



**TOWN OF MAYNARD  
Conservation Commission**

**Minutes 1/22/2019**

195 Main Street

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[www.townofmaynard-ma.gov](http://www.townofmaynard-ma.gov)

**Commission Members Present:** M. John Dwyer, Laura Mattei, Christopher Butler

**Conservation Administrator:** Kaitlin Young

**Absent:** James Bullis (Chair), Andrew Snyder

**Others Present:** Robert Depietri (Capital Group Properties)

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**ADMINISTRATIVE BUSINESS:**

**Meeting called to order at 6:30 PM by John Dwyer**

**PUBLIC HEARING**

**129 Parker Street (Maynard Crossing) Amendment to Order of Conditions #213-273**

Mr. Robert 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. The purpose of the proposed driveway is to ensure access for the tenants of 141 Parker Street to the Maynard Crossing site, and to allow easier access between the sites if turning is eventually restricted on Parker Street.

Mr. Depietri explained that straw waddles would be installed around the proposed driveway for erosion control. Ms. Young recommended that the developer be required to have the erosion controls around the driveway connection inspected by the Commission before the driveway construction may begin as an added condition. The Commission agreed with Ms. Young.

The Commission agreed that the amended Order of Conditions not be signed until the applicant provides a detailed plan of the driveway, and decided to continue the hearing to March 12, 2019

**DISCUSSION:**

**129 Parker Street (Maynard Crossing) Conservation Restriction**

Ms. Mattei questioned Mr. Depietri regarding the baseline documentation for the Conservation Restriction. Mr. Depietri explained that they would pay for the baseline documentation and all future environmental reporting, and they were in the process of finding a contractor for the work specifically. The Commission agreed to hold off on the approval of the restriction until the baseline documentation is completed and submitted to the Conservation Commission.

### **18 Winter Street Acquisition**

Ms. Young and Ms. Mattei reported on their site visit to the property, and explained their concerns regarding clean-up of the property. Ms. Mattei mentioned that a 21E Preliminary Environmental Site Assessment should be performed on the property, along with an appraisal. The Commission agreed that the Agent should draft a letter explaining the Commission's interest in acquiring the property, and that they will review the letter at the next meeting.

Ms. Young also explained that a Warrant Article was passed at the 2011 Town Meeting approving the purchase of the property.

### **Dewey Street Acquisition**

*Ms. Mattei made a motion to accept the Dewey Street land donation and for the Commission to pay any associated fees, which was seconded by Mr. Butler, and passed unanimously.*

### **Pine Hill Road DPW Site**

The Commission discussed the dumping of fill at the DPW site on Pine Hill Road. Ms. Young explained that the fill was from the contractor doing the utility improvements along Parker Street, and will be removed once the project is complete. Furthermore, the area is used for snow storage. Ms. Mattei suggested that a barrier be set back from the edge of the hill to keep dumped material and snow from going down the hill.

### **CPC Application Questions**

Ms. Young provided her answers to the CPC's questions regarding the funding applications for Ice House Landing and the Conservation Land Fund. Ms. Young explained that she would be attending the CPC's meeting on Wednesday, January 23<sup>rd</sup> to answer questions.

### **DPW Request for Carbone Park Funds for Maintenance**

DPW had previously asked the Commission if the unused Carbone Park Funds could be used towards the maintenance of the park. The Commission agreed to use some of the money for the park's maintenance, as long as it is billed to the Commission quarterly in an itemized format.

**Adjourned** at 9:00 p.m.

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

Next meeting scheduled: Tuesday, February 12, 2019 at Town Hall.

### **Documents submitted list:**

Maynard Crossing Modification Letter