



**TOWN OF MAYNARD  
Conservation Commission**

**Minutes 6/25/2019**

195 Main Street

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

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

**Conservation Administrator:** Kaitlin Young

**Absent:** Chris Butler

**Others Present:** James MacDonald (10 Main Street); Bill Murray (22-24 Main Street Representative), Lisa Vernegaard (7 Shore Ave).

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**ADMINISTRATIVE BUSINESS:**

**Meeting called to order at 6:35 PM by Chairman James Bullis**

**Approval of Minutes**

*Ms. Mattei made a motion to approve the minutes of 5/14/2019, which was seconded by Mr. Dwyer and passed unanimously.*

**DISCUSSION**

**Thomas Street Property Plans**

As part of the Planning Board Development Agreement for 42 Summer Street, James MacDonald is proposing to do improvement to the Conservation Commission's recently acquired property on Thomas Street in lieu of making a donation to a fund dedicated to open space and/or recreation. Based off previous discussions with the Commission, Mr. MacDonald proposed the following: the demolition of the pre-existing dilapidated structures; the creation of a parking area at the top of the site, including seating to overlook the property; the removal of invasive Japanese knotweed from the slope and replacement with native plant species; and the creation of a pathway down the property, including seating areas and stairs built into the side of the slope. Ms. Young explained that the Commission needed to approve of a preliminary plan for the Planning Board's Development Agreement, but that final plans would be completed once Mr. MacDonald had a survey completed on the property.

*Mr. Dwyer made a motion to accept the preliminary plans for Thomas Street, which was seconded by Ms. Mattei and passed unanimously.*

**PUBLIC HEARING**

**Notice of Intent DEP#213-282 Greenstar Herbals, 22-24 Main Street**

A Notice of Intent was filed under the MA Wetlands Protection Act and the Maynard Wetlands Administration by Thomas Morey of Greenstar Herbals, Inc., 310 Flagg Hill Road, Boxborough, MA 01719. The proposed project includes the alteration of an existing building to accommodate a retail marijuana facility, including the removal of 635 square feet of impervious surface area in the 100' to 200' riverfront, and the temporary alteration of up to 5,200 square feet adjacent to the river for invasive plant

remediation and installation of a rain garden located at 22-24 Main Street. The project also includes improvements to stormwater, including the rain garden, landscaping along the building, and the installation of oil traps in all pre-existing catch basins.

Mr. Murray of PLACES Inc. presented the Notice of Intent to the Commission. He explained that the site contained bank, bordering land subject to flooding, riverfront, and bordering vegetated wetlands.

Ms. Mattei and Mr. Dwyer inquired as to the depth of soil to be removed for the invasive remediation. Mr. Murray explained that Japanese Knotweed has a deep root system and effective removal requires three feet to be removed. The Commission expressed concern that workers would work from the bank and therefore cause harm to the resource area. Mr. Murray said that an orange construction fence would be installed right before the bank at the limit of work. Ms. Mattei was concerned about future protection and stabilization of the bank. Mr. Murray said that they could plant willow into the wattle to create a vegetated buffer. Mr. Murray also agreed that either he or someone else with extensive invasive species removal and wetland knowledge would be on site to ensure compliance.

*Mr. Dwyer made a motion to issue a Stormwater Management Permit with conditions for 22-24 Main Street, which was seconded by Ms. Mattei and passed unanimously.*

*Mr. Dwyer made a motion to grant a waiver to 22-24 Main Street from the Maynard Wetlands Protection Regulations, for work to take place within the 50 foot No-Disturbance Zone, which was seconded by Ms. Mattei and passed unanimously.*

*Mr. Dwyer made a motion to grant an Order of Conditions for DEP#213-282 Greenstar Herbals, with conditions, which was seconded by Ms. Mattei and passed unanimously.*

### **Request for Determination of Applicability for 7 Shore Ave**

Lisa Vernegaard of 7 Shore Ave filed a Request for Determination of Applicability under the Massachusetts Wetlands Protection Act and the Maynard Wetlands Administration Bylaw for the construction of a garage within the 200 foot Riverfront area at 7 Shore Ave. Ms. Vernegaard explained that the structure would be a total of 709 square feet. Roughly 480 square feet of the proposed garage would be located on top of the pre-existing paved driveway, and only 229 square feet would be constructed on the lawn.

Ms. Young explained that the project could potentially be considered a minor project because it is the conversion of lawn to an accessory structure more than 50 feet from the mean annual high-water line of the river. The Commission agreed.

*Mr. Bullis made a motion to issue a negative determination for the proposed garage at 7 Shore Ave, which was seconded by Mr. Dwyer and passed unanimously. Ms. Mattei recused herself from the decision and therefore did not vote.*

### **Request for Determination of Applicability for 15 High Street**

Adam Brownstein of 15 High Street filed a Request for Determination under the Massachusetts Wetlands Protection Act and the Maynard Wetlands Administration Bylaw for the installation of a natural gas pipe in the existing paved roadway and front yard within the 200 foot Riverfront area at 15 High Street. The installation would require excavating a one to two foot wide and two to three feet deep trench at the front of the property, between the house and the street. After the installation of the pipe, the trench would be backfilled. It was determined that the work would not result in any permanent alteration. Ms. Young also

explained that it could be considered a minor project since it is the installation of a new gas facility within an existing yard. The Commission agreed.

*Ms. Mattei made a motion to issue a negative determination for the proposed installation of a natural gas pipe, which was seconded by Mr. Milhaven and passed unanimously.*

**Adjourned** at 8:40 p.m.

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

Next meeting scheduled: Tuesday, June 11, 2019 at Town Hall.

**Documents submitted list:**

Preliminary Plan for Thomas Street

Notice of Intent for DEP#213-282 22-24 Main Street

DEP NOI Review Correspondence #213-282 22-24 Main Street

Request for Determination for 7 Shore Ae

Request for Determination for 15 High Street