



TOWN OF MAYNARD

Conservation Commission

Minutes 1/14/2020

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Commission Members Present: M. John Dwyer, Chris Butler, John Milhaven, Laura Mattei

Conservation Administrator: Kaitlin Young

Absent: James Bullis (Chair)

Others Present: Keira Mooney & Corey Mooney (4 Espie Ave)

Meeting called to order at 6:39 by John Dwyer

Approval of 11/12/2019 Minutes

Mr. Butler made a motion to approve the minutes of 12/10/2019, which was seconded by Mr. Milhaven, and passed unanimously.

Master Plan Implementation Review

Ms. Young explained that the Master Plan Implementation Plan was sent to the Commission for review. Mr. Dwyer asked for clarification on the “long term”, “midterm”, and “short term” designations for each goal. Mr. Dwyer also inquired as to why Open Space and Recreation were always grouped together into one category.

Stormwater Regulations and By-law Update Discussion

Ms. Young presented Stormwater By-law updates required by the MS4 process and recommended by the Town’s consultants at VHB. The Commission recommended that the Commission hold a working meeting on 1/21/20 to go further into the details of the updates.

31 River Street Enforcement Order Update

Ms. Young told the Commission that the property owner had received the Enforcement Order, and had responded by saying that he would clean up the debris and no longer store debris in the Riverfront Area. Ms. Young mentioned that the property had yet to be cleaned up. Ms. Young explained that the next step would be fining the property owner, which would end up in court. She explained that a more direct way to enforce the issue would be to use the new Minimum Property Maintenance By-law once it is approved by the Attorney General’s Office. The Commission agreed.

Dewey Street Properties

Ms. Young explained that a church was willing to donate land to the Conservation Commission on Dewey Street. Unfortunately, the Town’s Legal Counsel was unable to clear an old mortgage from the property. Ms. Young contacted the current owner to explain the roadblock, and the owner mentioned that they would try and contact the previous owner to clear the deed. Until the property has a clear title, the Town cannot take ownership of the property.

129 Parker Street Conservation Restriction Baseline Report Review

Capital Group, the developers of 129 Parker Street, resubmitted the Conservation Restriction Baseline Report after they addressed the Conservation Commission’s comments. The new report included more

images of the wetlands, the turtle nesting habitat, and the boundary looking inwards. Ms. Mattei and Mr. Dwyer both commented that the snow in the images made it more difficult to see current conditions. Ms. Mattei suggested that the Commission take a site visit in the springtime to inspect and take more pictures. The Commission agreed, and approved of the Baseline Report.

Article 97 Land Swap

During the transfer of the old landfill to a solar farm, the State determined that the transfer of open space to a different use was permissible if the Town transferred an equivalent amount of land to the Conservation Commission. This action was never completed, so there is an outstanding Article 97 Land Swap action required by the Town. Ms. Young explained that without the dedication of land to the Conservation Commission, the Town could not apply for certain grants such as the PARC or LAND grants.

Ms. Young presented a map of four parcels of land owned by the Board of Selectmen to the Commission. She explained that the properties abutted Conservation owned land, and consisted almost completely of wetland. She further explained that that the Board of Selectmen could transfer the property to the Conservation Commission to fulfill the land swap issue. Ms. Young explained that it was unclear yet if the property transfer required Town Meeting, and that she was trying to determine why the property was purchased by the Board of Selectmen in the first place. If the property was acquired for open space and conservation, then the Board of Selectmen could transfer the property without Town Meeting. The Commission agreed to go forward with the land swap.

Ms. Mattei made a motion to adjourn at 8:05, which was seconded by Mr. Milhaven and passed unanimously.

Documents Submitted

Regulatory Alert: MassDEP Proposed Changes to Wetlands Protection Act Regulations
Annual MACC Conference – February 29
Open Space Residential Workshop Invite
MVP Program Invite
VHB Review of the Stormwater Bylaws and MS4 Recommendations