

MAYNARD CONSERVATION COMMISSION
Minutes, May 11, 2010, 6:30 – 8:50

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

Conservation Agent: Linda Hansen

Visitors: Myron Fox, William Gobel, and Tessa Bernstein (for McDonalds)

ADMINISTRATIVE BUSINESS:

- Review minutes from 04/27/10. A motion was made, seconded, and approved by all present (5-0) to approve the minutes as amended.

FINANCIAL:

- L. Hansen's salary for 05/08 to 05/21 = \$901.29 (39 hrs). The time card will be signed next week since the number of hours work will depend on attendance at town meeting.
- Approve and sign quote for wildlife evaluation = \$1,187. A motion was made, seconded, and approved by all present to accept the quote from Biodiversity for a wildlife assessment.

PUBLIC HEARING:

- Notice of Intent

DEP File number 213-0239

2½ - 4 Main Street

McDonald's USA, LLC

McDonald's Restaurant Redevelopment

The consultant (Bohler Engineering) provided the Commission with revised site plans that addressed the comments from the last hearing and included wetland restoration, snow removal, and landscape areas and also the addition of a man-gate in the fence. The revisions also included modifications to the proposed stormwater (SW) management for the site. The consultant estimates approximately 3,500 sq ft less impervious surface.

Two test pits were dug in on April 28 and the results were provided in the revised site plan and applied in the calculations in the revised drainage report. Groundwater was found at a depth between 7 and 8 feet. The Commission had a number of concerns regarding SW management for the site.

Since the whole site is being redeveloped, including the adjacent lot, the Commission wants the project to come to full compliance, unless the consultant can demonstrate why is not practicable to meet full compliance with the SW management regulations. For example, the consultant chose to use 1/2 inch of rain in the water quality calculations, with no explanation why the one inch standard was not used. The consultant designated the site as a Land Uses with Higher Potential Pollution Load. The Commission again questioned why the consultant used a 1/2 inch rain volume in the water quality calculation if the site is designated as an LUHPPL. This designation is the result of the amount of vehicle trips per day.

The Commission also expressed concern regarding the catch basin on the adjacent lot. Some improvement either in site grading, placement of the catch basin, or the addition of an infiltration trench could increase the TSS removal for this portion of the site and bring the site closer to the SW standards. The Commission requested the consultant to explore options that may increase the TSS removal.

The Commission also recommended the consultant revise the O&M plan because it needs to be more site specific and be consistent with the SW structure proposed for the site.

The Commission will include a condition in the permit stating that if unsuitable soil, such as clay or trash, is found during the installation of the underground SW structures, the material needs to be

removed and replaced with title 5 sand. This information should be added to the details page of the site plans.

The bank restoration information is now provided in a message box on Sheet 5. Mark Beaudry (the Planning Board reviewer) provided comments to the Planning Board on the revised plan and drainage report and specifically asked for clarification on the chamber volumes and calculations.

A motion was made, seconded, and approved by all present (5-0) to continue the hearing with the applicant's permission until 6:30 on May 25.

WETLANDS ISSUES

- Review and approve draft OOC for 62 Glendale Street, Lot 1, DEP file number 213-0238 (new plan received). A motion was made, seconded, and approved by all present (5-0) to sign the OOC with one minor revision to the finding section of the attachment.
- Suburban Glass planned to submit an RDA for installing concrete pads under dumpsters, although no application has been received to date.
- 15 Pleasant Street, property owner to discuss vegetation clearing near river. The property owner is currently out of town and will be present at the May 25 meeting.

BUSINESS:

Discussion:

- Quote for Open Space appraisal for Cutting land approved and signed.
- How to get compliance with our outstanding enforcement orders. Mr. Keenan discussed the process for issuing tickets to violators. He discussed the procedure for issuing tickets with the Board of Health agent, who offered to provide the Commission with a ticket booklet identical to the one he uses.
- Report on review of fixed assets (land parcels) by agent and potential land transfers. The agent needed to leave the meeting early, and will discuss this agenda item at the next meeting.

Meeting Adjourned 8:50