



TOWN OF MAYNARD
Conservation Commission

Minutes 12/11/2018

195 Main Street

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Commission Members Present: James Bullis (Chair), M. John Dwyer, Laura Mattei

Conservation Administrator: Kaitlin Young

Absent: Andrew Snyder

Others Present: Bill Depietri (Capital Group Properties); Ellen Duggan (23 Park St); Brittney Veck (Nitsch Engineering); Brianne Belscher (VHB); Wayne Amico (Town Engineer); Chris Butler (2 Durant Ave)

ADMINISTRATIVE BUSINESS:

Meeting called to order at 6:30 PM by Chairman James Bullis

Approval of Minutes

Mr. Dwyer made a motion to approve the Minutes of 10/9/2018 with amendments, which was seconded by Ms. Mattei, and passed unanimously.

WETLANDS/STORMWATER ISSUES:

129 Parker Street (Maynard Crossing) Alterations Review

Mr. Bill Depietri of Capital Group Properties presented the proposed modifications to the Maynard Crossing development located at 129 Parker Street. The modifications include the relocation of a monitoring well further away from the replication turtle habitat, and a new driveway connection from the parking lot of 141 Parker Street to Maynard Crossing.

Mr. Dwyer asked if the applicant had considered mitigation measures for the driveway connection, and Mr. Depietri said that they would install appropriate erosion controls. Ms. Mattei asked if the driveway could be moved outside of the latter 50 feet of the 100 foot wetland buffer, and Mr. Amico, Town Engineer, explained that its positioning created a four way intersection.

The Commission agreed that the applicant should submit a request for an Amendment to the Order of Conditions.

129 Parker Street (Maynard Crossing) Conservation Restriction

The Commission agreed to postpone the review and acceptance of the Conservation Restriction for 129 Parker Street until the next meeting on 1/8/2019.

PUBLIC HEARING:

Request for Determination for 3 Tiger Drive (Fowler School): prepared for the Town of Maynard by VHB.

Mr. Amico, Town Engineer, presented plans for the rehabilitation of 172,000 square feet of the Fowler Middle School Athletic Field. Mr. Amico explained that only a small portion of the project is within the wetland buffer, and that compost filter tubes would be installed at the line of work. Mr. Butler, of 2 Durant Ave, inquired as to the amount of soil being removed, and Mr. Amico explained that it would be roughly 4 to 6 inches. Mr. Dwyer pointed out that the area of the preexisting field within the wetland buffer is already disturbed.

The Commission agreed to give the project a Negative Determination subject to the condition that compost filter tube erosion controls are installed to prevent impact of the adjacent resource area, and that any damaged vegetation is restored.

Mr. Dwyer made a motion to issue Negative Determination #3 with conditions, which was seconded by Ms. Mattei, and passed unanimously.

Stormwater Management Bylaw Permit Application for the proposed Maynard Fire Station located at Sudbury Street, between Park Street and Percival Street: prepared for the Town of Maynard by Nitsch Engineering.

Ms. Veck from Nitsch Engineering presented the Stormwater Management plan for the proposed Fire Station. She explained that the proposed stormwater management system will include Silt Prison inserts in catch basins, isolator rows for stormwater treatment, and subsurface infiltration systems. Stormwater runoff will be directed first through catch basin inserts and then to the underground infiltration systems with isolator rows, and overflow will be discharged to the storm drain in Sudbury Street.

Ms. Veck explained that they received peer review comments from Mr. Amico and Ms. Belscher at VHB and that they will respond to those comments before the next hearing. Mr. Dwyer asked if additional test pits will be needed where no groundwater elevation was recorded. Ms. Veck explained that they had received a similar comment from VHB and will provide additional test pits.

Ms. Duggan, of 23 Park Street, expressed concern that runoff from the neighboring parking lot, which is used for snow storage, and an underground brook would negatively impact the stormwater system for the Fire Station. Ms. Veck explained that the Fire Station site is higher than the parking lot, so the runoff from the parking lot should not affect the stormwater system on the site. Regarding the underground brook, Ms. Veck said they found a record of an old drain line through Town GIS files, which could have once been the brook she was referring to, and that they are proposing to intercept it and redirect it towards the drain in Sudbury Street.

Mr. Dwyer made a motion to continue the hearing to 1/8/201, which was seconded by Ms. Mattei, and passed unanimously.

Request for Determination for the construction of a deck within the Riverfront Area located at 4 Riverside Park: submitted by Dominic McConnachie.

The Commission discussed the location of the project in regards to the Assabet River, and that it was located at the limit of the Riverfront Area.

The Commission determined that the alteration consisted of a minor activity more than 50 feet from the mean annual high-water line within the Riverfront Area, and therefore did not require a Notice of Intent. The Commission also agreed that the applicant shall not modify the plan without first contacting the Conservation Commission.

Mr. Dwyer made a motion to issue Negative Determination #5 with conditions, which was seconded by Ms. Mattei, and passed unanimously.

DISCUSSION:

18 Winter Street Acquisition

Ms. Young explained that she received a letter from the owner of 18 Winter Street stating that she was still interested in selling the parcel to the Commission. The Commission went over the logistics of its acquisition, including which funds could be used. Ms. Mattei recommended that Ms. Young reach out to the Sudbury Valley Trustees to discuss appropriate land valuation. The Commission discussed visiting the property, and Ms. Young agreed to contact the owner to get permission to do so.

Review of Commission Accounts

Ms. Young went over the balances and uses of each Commission account. She also explained that DPW was interested in using the Carbone Park Fund, a restricted account only to be used for Carbone Park, to pay for its routine maintenance. The Commission agreed that this would be an appropriate use of the funds. Mr. Dwyer pointed out that a billing strategy should be implemented instead of giving over the entire fund to DPW. Ms. Young agreed to speak to DPW about this matter before the next meeting.

10 Mill Street Preliminary Discussion

Ms. Young explained that she was approached by someone from 10 Mill Street about the removal of multiple trees within the Riverfront area. The Commission agreed that the applicant should submit a Request for Determination for the project, as long as stumps were not being removed.

Tree Removal Procedure

Ms. Young explained to the Commission that some other Conservation Commissions have tree removal procedures, including administrative approval based on the amount and location of trees. The Commission agreed to explore this topic more at the next meeting, after reviewing examples of similar policies.

Adjourned at 8:30 p.m.

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

Next meeting scheduled: Tuesday, January 8, 2019 at Town Hall.

Documents submitted list:

RDA for 3 Tiger Drive

RDA for 4 Riverside Park

Maynard Crossing Conservation Restriction

Maynard Crossing Modification Letter

Maynard Fire Station Stormwater Permit Application

Letter from Fran Denesiuk on 18 Winter Street