

**Maynard Conservation Commission Meeting**  
**May 15, 2018 – 6:30 p.m.**  
**195 Main Street, Basement Conference Room**

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**Board Members Present:** Jamie Bullis – Chair, M. John Dwyer, Andrew Snyder

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

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**Called to Order** at 6:30PM

**Update on 115 Main Street**

James MacDonald, along with his design team, presented drawings of his plans for the property at 115 Main Street. Wayne Amico reminded Mr. MacDonald that, when ready, he will need to present a Notice of Intent for the project due to the proximity to the river. Gene Crouch and Wayne Amico asked Mr. MacDonald to provide more detail on his planned retaining wall and provided detailed feedback on his plans with regard to the project being located riverfront, in a floodplain, and near a floodway. The Board discussed with Mr. MacDonald the idea of creating green space along the riverfront and the potential for an easement.

Gene Crouch provided a brief summary of the information that would be needed to address the regulations with regard to the Wetlands Protection Act and the Maynard Wetlands Protection Bylaw. Regulated resource areas on site: Bank, Riverfront Area, Bordering Land Subject to Flooding, buffer zone.

Entire site Project site will be within 200-foot Riverfront Area from the River and the 100-foot buffer zone. The Bank of the River needs to be delineated and shown on the plans including the Top of Bank and Mean Annual High Water. Since the project site is within the 100-year floodplain, detailed ground elevations will need to be shown to determine the actual area of floodplain. Need to determine the impacts to floodplain and if there is loss of flood storage volume. The plan is to install a retaining wall to avoid floodplain. Will need to replace any lost floodplain somewhere else on an incremental basis. Need to make sure the plan datum for the site is the same as the FEMA mapping. Some of the Project on the preliminary plans show work in the floodway. Need to evaluate that and avoid floodway otherwise a flood study will be needed. The Project will be in the Riverfront Area. Much of the Riverfront Area is altered and may continue to be altered. Will need to address the Riverfront performance standards. May need mitigation for work in Riverfront Area. Work into the site away from the vegetated areas, don't work closer to the River.

Need to address the 10 stormwater standards. Since the site is fully developed, the Project will be classified as "redevelopment". Rate of runoff may not be increased. Treatment of stormwater may be more difficult to address with a restricted site where there is no opportunity for a surface detention basin. May need infiltration and a boring to assess the soil conditions. Treatment of stormwater may need to be underground.

James MacDonald will be presenting to the Planning Board and will be filing with the Conservation Commission soon.

John Dwyer noted the Commission would like a bike path and maintain a green area along the River. James MacDonald said other people have requested this as well. Concerned about potential liability. This can be addressed by an easement to the town or other restriction that will release the owner's liability.

The informal discussion with the MacDonald Construction team concluded.

### **Upcoming Meetings**

The Board had a general discussion about meeting days, the process of filing notices, etc. The Commission decided to change the meeting date to the second Tuesday of the month with the 4<sup>th</sup> Tuesday as a backup date when needed.

John Dwyer stated that his three-year term on the Community Preservation Committee was coming to an end.

*Andrew Snyder made a motion to nominate John Dwyer for a new three-year term on the Community Preservation Committee, which was seconded by John Dwyer.*

***The Board voted 3-0 in favor of the motion.***

*Andrew Snyder made a motion to adjourn, which was seconded by John Dwyer.*

***The Board voted 3-0 in favor of the motion.***

**Adjourned** at 07:21PM

Not accepted – Tabled until expanded.