

TOWN OF MAYNARD
MAYNARD CONSERVATION COMMISSION
Minutes, December 18, 2012, 6:30 – 9:30 pm
Conservation Commission Office, Town Hall

PRESENT: Commission Members: Fred King (chairman), John Dwyer, Peter Keenan, and Jessica Pfeifer
Agent: Linda Hansen
Visitors: See attached list of attendees

ADMINISTRATIVE BUSINESS:

- Review minutes from 12/04/2012. A motion was made, seconded, and approved by all present (4-0) to approve the minutes as amended.

PUBLIC HEARING:

- Notice of Intent
213 Main Street
Loftis Maynard, LLC

Demolition of existing single family house and construction of two duplexes. Mr. Donohoe, the representative from Acton Survey, presented the project to the Commission. The project was designed to be less than the 5,000 square foot alteration limitation in the 200 ft riverfront area. The wetland flagging was redone recently, after the vegetation died back and the area was more accessible. A new existing conditions plan with the new wetland line was provided to the Commission. A letter with the information on the soil evaluations for the two test pits was also provided.

Mr. King had conducted a site walk before the hearing and questioned the location of the mean high water that Mr. Donohoe had shown on the plan. The mean high water shown on the plan appears to be the current water levels and based on staining on tree trunks and the metal fence, the mean high water should be located farther inshore. The Commission asked about the location of the limit of work and the erosion control line. Mr. Donohoe indicated that the rear retaining walls will serve as the erosion control and limit of work line (after construction). Some details on the plan are not indicated, such as the tree box filter, the deep sump catch basin, and the tall retaining wall. The locations are marked, but not labeled due to space limitations. The calculations for the area of disturbance were not provided. Clarifications were asked regarding the recharge system detail. The Commission inquired about the amount of fill required for this project, which was not determined but assumed to be 'substantial'. The infiltration systems are less than 20 feet (design requirements) from the foundation of the duplexes. The drainage area for calculating the amount of recharge was not provided. Mr. Donohoe told the Commission that the entire impervious surface including the entire roof was included in the calculations, although the back half of the roof will drain to the rear of the duplexes and not into the infiltration units. No landscape plan was included in the NOI. The lot is currently covered with invasive species, although the developer anticipates some improvement to the rear lot.

The neighbor at 209 Main Street was concerned about the proximity of the recharge system to his house. The recharge system is above the elevation of his basement and approximately 20 feet way. The tree box filter and the deep sump catch basin are less than 20 feet from his foundation.

A citizen was concerned about the mean high water, and the past flooding on the property. From observations, he felt the high water levels were higher than indicated on the plan and the floodplain is regularly inundated with water.

The neighbor at 231 Main was concerned about the number of trees removed from the property and the area where the snow from the driveways would be dumped. Each duplex would have four parking spaces (approximately 720 sq. ft) and the snow would be piled to each side. A few trees including the large spruce will be removed.

The applicant and his representative provided permission to continue the hearing until 7:00 on January 8th. A motion was made, seconded, and approved by all present to (4-0) to continue the hearing. The Commission scheduled a site visit for Saturday, January 5th at 10:30.

WETLANDS/STORMWATER ISSUES:

- 129 Parker Street discussion of resource areas. Capital Properties was represented by Myron Fox, Bill Depietri, Robert Depietri, and Scott Goddard. Mr. Fox provided the Commission with an overview of 129 Parker Street. Capital Properties plans to delineate the wetlands on the 58 acre site. The wetlands, priority habitat, and riverfront area are resource areas located on the western side of the parcel. Concerns from the Commission included avoiding alterations in the 50 foot no disturb zone from the wetlands. The bylaw follows the riverfront act, and the undeveloped area is within the priority habitat region. Capital Properties plans to file an ANRAD after delineating the wetlands and prior to an NOI submission.
- Dix Road encroachment deadline is Dec. 20th. The agent conducted a site visit and observed that the shed has not been moved out of conservation land. The agent will send a reminder letter after the holidays.

LAND MANAGEMENT:

- Ownership transfer at 18 Taft Avenue initiated a query regarding a conservation easement along river. The easement appears to include the floodplain for that area. The DEP issued superseding Orders of Conditions for these properties. The Commission files do not include the language or ownership information for this easement.
- Rockland Ave. trail maintenance. The agent received an email regarding two trees that are blocking the trails off Rockland Ave. The agent will ask trail maintenance volunteers for assistance.
- Sid's airport on Summer Street. Mr. Dwyer reported that a number of trees were removed from the Summer Street landing strip to accommodate Mr. Mason's new plane. Mr. Mason wants to take down an old willow tree and allow it to fall into the buffer zone.

BUSINESS:

- Town Hall closed on Dec. 24, 25, and 31, and January 1.

Mail of note:

- Neighbors of Walcott Woods requesting assistance, signage, railroad ties, and picnic tables.
- DPW Mockingbird parcel wetlands delineation (for pump station work).
- Division of Ecological Restoration Ebb and Flow newsletter #14
- Mass Audubon Land Protection December 2012 newsletter

MEETING ADJOURNED: 9:30