



TOWN OF MAYNARD
Conservation Commission

Minutes 10/9/2018

195 Main Street

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Commission Members Present: James Bullis (Chair), M. John Dwyer, Andrew Snyder

Conservation Administrator: Kaitlin Young

Absent: None

Others Present: Beth Cosgrove (166 Parker); Dominic McConnachie (4 Riverside Park)

ADMINISTRATIVE BUSINESS:

Meeting called to order at 6:45 PM by Chairman James Bullis

Approval of Minutes

Mr. Dwyer made a motion to approve the Minutes of 9/11/2018, which was seconded by Mr. Snyder, and passed unanimously.

PUBLIC HEARING:

None.

WETLANDS/STORMWATER ISSUES:

Certificate of Compliance: 166 Parker Street

Beth Cosgrove submitted a Request for a Certificate of Compliance for DEP File number 213-0275. The Order of Conditions was issued for the filling in of two cesspools at the back of the property. Ms. Young explained that the project was finished as approved. Photos of the property and site plans were reviewed.

Mr. Snyder made a motion to approve the Certificate of Compliance for 166 Parker Street, which was seconded by Mr. Bullis, and passed unanimously.

129 Parker Street: Notice of Monitoring Well Relocation

Capital Group Properties submitted a packet explaining their proposal to move the monitoring wells at 129 Parker Street. Ms. Young explained that the monitoring wells were not a part of the original DEP File #213-273 Order of Conditions, since it was required by the Zoning Board of Appeals after the Order of Conditions was issued. Ms. Young also explained that she and Mr. Gene Crouch of VHB had previously visited the site of the relocation, and found that there was no issue with the relocation.

Mr. Dwyer mentioned that the relocation of the monitoring well may require the issuance of an

Amendment to the Order of Conditions. Ms. Young said that she will find out if it is necessary, and discuss it with Capital Group Properties.

Re-signing of DEP File #213-0278 Order of Conditions for Parker Street Sewer Improvements

Ms. Young explained that the Town had lost its original signed copy of the Order of Conditions before it could be recorded at the Registry of Deeds. The Commission re-signed the copy.

DISCUSSION:

4 Riverside Park Preliminary Discussion

Mr. McConnachie, of 4 Riverside Park, approached the Conservation Commission to find out what he would need to file with the Commission for a new deck. Mr. McConnachie presented aerial views of the property, as well as graphics showing the proposed footprint of the structure.

Ms. Young explained that the entirety of the property is within the 200 foot Riverfront area. Mr. Bullis inquired as to what type of deck Mr. McConnachie was thinking of building, because of the possibility of filling the floodplain. Mr. Dwyer mentioned that a deck with footings would be less invasive to the property than a poured concrete slab.

The Commission recommended that Mr. McConnachie submit a Request for Determination of Applicability to the Conservation Commission to be reviewed at the next meeting.

64 Parker Street Preliminary Discussion

Ms. Young mentioned to the Conservation Commission that she was approached by the owner of 64 Parker Street, who is interested in building an addition to his home. Ms. Young mentioned that she had visited the site, and that the backyard dropped very abruptly into the wetland, and that the property is entirely within the 100 foot wetland buffer. Also, the proposed project would be mostly within the first 50 feet of the wetland buffer and therefore within the inner 50 foot no-disturbance zone. The Commission agreed that the homeowner would be required to provide mitigation measures for a project to be approved, but that the topography of the site may make it difficult to accomplish.

Community Preservation Act: Ice House Landing

The Commission briefly discussed the preliminary Community Preservation Committee (CPC) funding applications, including one for improvements to Ice House Landing, and one for support of the Conservation Land Fund. Mr. Dwyer shared the CPC's comments from the initial review of the application.

Mr. Dwyer mentioned that the Conservation Land Fund request was unclear as to what properties were to be purchased. Previous funding requests for the Conservation Land Fund requested money for the purchase of 18 Winter Street, which still had not been purchased. Mr. Dwyer explained that without another large property to use the money towards, the CPC would be unlikely to grant more money to the Conservation Land Fund. Ms. Young said that she would look into previous negotiations to see if it were still possible to buy that property.

Mr. Dwyer also mentioned that the Ice House Landing Improvement request required minor alterations, including the removal of the request for money to move the picnic tables.

Discussion on Potential New Conservation Commission Member

Ms. Young told the Commission that she was recently approached by Karl Ide-Pech, who was interested in joining the Conservation Commission. The Commission reviewed his resume, and agreed to invite him to the next meeting.

Open Space and Recreation Plan Survey

Mr. Dwyer went over a few minor edits to the Open Space and Recreation Survey, including the structure of the demographic questions, and the list of recreation and open space facilities in Town.

Adjourned at 8:30 p.m.

Mr. Snyder made a motion to adjourn, which was seconded by Mr. Dwyer, and passed unanimously.

Next meeting scheduled: Tuesday, November 13th, 2018 at Town Hall.

Documents submitted list:

Request for Certificate of Compliance for 166 Parker Street.
Images and plans for the proposed porch at 4 Riverside Park.
Monitor well adjustment report and plan.