquired about TRC's comment that, at the site visit, the delineation of the 100-foot Buffer Zone was slightly closer to the project area than was shown on the original submission. TRC recommended an updated delineation. Ms. Piel, who was present at the site visit, was of the opinion that the measurement made at the site visit was inexact, and the discrepancy negligible.
- Mr. Smith asked about the total amount of fill being brought to the site; whether any soils were to be removed; and about details surrounding stabilization of soil stockpiles during construction (for example, to prevent siltation from rainfall). He also asked about the origin of the fill soil and its composition.
- Mr. Chrzanowski said that he also felt that the measurement of the 100-foot Buffer Zone taken at the site visit was inexact, and he believed the original survey to be reliable. He said he would provide updated information regarding the fill.
- Mr. Smith asked whether the applicant had submitted a cut-and-fill elevation plan for the driveway. Ms. Piel replied that the submitted plans included elevations showing the grade change only.
- Mr. Dwyer noted that the 100-foot Buffer Zone is to be measured horizontally from the bank, and that as such a measurement taken uphill could be inaccurate.
- Ms. Measures asked about the presence of an abandoned stormwater outfall at the riverbank end of the parcel, and who is responsible for its maintenance. She also requested that any extant wetland plants near the work area be preserved, and said she would prefer that any permanent erosion-control measures on the site be made out of materials other than plastics. Finally, she requested the applicant submit an operations manual for the upkeep of the rain garden.
- Chair Erickson then proceeded to the stormwater management portion of the peer review report. Chair Erickson requested the applicant provide a more detailed narrative to accompany the waiver request. Mr. Chrzanowski noted that Ms. Piel had advised him solely to submit the waiver request form, but did not specify any further information. Ms. Piel confirmed that she advised him to submit only the waiver form in anticipation of more detailed requests to follow from the Commission at the hearing, which would be submitted along with other plan updates. Mr. Chrzanowski requested a list of any outstanding information still required by the Commission in order to facilitate a satisfactory plan update to be submitted.
- Chair Erickson mentioned that the work description in WPA Form 3 should be updated to include the deck and stairs.
- Ms. Czepiga asked whether the original wetland flags on the applicant's survey had been geolocated (via GPS). Mr. Chrzanowski replied that he did not know offhand but would be able to find out, and ensure that missing flags be replaced.
- Regarding the submittal's compliance with the Maynard Stormwater By-law and Regulations, Ms. Czepiga concurred with TRC's report that specified more detailed information about existing site conditions, impact of proposed changes, and mitigation. She noted the need for seasonal high groundwater elevation data in order to verify the functionality of the rain garden and berm, and whether the proposed design would satisfactorily withstand the potential for erosion caused by the steeper slope of the proposed driveway. She also requested submittal of an operations & maintenance plan for the rain garden.
- Mr. Dwyer agreed that the steepness of the new slope could require additional erosion controls at the entrance to the rain garden.
- Mr. Smith mentioned TRC's comment about a discrepancy in the plan between the berm widths in two separate sections (2 feet in one location, and 1 foot in the other). He asked for this discrepancy to be addressed, and said that provision of a cut and fill plan would also support explication of the rain garden design.

- Chair Erickson said she supported TRC's recommendation for material stockpile guidelines during construction to prevent siltation. She also said that she agreed with the section of the report which recommended pretreatment of stormwater prior to entering the rain garden.
- Mr. Smith said that, generally, he wished to see additional detail on the rain garden plan, showing plant placement, pretreatment location, elevation changes, berm locations--the types of information a builder might need in order to construct the rain garden.
- Chair Erickson reiterated the need for information on stormwater pretreatment in order to meet the Maynard Stormwater Regulation requirements for total suspended solids (TSS) and total phosphorus (TP). She also requested a general O&M plan for stormwater.
- Ms. Piel raised the issue of TRC's recommendation for additional native plantings between the work area and the riverbank, and asked whether the Commission was requiring this be included on the applicant's updated submission. Chair Erickson said that this would be required. Ms. Piel also responded to Ms. Measures' earlier comment about erosion control barriers made of plastic, clarifying that silt fencing would only be required during construction and would not be permanent.
- Chair Erickson asked about the outfall pipe present on the property, and whether its presence would be of further concern. Ms. Piel replied that in her opinion, the outfall pipe would not present a problem unless the project involved excavation. Mr. Smith asked whether the outfall was active. Ms. Piel said that water still flows from it, because it is not obstructed, but that it is not maintained and is probably a remnant of an earlier storm sewer system.
- Mr. Dwyer asked about the location for snow storage on the property. Mr. Chrzanowski directed his attention to the snow storage proposal on the most recently submitted plans (dated Sept. 26, 2025), which would place snow along the margin of the rain garden. Ms. Czepiga recalled that Commissioners had been concerned about the impact of the snow on the rain garden. She also noted that the peer review report observed the potential impact of snow storage on the rain garden's pollutant removal capacity. Mr. Chrzanowski said he would discuss with his engineer a potential vegetated separation strip to help address the issue of stormwater pretreatment.
- Chair Erickson said that one of the likely conditions for the project would be prohibition on the use of salts for de-icing, but that even excess sand could pose a problem for rain garden function. She requested a snow removal plan that takes the rain garden into account.
- Mr. Dwyer suggested moving the rain garden closer to the river to allow for pretreatment of runoff.
- Mr. Chrzanowski said he wanted to confirm that he had a complete inventory of updates the Commission would require in order to be satisfied to proceed. Ms. Piel said she would compile a bulleted list of the requested updates and provide it to him as soon as possible.
- Chair Erickson asked whether the updated plans would be submitted to the peer reviewers. Ms. Piel said that the scope of the initial proposal to the peer review firm did NOT include another round of revisions. Ms. Measures requested that Mr. Chrzanowski's engineer be present to answer questions about the updated plans at a future meeting.
- Mr. Smith moved to continue the hearing until the meeting of January 13, 2025. Ms. Measures seconded the motion. **The motion carried unanimously.**

3. December 9, 2025 Meeting Minutes

- Mr. Dwyer requested a revision to the draft minutes to include reference to the 90-95% permeability of the proposed geogrid for the project at 11 Pleasant Street.
- Chair Erickson moved to approve the minutes of the December 9, 2025 meeting as amended. Mr. Dwyer seconded the motion. **The motion carried by majority vote, as only three commissioners were present at the meeting of Dec. 9, 2025.**

4. Agent Updates

- Ms. Piel said that the required Conservation Restriction for the property at Maynard Crossing had been reviewed by Town Counsel and was returned to Capital Group Properties for their revisions and submission to the State for approval.
- Ms. Piel said that she met via Zoom with Kristin O'Brien at the Sudbury Valley Trustees about resuming Maynard's participation in SVT's Weed Warriors program for 2026. Ms. Piel said she discussed continuing garlic mustard pulls along the rail trail, and also the potential for removal of Japanese knotweed at the small park on Thomas Street. Mr. Smith asked about what the Thomas Street project might require. Ms. Piel said that Ms. O'Brien suggested using machetes to cut and remove Japanese knotweed as frequently as possible, but did not recommend herbicides. Mr. Smith said he had discussed invasive species removal with both the Tree Committee and Maynard Community Gardeners, and that these groups could represent a resource for skilled volunteers and technical assistance. Chair Erickson agreed that the park on Thomas Street could use an improvement plan to guide its restoration.
- Ms. Piel noted that Mr. Dwyer relayed a resident report of finding a pile of dead squirrels in a Conservation-owned parcel on White Ave. by the DPW garage. She said that while at first she thought this could be the result of rodenticide, it could also be the result of hunting with a BB gun. (N.B. that use of first- and second-generation rodenticides is now banned in Maynard, but hunting is not.) Ms. Piel said she would see if she could find additional information in the coming weeks.
- Ms. Measures informed the Commission that the first riverfront tree walk was scheduled for February 1st, 2026, and that it had already filled to maximum registration. She said a second walk would be scheduled for warmer weather which would be ADA-accessible. She also mentioned that Abbie Barrett of the Maynard Assabet River Coalition (MARC) had produced a brochure about river stewardship and intended to distribute it to residents of the new residential complex on Powder Mill Road in Acton (the Rivage).

Meeting Close: Mr. Smith moved to adjourn the meeting. Ms. Measures seconded the motion. **The motion carried unanimously.**

Chair Erickson concluded the meeting at 7:06pm.