

**MAYNARD CONSERVATION COMMISSION**  
**Minutes, April 27, 2010, 6:30 – 9:08**

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

Conservation Agent: Linda Hansen

Visitors: Steve Poole and Dan Goguen (for hearing on 62 Glendale Street). Myron Fox, Tessa Bernstein, Terry Gensel, and John Kucich (all representing McDonalds). Additional visitors for the McDonalds hearing include Derek Michaels, Victoria Mangus, Michael Manganaro, Joanne Harpin, and Mark Beaudry.

**ADMINISTRATIVE BUSINESS:**

- Review minutes from 04/06/10. A motion was made, seconded, and approved by all present (4-0) to approve the minutes as amended.
- Due to conflicts with BOS election and town meeting, Conservation Commission meetings in May will be moved to May 11 and May 25.

**FINANCIAL:**

- L. Hansen's salary for 4/24 to 5/7 = 901.29 (39 hrs). A motion was made, seconded, and approved by all present (4-0) to pay L. Hansen's salary.
- ESRI invoice. The agent received an updated invoice with the discounted maintenance annual fee. The original signed invoice was updated to include a current date.

**PUBLIC HEARING:**

- Notice of Intent

DEP File number 213-0239

2½ - 4 Main Street

McDonald's USA, LLC

McDonald's Restaurant Redevelopment

Mr. Fox introduced the project to the Commission. The plans for the redevelopment of McDonald's Restaurant is to demolish the present 4,100 sq ft building and outdoor play area and replace with a 3,900 sq ft building and an 820 sq ft indoor play area. Mr. Kucich distributed updated plans (sheets 4, 5 and 6) and presented the details of the project. Some revisions were made to the original plans based on discussions at the site meeting held on April 13, 2010. Additional infiltration was added to the site to address improved TSS removal and the TMDL for phosphorus. The total TSS removal for the entire site is calculated at 78% (weighted average), which includes areas with stormwater structures to capture TSS and some areas of the site with no treatment.

The Commission discussed with the consultant stormwater issues and review comments from Mark Beaudry, the Planning Board peer reviewer. Mr. Kucich will prepare an updated drainage report to address the concerns of the Commission and concerns raised by Mr. King at the site visit. The results of the test pits planned for May 3 will be incorporated in the drainage report. The Commission also requested that the consultant address the invasive species on the riverbank. Removal of the ground cover may result in increased erosion, however the Commission would like the vines growing up the trees to be cut at ground level. The Commission requested details on the deep sump catch basins. The consultant is not planning to provide temporary sediment basin during construction and no stock piling of soil is proposed.

An abutter requested that the man-gate be installed in the fence to allow personnel access to potentially clean up trash. A motion was made, seconded, and approved by all present (4-0) to continue the hearing with the applicant's permission until May 11 at 6:30.

- Notice of Intent  
DEP File number 213-0238  
62 Glendale Street, Lot 1  
Joesph Goguen  
Drainage and driveway improvements, and garage replacement  
The consultant, Steve Poole provided the Commission with an updated plan that shows the erosion control matting and the additional manhole. The roof runoff from the garage will be directed to the dry well located at the base of the driveway. The Commission noted that the 50 foot no disturb line is incorrect on the plan. The consultant will correct this and submit a new plan. A motion was made, seconded, and approved by all present (4-0) to close the hearing. The Commission will review the draft OOC and have a final to sign for the meeting on May 11.

#### **WETLANDS ISSUES**

- Review and approve draft OOC for 62 Glendale Street, Lot 2, DEP file number 213-0237. A motion was made, seconded, and approved by all present (4-0) to issue the OOC for this project.
- Suburban Glass will submit RDA for installing concrete pads under dumpsters. The agent was expecting an RDA submittal, but to date, none was submitted.
- 15 Pleasant Street, property owner to discuss vegetation clearing near river. The property owner was notified to attend the meeting to discuss the plans for his rear yard, although he did not attend.
- 2 Brian Way litigation. The agent notified the Commission that the previous owner of the property, Gina Wallace contacted the Commission office for information to use as evidence in the ongoing litigation.

#### **BUSINESS:**

##### **Discussion:**

- Quit Claim Deed for Taylor Road subdivision will include a drainage easement. The agent has not received a revised deed to date.
- Quote for conducting a wildlife evaluation at Parker Road received. (The agent will check procurement laws)
- The New England Wildflower Society, funded by SuAsCo CISMA is interested in the Rockland Ave conservation land for monitoring invasive plant growth. They would like additional maps of the area.
- Balcom Lane site visit was conducted by the agent to confirm the existence of rain gardens and concrete bounds to mark the 20 foot no disturb zone. The bounds were in place, however, lawn grass was planted to the property line. The contractor will add native seed mix to the 20 ft no disturb zone.

##### **Mail of note:**

- Division of Ecological Restoration Ebb and Flow newsletter
- FEMA notification letter to adopt National Flood Insurance Program regulations
- Connections e-newsletter
- MassWildlife News

**Meeting adjourned 9:08**