

**Maynard Conservation Commission Meeting  
May 8, 2018 – 6:30 p.m.  
195 Main Street, Basement Conference Room**

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**Board Members Present:** Jamie Bullis – Chair, M. John Dwyer, Ellen Greendale, Karen O’Reily

**Others Present:** Wayne Amico – Town Engineer, Gene Crouch – VHB

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**Called to Order** at 6:47 p.m. by Ellen Greendale

**Update on Properties on Dewey Street**

Angela Marrama, Chief Assessor for the Town of Maynard, was in attendance to provide information to the Conservation Commission (Cons Com) regarding four parcels of land located on Dewey Street totaling 1.6 acres of land, and to see if the Cons Com has any interest in purchasing the property. The parcels abut town property where town water tanks are located. One parcel of land would be donated to the Cons Com by the church that owns it. The others would need to be brought through a foreclosure process.

The Cons Com is interested in pursuing the property and will receive more detailed information from Ms. Marrama, including the exact cost and the foreclosure/deed transfer process.

**Request for Assistance for 31 Dix Road for Certificate of Compliance**

Chris Worthy, attorney for James Heart (owner of 31 Dix Road) and his son Jeff, was in attendance. A closing is scheduled for the property on May 23, 2018. A title exam found an outstanding Order of Conditions from 1976 to install a pool. The pool was installed but the owner never notified anyone that the installation was complete. Two years subsequent, Mr. Heart drafted a letter that was never sent to the town. The pool was removed by an unknown company in 2013 and the space was filled in with soil and reseeded. The original Order of Conditions is creating an encumbrance on the deed.

*Ellen Greendale made a motion to pass the Certificate of Compliance, which was seconded by Karen O’Reily.*

***The Board voted 4-0 in favor of the motion.***

**Update on Status of Erickson’s Ice Cream Drainage**

Arlene and Thomas Fraser, owners of Erickson’s Ice Cream, were in attendance along with their contractor, Frank Chiodo, to discuss the drainage issue. The existing drain hasn’t been working properly for some time and the Frasers were told not to touch it. However, it has caused erosion, which they want to fix. Mr. Chiodo presented information on restoring and improving the existing drain, which flows into wetland area.

John Dwyer stressed the importance of ensuring proper erosion controls prior to beginning any work on the drain.

Next steps would be for the Frasers to submit the Notice of Intent form along with a plan and a quad sheet map. Abutters would need to be notified as well. Wayne Amico asked the Cons Com to ensure that the Frasers receive his written recommendations for improving the drainage. There will be a future Public Hearing regarding the project.

### **Update on Status of Deck for 257 Main Street**

Prior to the meeting, the owners of 257 Main Street had expressed to the Cons Com their interest in installing a deck. The owners wanted to know if that would be allowed and what their next steps should be. The Board discussed what is allowed and not allowed based on the by-laws. Because the property is located on the riverfront in a resource area, a Notice of Intent is required.

Because the Board had such limited information on what is planned, the Cons Com needs more detailed information on the intent of the owners. Jamie Bullis will follow back up with the owners.

### **Update on 115 Main Street**

There has been no formal submission from the owner to the Cons Com. Partial information on the plans to alter the grade of the property was submitted to the Planning Board. Wayne Amico explained that Bill Nemser was looking for general feedback from the Cons Com on any questions, concerns, or issues they might have preliminarily. Gene Crouch provided general information that the Cons Com should take into consideration based on where the property is located and the potential impacts due to its proximity to the river and its location in a flood plain.

The Board discussed some concerns with the preliminary plans, including the lack of information related to improvement of the existing property. John Dwyer provided an example of improving the retaining wall, creating green space, installing some sort of walkway path along the river, etc. Wayne Amico indicated that the Planning Board had already brought up those suggestions to the property owner, who seemed to be amenable to the idea.

Wayne will send a summary of the discussion to Bill Nemser.

*John Dwyer made a motion to adjourn, which was seconded by Ellen Greendale.*

***The Board voted 4-0 in favor of the motion.***

**Adjourned** at 8:18 p.m.