

TOWN OF MAYNARD
MAYNARD CONSERVATION COMMISSION
Minutes, March 20, 2013, 6:30 – 9:00 pm
Conservation Commission Office, Town Hall

PRESENT: Commission Members: Fred King (chairman), Peter Keenan, John Thomas Jr., and John Dwyer.
Agent: Linda Hansen
Visitors: Kate Wheeler, Linda Thayer, Tina Woolston, Judy Stokey, Lee Doyle, Alex Wolfram, Mark Donohoe.

ADMINISTRATIVE BUSINESS:

- Review minutes from 03/05/2013 and 03/12/2013. A motion was made, seconded, and approved by all present (4-0) to approve the minutes of 03/05/2013 as amended. A motion was made, seconded, and approved by all present (4-0) to approve the minutes of 03/12/2013 as amended.

PUBLIC HEARING:

- Notice of Intent (continuation)
213 Main Street
Loftis Maynard, LLC
Demolition of existing single family house and construction of two duplexes. The new site plans shows the replacement of the tree box filter with a precast concrete Stormceptor. At the request of the Conservation Commission, the consultant performed a deeper soil evaluation to determine the groundwater levels. Groundwater was not observed at 40 inch depth. The depth of groundwater needs to be two feet below the bottom of the detention basin—the 40 inch depth is still about one foot short. The detention basin cannot be permitted without the confirmation that groundwater is two feet below the bottom of the detention basin.

The Commission reviewed the alternatives analysis that was provided at the previous meeting on March 5. No cost analysis was provided for the triplex or duplex alternatives. The Commission needs more information to make a decision. Mr. King noted that the retaining wall project should be done as a separate submittal and this alteration would not be included in the 5,000 square feet alteration limit.

Mr. King reviewed the cover analysis provided by Acton Survey and noted that none of the areas are considered degraded. Nine different cover types were assessed. The Commission would like rough estimates for the area of each cover type. For the area around the detention basin, the Commission would like the plan to include a specific seed type for this area.

The invasive species control plan submitted is improved, but still needs more detail. The plan calls for open meadow in the riverfront zone. The Commission would rather have a mixed habitat and include a few trees and shrubs in the riverfront area. The Commission suggested hiring an expert to assist with removal of invasive plants and restoration of the riverfront.

Action items:

1. Alternatives analysis needs a cost analysis for various alternatives on the lot and an economic real estate analysis for other lots within the town. The Commission does not need a cost analysis for development on two different lots.
2. The cover analysis should be built into the alternatives analysis and include rough estimate of surface area.
3. Depth of groundwater needs to be determined in the area of the proposed detention basin.
4. A detailed invasive species control plan, including locations of plants and methodology for removal in the long term.

An abutter was concerned about the amount of time for infiltration in the detention basin and about the snow disposal on the parking lot. The Commission noted that as proposed, the detention basin will drain within the required time and the vegetation buffer between the proposed duplex and the river provides infiltration for snow melt. A motion was made, seconded, and approved by all present (4-0) to continue the hearing, with the applicant's permission, until April 2nd at 8:00.

WETLANDS/STORMWATER ISSUES:

- Review site visit report for 129 Parker Street. Mr. King made a number of additions to the site visit report. A motion was made, seconded, and approved by all present (4-0) to approve the site visit report as amended and to submit the report to EPA, Myron Fox, etc.
- Notification of Wetland Protection Act revisions. The Commission will review the revisions and discuss the changes at a future meeting.

LAND MANAGEMENT:

- Review preliminary FIRM maps from FEMA. This agenda item will be discussed at a future meeting.

BUSINESS:

- None

Meeting Adjourned: 9:00