

**NATURAL RESOURCES COMMISSION
Meeting Minutes
July 6, 2016**

Pursuant to the notice filed with the Town Clerk, the meeting of the Natural Resources Commission was held at 141 Keyes Road, first floor conference room, Concord, MA at **7:00 p.m. on Wednesday, July 6, 2016**. The following Commissioners were present: Jeff Adams, Acting Chair, Greg Higgins, Chip Poutasse, and Judy Zaunbrecher. Lori Capone, Assistant Natural Resources Director, and Natural Resources Administrative Assistant Karen Bockoven, were also present.

Acting Chair Adams opened the meeting at 7:00 p.m. in accordance with the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and the Concord Wetlands Bylaw.

Linda Okurowski, 40 Squaw Sachem Trail, DEP File #137-1236	7:00 pm
Karen Kirsten, 280 Estabrook Road, DEP File #137-1339	7:00 pm
Normandy Baker LLC, 300-310 Baker Avenue, DEP File #137-1342	7:02 pm
Richard Mullen, 83 Pilgrim Road, RDA File #16-10	7:40 pm
The Middlesex School, 1400 Lowell Road, DEP File #137-1347	7:42 pm
Town of Concord, Concord Public Works, Engineering Division, DEP File #137-1346	7:42 pm
Erik & Kathryn Ahlin of 334 Bedford Street and Ian & Catherine Applegate of 332 Bedford Street, RDA File #16-9	8:15 pm
Stephanie Shenton, 69 Gifford Lane, RDA File #16-11	8:20 pm
Amy Stoll, 91 Hayward Mill Road, DEP File #137-1350	8:21 pm
Panetta Construction Co., Inc. of 87 Elsinore Street, RDA File #16-12	8:30 pm
Concord Museum, 200 Lexington Road, DEP File #137-1351	8:45 pm
Amy McManus, 136 Laurel Street, DEP File #137-1353	9:10 pm
Lawrence Goode, 63 Virginia Road, DEP File #137-1348	9:35 pm
Town of Concord, 177X Main Street, DEP File #137-1349	9:40 pm

Amended Notice of Intent for Linda Okurowski, 40 Squaw Sachem Trail, DEP File #137-1236

Acting Chair Adams informed the public that the hearing to request an amendment to construct a wall within Bordering Land Subject to Flooding and the 100-foot Buffer Zone to Bordering Vegetated Wetlands would not be heard tonight because the abutters had not been notified. This matter will be heard on August 10, 2016.

CONTINUANCES

Notice of Intent for Karen Kirsten, 280 Estabrook Road, DEP File #137-1339

Acting Chair Adams reopened the hearing for approval to remove trees and vegetation, plant a meadow, and remove invasive species within the 200-foot Riverfront Area of a tributary to Dakins Brook and the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

At the request of the Applicant, Commissioner Zaunbrecher moved to continue the hearing to July 20, 2016. Commissioner Poutasse seconded. All so voted.

Notice of Intent Application for Normandy Baker LLC, 300-310 Baker Avenue, DEP File #137-1342

Acting Chair Adams reopened the hearing for approval to construct 114 additional parking spaces with associated grading and drainage within Bordering Land Subject to Flooding and the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application for Proposed Parking Expansion prepared by Beals & Thomas received on May 4, 2016;
- Concord Meadows, Corporate Center Plan dated April 28, 2016; and
- Stormwater Management Report prepared by Beals & Thomas dated April 29, 2016.

Robert Weidknecht and Dan Holmes from Beals & Thomas, and Matt Lavell from Normandy Baker LLC attended tonight's meeting.

Mr. Weidknecht explained that the original building was built in the 1960s and was used for industrial purposes. It has since become an office building with a number of medical tenants. Therefore, more parking is necessary. Currently there is parking outside of the 100-foot Buffer Zone and some parking is within the floodplain. The permitting in 2001 has been modified through the years for the Harvard Vanguard facility and the Marriott Residence Inn. Mr. Weidknecht said those permits have been kept in place. He stated that when they came back to do the additional parking analysis, they checked to see if the resource areas had changed. There is a pond on the southern part of the property, the first area that can be seen when first entering from Baker Avenue. The other area that they looked at was a Bordering Vegetated Wetland along the western side. When they looked at the wetlands flagging from the prior permits, they discovered that the wetlands had changed a little and they were reflagged and surveyed. Mr. Weidknecht further explained there is an existing warehouse in the back and there is an isolated wetland there which has not changed. A significant change that has occurred is the floodplain elevation, which increased the flood elevation about 2.6 feet on the property. This change has affected their entire site.

Mr. Weidknecht stated that because of the market conditions, the tenant needs are significantly higher. Things have changed over the years as to how office buildings are used and there tends to be a higher density of people. Mr. Weidknecht explained that more businesses use electronic file storage. Therefore, there is more space for occupancy within an office. This has made more parking necessary for the tenants. Mr. Weidknecht explained that they looked at the knoll outside of the floodplain. However, some of the work they would be doing associated with the stormwater management will be in the Buffer Zone. For example, on the right hand side of the warehouse building there is a lawn area adjacent to the volleyball courts. This is one area that they are considering for parking and also to the south of the warehouse building. Both of these areas are within the floodplain, but are already disturbed. Mr. Weidknecht presented a plan to the Commission showing the proposed parking. They will install a sediment forebay and an infiltration basin to mitigate the impacts of the new impervious surfaces. The stormwater discharge will eventually overflow to the pond system. Mr. Weidknecht stated that on either side of the warehouse building they want to add parking spaces, within the floodplain. As part of the original design they had constructed a stormwater basin and they are now adding a sediment forebay and expanding the basin. They are also including floodplain compensation. On the southern side they want to expand parking and to compensate they will provide an infiltration basin and floodplain compensation. Mr. Weidknecht stated that from an overall standpoint, because of the amount of fill they plan to

use, (20,000 cubic feet) they are overcompensating by excavating in other locations. Therefore, they are creating a net benefit of flood storage for the property. Acting Chair Adams asked what is the amount of compensatory flood storage. Mr. Weidknecht replied the increase will be 7,000 cubic feet.

Mr. Weidnecht commented that they have designed a system that includes stormwater management. The Town Engineer has reviewed it and noted that when the area was constructed in the 1960s there were unsuitable soils. Mr. Weidnecht stated they will remove the peat and muck soils that are in the bottom of the detention system and then put in suitable soils. They will have erosion controls similar to what they have used in the past. They will mitigate the run off rate and volume and also provide flood storage. Mr. Weidnecht said that based on his conversation with Assistant Director Capone, they will remove invasives around the perimeter of the pond to mitigate for the proposed work.

Commissioner Zaunbrecher asked who they anticipated would be using the new parking spots and how will they enter the building. Mr. Weidnecht responded that there is existing parking in the back. Mr. Lavell stated they would enter from the front of the building. **There is a café in the back and there is also a back entrance.** Commissioner Zaunbrecher explained that she worked for Welch's and knows that the back entrance of the building is limited. Mr. Lavell **responded that there is an entrance that leads directly into the café and one that goes to a hallway next to the café by the loading dock.** Commissioner Zaunbrecher said based on her prior knowledge, that people arriving early will take advantage of the prime parking spots, therefore, who do they anticipate using these new parking spots. Mr. Lavell explained that currently that are 94% leased or physically occupied. It would be future tenants and also a vacancy that is not currently built out by Emerson Hospital. Commissioner Zaunbrecher asked if they had considered alternatives to the parking spots. Mr. Lavell replied that they have considered taking down the single story warehouse. Currently there is a tenant in the warehouse through 2018. Their preference would be to take the warehouse down. However, at this point, they cannot. Commissioner Zaunbrecher asked about a parking garage. Mr. Lavell said they looked into a parking garage and determined at this point is not a feasible option because of the cost. Commissioner Zaunbrecher stated that when she drives by the property it does not appear to be full. Mr. Lavell said they have a different opinion. He stated around lunchtime and peak hours, there is excess overflow from Harvard Vanguard and the lot is usually full. Mr. Lavell informed the Commission he was at the site a few weeks ago at lunchtime and he circled the building twice looking for a parking space. Mr. Weidknecht commented that presently the building is not fully leased or occupied. They want to plan for the future to have sufficient parking. Mr. Weidknecht told the Commission he had a meeting this morning with John Minty, the Building Commissioner, to go over the parking issues. Commissioner Higgins said they had a lot of area and built it up, removing all their parking away, and now they are looking for more parking. Mr. Weidknecht replied that the original construction proposed back in 2000 was to go beyond the footprint that is being proposed now. He also said that the original plan, and they have done a number of iterations through the years, included parking way out to the north part of the site. At that time they decided not to build all of it because they did not think they would need it. Commissioner Higgins said that if the Applicant had not built Harvard Vanguard they would have plenty of parking. Mr. Weidnecht stated they had an original approval to do much more development (two 100,000 square foot buildings). Each time they built a piece, where they added the Harvard Vanguard project, they brought back the amount of parking. Instead of two 100,000 square foot buildings that was approved, they reduced the program to what is now Harvard Vanguard and

then they reduced it further when they built the hotel. If they knew then what they know today, they would have built some of the parking that was already approved. Things have changed as far as how people occupy office buildings and they are trying to adjust to these changes. Mr. Lavell explained that over time the average square foot per office user went from 250 square feet in early 2000 to currently about 150 square feet. Therefore, more people occupy an office. They have not done a lease in 18 months for the building because of the lack of parking. Commissioner Higgins asked if any of the spaces were used for people off-site. Mr. Lavell responded that none were used for off-site. **He also said they have a café that is well known and people from the other buildings frequent the café during lunchtime.**

Commissioner Zaunbrecher said that based on the size of occupancy and 114 extra places, which is less than 10% of their current capacity, the numbers don't seem to add up that that will be sufficient. Mr. Lavell responded eventually they would be back for additional parking. At this time, adding 115 spaces buys them some time. The warehouse is an eyesore and it is something they would like to take down at some point. They are trying to fix a problem they have today and what they are asking for as an approval is what they feel would help with their current problem.

Mr. Lavell informed the Commission that in 2008 they got approval for not only the Harvard Vanguard building but another 70,000 square foot, three story office building. Mr. Lavell said if they knew back then that parking would be a problem they would have built those 114 parking spaces. Commissioner Zaunbrecher asked why they could not do that now. Mr. Lavell replied that things have changed. The floodplain has gone from 122.1 feet to 124.7 feet. They chose parking locations that would be higher in the floodplain.

Commissioner Poutasse commented that the Applicant mentioned economic feasibility of a garage and asked for further clarification. Mr. Lavell replied that a parking garage would cost approximately \$20,000 per space. They would not be able to afford a parking garage. They anticipate spending between \$500,000 and \$600,000 for the project they are seeking approval for.

Acting Chair Adams inquired about the approximate number of potential spaces they could have if the warehouse building was removed. Mr. Weidknecht replied about 20 or 30. Acting Chair Adams asked when will the parking lot for the hotel be completed. Mr. Weidknecht replied in August. Acting Chair Adams asked if it could be possible to use the hotel's parking spaces at midday. Mr. Weidknecht replied that was part of the original approval when they did the hotel building was to have shared parking. Out of the 110 rooms at the hotel, 59 spaces are dedicated to the hotel, and all the other parking that is around the property is all available for the office buildings. Mr. Weidknecht stated in August when the hotel is open there will still not be enough parking. Commissioner Higgins asked the Applicant if they had any documentation that additional parking is needed. Mr. Weidknecht responded that part of the question, which he has discussed with John Minty is, although the cafeteria is not open to the public, it is actually acting as a restaurant. From a zoning standard parking needs are probably higher than what they calculated before. Mr. Lavell said most tenants are not satisfied with the amount of parking provided. Commissioner Higgins asked if there were designated tenant parking spaces. Mr. Lavell replied that most parking is undesignated. There are approximately 30 parking spaces that are designated to Emerson Hospital which are outside that entrance. They also have some visitor spots that are in front.

Commissioner Poutasse inquired about the empty parking shown in the photos on the southern part. He assumes that is because people do not want to walk far. Commissioner Poutasse asked if they do expand the far parking lot, are those spaces going to be used by the tenants. Mr. Lavell stated they have lost tenants because of the parking. Commissioner Zaunbrecher commented that she is still concerned about where the spots are located. She appreciates that the Applicant wants to expand, however, those are the spots where people will be coming in for doctor's appointments. Commissioner Zaunbrecher is concerned about people having to walk around the building to get to the front entrance. Mr. Lavell explained the location of the spots, and in particular the visitor spots out front, are available all day. This parking lot is monitored.

Acting Chair Adams stated the Applicant will need to demonstrate the need for the additional parking spaces. He also commented that the Applicant will be appearing before the Zoning Board and Planning Board. Mr. Weidknecht responded that next week they have a meeting with the Planning Board who will make an advisory recommendation to the Zoning Board. Their Zoning Board meeting is next Thursday. Acting Chair Adams informed the Applicant that the Commission would like to see what happens next week at those meetings.

Commissioner Poutasse asked if the hotel hosts conferences. Mr. Lavell replied it is a limited service hotel. The amount of common space in the design of the hotel is small. Commissioner Zaunbrecher commented that the Commission needs more information from engineering on the drainage design. She asked if the Applicant had seen the comments. Mr. Weidknecht replied that they did and he believes they are all technical in nature. He spoke to Mr. Renault who thought they could be made a condition. The Commission requested all drainage issues be resolved prior to closing the hearing

Commissioner Higgins asked if it was their goal to begin the project this season. Mr. Lavell stated it was and they would like to begin before winter.

There were no public comments.

Assistant Director Capone informed the Applicant that in addition to the removal of invasives, they need to replant areas of invasive removal.

At the request of the Applicant, the hearing was continued to August 10, 2016.

NEW APPLICATIONS

Request for Determination of Applicability for Richard Mullen, 83 Pilgrim Road, RDA File #16-10

Acting Chair Adams opened the hearing for confirmation from the Natural Resources Commission of the wetland resource area boundaries.

List of plans and documents discussed at this meeting:

- Request for Determination of Applicability Application; and
- Plot Plan prepared by Ducharme & Dillis dated September 19, 2012; and
- Maps Online received on June 14, 2016.

Richard Mullen attended tonight's meeting.

Acting Chair Adams stated that this matter was approved previously and the Determination had lapsed. Mr. Mullen confirmed that was correct. Acting Chair Adams said the request tonight was to reconfirm the boundaries.

There were no public comments.

Commissioner Higgins moved to issue a positive Determination of Applicability #2a for 83 Pilgrim Road, RDA File #16-10 confirming the wetland boundaries as shown on the approved plan. Commissioner Zaunbrecher seconded. All so voted.

Notice of Intent, The Middlesex School, 1400 Lowell Road, DEP File #137-1347

Acting Chair Adams opened the hearing for approval to replace a culvert within the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application;
- Middlesex School Culvert Replacement Plan prepared by Stantec Consulting Services, Inc., EC100, PC000, PC100 and D100; and
- Hydrologic Report prepared by Stantec Consulting Services, Inc., dated June 22, 2016.

Frank Holmes of Stantec Consulting Services, Inc. and Matthew Crozier of The Middlesex School, attended tonight's meeting.

Acting Chair Adams suggested hearing this matter together with the Town of Concord's application since they relate to each other. Mr. Holmes and Mr. Crozier agreed.

Notice of Intent, Town of Concord, Concord Public Works - Engineering Division, 1400/1411 Lowell Road, DEP File #137-1346

Acting Chair Adams opened the hearing for approval to replace a culvert under Lowell Road within the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application;
- Middlesex School Culvert Replacement Plan prepared by Stantec Consulting Services, Inc., EC101, PC000, PC100, D100, D101 and D102; and
- Hydrologic Report prepared by Stantec Consulting Services, Inc., dated June 22, 2016.

Mr. Holmes said he would first present the school's project (1400 Lowell Road) then the town's project (1400/1411 Lowell Road). Both projects have to do with the drainage system from Bateman's Pond. Mr. Holmes explained that the culvert underneath The Middlesex School road drains to a channel which then flows under Lowell Road. It then discharges water down through a wetland system and eventually into Spencer Brook to the west. Mr. Holmes stated that the purpose and need of both projects are similar. However, the school's culvert is continually clogged with debris. It needs almost daily maintenance. The second issue for the school is that during the springtime when the snow melts, groundwater is high, the water surface is at the elevation of the pavement. When the groundwater is high, flooding occurs on a portion of their main entry road and a driveway that goes to two faculty residences. With regard to the town's side, the existing culvert beneath Lowell Road was built a long time ago. The side walls are fieldstone and the top is stone. It is about 18 inches square. It does not have sufficient capacity to handle large storms and there have been problems in the past with Lowell Road overtopping. In 2010, there was significant flooding and overtopping of Lowell

Road and also overtopping of Westford Road. In that situation, a portion of the road was washed out and needed to be reconstructed.

The school is proposing to replace their existing culvert, which is stone-lined and 3 feet wide and about 2 feet deep. They will replace this with a new open bottomed precast concrete culvert to meet the Stream Crossing Standards. At the inlet to the culvert, they would like to put in an inlet control structure. It would be a precast structure with a grate on top so water can enter the structure and drain through the culvert. Any debris would be caught on top of the grate. There will also be a grate on the side facing the pond that will allow water to flow through the culvert. This will help with maintenance. The second portion of the project involves minor regrading of the school's main access driveway and also the driveway that goes to the two faculty residences. The amount they would like to raise it varies between zero and 18 inches. This will help keep the driveway from being flooded in the springtime. They would also like to regrade Old Post Road, which is a pathway that goes from Lowell Road to one of the faculty residences. This would help contain water that is flowing from Bateman's Pond to Spencer Brook through an existing channel that goes to the town's culvert.

Mr. Holmes explained that the town's project is an 18-inch culvert which runs underneath Lowell Road and then across Middlesex School property. Currently the culvert discharges at an existing stone wall and into a stream channel that flows to the Spencer Brook. They are proposing to replace the 18-inch stone culvert with an 8-foot wide by 2-foot high precast open bottomed box culvert structure. The project will also involve reconstruction of the headwalls at the inlet and outlet of the culvert. They are proposing the installation of a 5-foot square precast box structure with a grate on it similar to the school for easier maintenance as well. Mr. Holmes explained pre- and post-construction drainage patterns which he has reviewed with Director Kaye and the Town Engineer. Acting Chair Adams asked if any of the upper wetlands area was draining down into the structures. Mr. Holmes said during large storm events it does but not under normal conditions. Mr. Holmes said that as a result of both of these projects, the rate and volume of flow towards Spencer Brook will not change. A hydrologic report that analyzes the flows was submitted demonstrating the rate and volume to the Spencer Brook system will not change. Acting Chair Adams commented that the two open bottomed culverts are different sizes. Mr. Holmes explained that with regard to the school, the existing culvert is about 3-feet wide by 2-feet. They are proposing to put in a 3-foot wide by 3-foot high box culvert. The town's culvert is significantly larger, but necessary to convey the 25-year storm event. The existing culvert is only 18-inches and severely undersized. If they do not increase the size, there still will be overtopping of Lowell Road and Westford Road during large storms events.

Commissioner Higgins asked if this project was going out to Bid for one contractor. Mr. Crozier answered that the school is very careful about accepting federal funds for a variety of reasons and compliance issues. The school is collaborating with the Town but the project will be bid separately.

Commissioner Zaunbrecher asked if the inlet structures would prevent wildlife from using the culverts to get from one part of the wetland system to another. Mr. Holmes said that the design is to allow that to the extent that they can and at the same time prevent debris from heading down the culvert. On the portion that is vertical, there will be bar grates going across that have a 6-inch spacing between them.

Acting Chair Adams inquired about the curb detailing being added to the road where they are raising. Mr. Holmes replied that he received comments which requested a detail for the curb that would be installed along the school's road and driveway. The idea is to have a high, L-shaped curb so they could raise the grade without having to build a wall for that 18-inches. They can provide a detail that will show that 18-inches. Mr. Holmes said the other comments they received was for the Town project. There are six trees that are going to be removed, it was noted that there is no mitigation proposed. They will plant new trees to replace those that will be taken down with the construction of the culvert. Also, with regard to the inlet structure to the north that is in wetlands. They will construct a wetland replication area on the Middlesex School property. They will provide 50 square feet of BVW to mitigate for the 25 square foot loss.

Commissioner Zaunbrecher asked about the stone-lined channel that is going to be cleared out. Mr. Holmes responded that the channel is field stone-lined and over time many stones have fallen in. In some cases, some of the stones are right in the middle of the channel and take up most of the channel cross section. Therefore, they are proposing to remove the stones that are obstructing so the water can flow freely. Commissioner Zaunbrecher asked where the removed stones will be placed. Mr. Holmes said they would require the contractor to remove them from the property. Commissioner Higgins asked if they would need a machine to do that. Mr. Holmes replied that it can all be done by hand.

Acting Chair Adams asked if the submittal showed how the project meets the Stormwater Standards. Mr. Holmes said that the Stormwater Checklist was provided for this evening's meeting. Mr. Holmes also stated that the project was not changing stormwater in terms of creating more run off or different kind of run off. Most of the standards are not applicable.

Commissioner Zaunbrecher said that she noticed on the Town of Concord's proposal that it was cited in the Performance Standards about meeting the Massachusetts Stream Crossing Standards. Mr. Holmes replied that was correct. Commissioner Zaunbrecher asked for clarification as to what was being done to meet those standards. Mr. Holmes said that there are two major points regarding the Stream Crossing Standards. One of them is that the new culvert is open bottomed which is proposed on both culverts. The precast structures will be U-shaped and then the bottom of the channel will be a natural aggregate stream bed-like material. The second factor is the openness ratio of the culvert itself.

Commissioner Poutasse asked if a waiver was necessary. Mr. Holmes replied that a waiver is needed because both projects require work in a 25-foot No Disturb Zone. There would also be temporary impacts. Mr. Holmes said it is necessary to replace the culverts and to upsize and improve them.

Commissioner Poutasse inquired about Bateman's Pond being a Great Pond in relation to the sign out front that say "No Trespassing". Mr. Crozier responded that the school recognizes and does its best to support the Great Pond access. They do have an area off to the left of the main road with signs for fisherman parking and "No Trespassing" signs at the entrance of the school. They are not designed to prohibit anyone from coming to use Bateman's Pond. Mr. Crozier said that they only ask that people do not bring motorized vehicles, alcohol, or start any fires. They try to provide safety of their campus and while also providing access for the public.

Assistant Director Capone asked about a gatehouse that is going to be constructed for this entrance. Mr. Crozier replied that they have not made a formal decision yet if they are going to construct it.

Commissioner Zaunbrecher commented about the mulch pile in the No Disturb Zone. Mr. Holmes responded that they will have those materials removed.

There were no public comments.

The Applicants agreed to continue the hearing to July 20, 2016.

Request for Determination of Applicability for Erik & Kathryn Ahlin of 334 Bedford Street and Ian & Catherine Applegate of 332 Bedford Street, RDA File #16-9

Acting Chair Adams opened the hearing for approval to install a swing set within the 200-foot Riverfront Area of an unnamed perennial stream and the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Request for Determination of Applicability Application; and
- Concord Maps Online dated May 16, 2016.

Kathryn Ahlin of 334 Bedford Street, attended tonight's meeting.

Ms. Ahlin explained to the Commission that 332-334 Bedford Street is a two-family house. Both families have young children and they would like to put in a swingset. Ms. Ahlin stated that the entire yard is within 100 feet of wetlands. Part of the swingset will fall into the 25-foot No Disturb Zone. The swingset they will use is a free standing wooden structure. The area of the yard they want to use is mowed.

Commissioner Zaunbrecher moved to Issue a Negative Determination of Applicability #3 for Erik & Kathryn Ahlin of 334 Bedford Street and Ian & Catherine Applegate of 332 Bedford Street, RDA File #16-9, with the following conditions: 1) A preconstruction site visit shall be held to review the limit of work; 2) After the swingset is no longer needed it shall be removed from the site; and, 3) Following removal of the swingset, the Applicant shall submit a letter to the NRC stating that all work has been conducted in accordance with all conditions of this Determination of Applicability. Any changes from the RDA shall be described. Commissioner Higgins seconded. All so voted.

Request for Determination of Applicability for Stephanie Shenton of 69 Gifford Lane, RDA File #16-11

Acting Chair Adams opened the hearing for approval to construct a deck within the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Request for Determination of Applicability Application; and
- Proposed Plot Plan prepared by Foresite Engineering dated June 6, 2016; and
- Proposed Deck Plan prepared by Thomas Buckborough dated June 20, 2016.

Thomas Buckborough of Thomas Buckborough & Associates, attended tonight's meeting.

Acting Chair Adams confirmed that the Applicant was seeking confirmation of the wetland boundaries to confirm that the proposed deck is greater than 50 feet from wetlands. Mr. Buckborough agreed. Staff agreed with the wetland delineation therefore exempting the deck from review under the Wetlands Protection Act given that it is within an existing landscaped area and no tree removal is proposed.

There were no public comments.

Commissioner Higgins moved to Issue a Positive Determination of Applicability #2a confirming the Bordering Vegetated Wetland boundary. Commissioner Zaunbrecher seconded. All so voted.

Notice of Intent Application for Amy Stoll of 91 Hayward Mill Road, DEP File #137-1350

Acting Chair Adams opened the hearing for approval to construct a detached garage within the 200-foot Riverfront Area to Kennedy's Pond (Second Division Brook) and the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application; and
- NOI Plan Alternative #2 prepared by Hancock Associates dated June 17, 2016.

David Cowell of Hancock Associates, attended tonight's meeting.

Mr. Cowell informed the Commission that they submitted a Notice of Intent to build a new garage at a single home residence located within 200-feet of a Riverfront area. Mr. Cowell noted that Kennedy Pond is at one end of the property and Hayward Mill Road is on the opposite side. Mr. Cowell stated that the entire property is in the 200-foot Riverfront area. He said that currently the driveway is compacted crushed stone. The proposed garage will be approximately 850 square feet. To mitigate, they are proposing to remove some of the impervious surface areas. The existing driveway between the garage and Hayward Mill Road will be removed. They will also remove from some concrete/asphalt mix located near a wooden shed. The total impervious surface areas to be removed will be 250 square feet. The net increase will be 600 square feet. In accordance with the Wetlands Protection Act, Mr. Cowell said they can develop 5,000 square feet or 10% whichever is greater. In this case, 5,000 feet is greater. The total existing impervious surface on site is 2,200 square feet and with the garage and removal, that will put them at 2,800 square feet. It will increase their Riverfront Area impact from 8.5% developed to 10.4%, but will still be well below the 5,000 square foot threshold. They are also proposing to install two dry wells as another form of mitigation. One will be at the back of the existing residence and one in the front. The new garage will also have a new dry well.

Commissioner Higgins asked if test pits were dug to evaluate if the dry wells can handle the water. Mr. Cowell replied that he had not. Acting Chair Adams commented that the dry wells appear to be near the septic field. Mr. Cowell said they can be moved away from the septic.

Acting Chair Adams asked about gravel in front of the existing driveway and in front of the new garage. Mr. Cowell stated that one thing he coordinated with Director Kaye before tonight's meeting was to remove some of the existing driveway. Mr. Cowell informed the Commission that some would be reclaimed to lawn.

There were no public comments.

The Applicant agreed to continue the hearing until July 20, 2016.

Request for Determination of Applicability for Panetta Construction Co., Inc. of 87 Elsinore Street, RDA File #16-12

Acting Chair Adams opened the hearing for approval to reactivate and modify an existing irrigation system, remove a pump house and fill the well, and cut and maintain existing lawn within the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Request for Determination of Applicability Application;
- Certified Plot Plan prepared by Perley Engineering LLC dated November 3, 2015; and
- Photographs of 2 types of proposed fences received at tonight's meeting.

Frank Panetta, Panetta Construction Company, attended tonight's meeting.

Mr. Panetta informed the Commission that when he purchased the property it had a full irrigation system and small pump house. Mr. Panetta would like to remove the existing pump house and tie the existing system to Town water. Mr. Panetta said that the well appears to be a clay pipe, 12-15 inches in diameter, that goes down about 9.5-10 feet. They would collapse the pipe and fill it in. Mr. Panetta has sold the property and the new owners have a young child and dog. The new owners would like to install a fence. The new fence would be near the 25-foot No Disturb Zone. Mr. Panetta further stated that he has not seen the irrigation system in operation. When he purchased the property, the pump was disconnected. He has heard the pump has not been used for several years. Mr. Panetta explained that when they were excavating for the new foundation, some existing pipes were severed. He knows that the pipes led down to the backyard but he does not know where the heads are. Acting Chair Adams asked Mr. Panetta if he was going to install a new irrigation system attached to town water. Mr. Panetta responded that it will be a new irrigation system up near the main house. They will locate the pipes and try to find where the heads are. Commissioner Higgins asked if the fence was put in at the 25-foot No Disturb Zone, if Mr. Panetta would irrigate to that point and beyond that to naturalize. Acting Chair Adams informed the Applicant that if he had applied for a permit to put irrigation on the property where none existed previously, the Commission would not allow heads in the 25-foot to 50-foot Buffer Zone. However, in this case because it is developed lawn now, existing heads in place that they are going to reconnect, he believes this is a different condition than a new application. Mr. Panetta said the next door neighbor told him that there was irrigation on the property all the way down to the pump house. Commissioner Zaunbrecher said she is concerned about any digging that might need to be done but not concerned if it was a matter of replacing heads.

Mr. Panetta gave to the Commission some pictures of fencing the homeowners would like to use in lieu of the chain link fence. Commissioner Higgins said that a privacy fence ceases to fit into the category of protecting a child. Assistant Director Capone said that the regulations would allow a fence up to the 50-foot with no permit. However, the fence needs to provide migration of wildlife to meet the exemption by raising it six inches. Mr. Panetta inquired if the open picket fence had to be six inches above the ground. Assistant Director Capone replied that it would not, provided the pickets were six inches apart. Acting Chair Adams asked the Applicant if the homeowners would agree to the opening fencing. Acting Chair Adams explained that the Commission would be willing to grant approval in the 50-foot to

100-foot Buffer Zone (privacy fencing) and in the back within the 50-foot No Build Zone (picket fencing) with the understanding that all fences would provide six inch gaps to allow migration.

Dean Banfield, 73 Walden Terrace, requested the discussion related to reactivation of the sprinkler system be included as part of the Special Conditions.

Commissioner Higgins moved to Issue a Negative Determination of Applicability #3 with the following conditions: 1) A preconstruction site visit shall be held to review erosion controls and the limit of work; 2) All work shall be accomplished by hand; 3) The area between the proposed fence and the resource area shall be allowed to naturalize. No lawn debris shall be discarded behind the fence; and, 4) After the project has been completed, the Applicant shall submit a letter stating that all work has been conducted in accordance with all conditions of this Determination of Applicability. Any changes from the RDA shall be described. Commissioner Zaunbrecher seconded. All so voted.

Commissioner Zaunbrecher moved to Amend the Negative Determination of Applicability to add a fourth condition that the sprinkler system beyond the 25-foot No Build would not be reactivated and between the 25-foot and 50-foot it can be reactivated and the only repair that would be allowed would be for replacement of heads. Commissioner Higgins seconded. All so voted.

Notice of Intent Application for Concord Museum, 200 Lexington Road, DEP File #137-1351

Acting Chair Adams opened the hearing for approval to demolish an existing building and construct a 4,800-square foot addition, including a new access driveway, parking lots, and utility work within the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application; and
- Concord Museum Renovation & Addition Plan Set, C000-C502 and L100-202, prepared by Nitsch Engineering dated June 22, 2016.

David Webster, Director of Finance Administration, Concord Museum, Brooke Whiting Cash of GC2 Collaborative, Michelle Callahan and Steven Ventresca of Nitsch Engineering, and Adina Fuller of Bechtel, Frank, Erickson Architects, attended tonight's meeting.

Mr. Webster explained to the Commission that the Concord Museum has a five-year strategic plan to develop a modern and enjoyable campus that supports the needs of their collections, visitors, staff, and community; increasing the square footage of the overall museum by approximately 20%. The new building and the renovation meet the scope in many different ways. First, by significantly expanding their educational capacity by 60% to meet the current demand. The gallery space will be increased by 28%. The on-site parking spaces will be doubled from 15 to 36 cars. The improvements will help to create an outdoor education and event court. The project will also create office space for the entire staff. Mr. Webster explained that the brown ranch house would be used during construction but eventually they would like to demolish the house to improve the aesthetics when approaching from Cambridge Turnpike.

Ms. Cash stated that in addition to attending the meeting on behalf of G2 Collaborative, she is a Concord resident and also serves on the Planning Board. Ms. Cash explained that they are looking to use a primarily native palette to blend with the surrounding field and forest. The courtyard and entrance will be the only portion that will not contain native plants; everything else will be native plantings. They are working closely with the civil engineers to integrate stormwater management on the site so the system blends in with the landscape design.

Ms. Callahan explained that the existing site is 2.25 acres. The soils on site are loamy sand. The groundwater is about 5 to 6 feet below surface. The stormwater currently is captured in leaching pits throughout the site which helps infiltrate into the ground. All water currently overflows to the Bordering Vegetated Wetlands. They have prepared a Stormwater Pollution Prevention Plan which will be implemented throughout construction. Ms. Callahan further explained that there is an existing septic system partially within the 100-foot Buffer Zone. Therefore, they are proposing to disconnect the septic system and connect into the municipal sewer. They are trying to limit as much work as possible within the Buffer Zone. They are completely out of the 25-foot Buffer Zone. However, the infiltration basin falls within the 50-foot No Build Zone.

Ms. Callahan said they are proposing a subsurface infiltration system for the new addition so they will be able to control the water underground. The new system will take the water from the addition, part of the existing roof and portions of drainage from around the building, connect to the underground system, infiltrate and the overflow will go into the infiltration basin. They are proposing porous asphalt in several areas. Water that does not infiltrate will sheet flow through curb breaks along the edge of the driving lane, to a water quality swale which will provide pretreatment before it is directed to the infiltration basin. Similarly, the water from the new access driveway will discharge into a sediment forebay before overflowing into the infiltration basin. Overflow from the infiltration basin will eventually overflow into the BVW. Ms. Callahan stated that a Long Term Pollution and Management Plan has been developed so all the BMP's can be properly maintained. With regard to wetland resource impacts, there are no new impervious areas or structures within the 50-foot Buffer Zone just the minimal grading and landscaping associated with the infiltration basin. They will have .53 acres of increase of impervious area for the site. The Stormwater Management System has been designed to meet all of the Massachusetts DEP Stormwater Standards and they are reducing both rate and volume for the 2-, 10-, 25- and 100-year storms.

Acting Chair Adams asked if there is currently an egress from the back. Ms. Callahan replied it is new. Acting Chair Adams asked if the Applicant had seen the staff comments regarding the wetland delineation. The Museum will reevaluate the winter delineation during the growing season. Commissioner Higgins pointed out that deed references will need to be provided. Ms. Cash replied that they would provide that.

Acting Chair Adams inquired how the land that they purchased from the Emersons would be managed. Mr. Webster said it would just be mowed. Ms. Cash added that there are some invasives around the edges they would like to eradicate.

Acting Chair Adams asked if the Town was reviewing the drainage. Mr. Ventresca said that he had provided Town Engineer Bill Renault the Stormwater Report but he has not heard back from him yet.

Acting Chair Adams wanted confirmation that the septic relating to the little brown house will be discontinued at some point. Mr. Ventresca stated he believes that will happen.

Irmingard Doane, 242 Lexington Road, stated she had a few concerns, one of which is the proposed driveway and the fill that will be used. She is also concerned about traffic. She wanted clarification if the parking was going to bump into the field. Ms. Callahan replied that the proposed parking does not extend into the 50-foot No Build Zone. Ms. Cash added that the increase in parking requires a larger footprint than the existing parking lot. Ms. Doane is concerned what will happen with the flow of water once those changes are made. Ms. Doane explained that when she bought her property over 30 years ago they had a beautiful driveway. However, 10 years after purchasing, the Partridge Lane development was built and now Ms. Doane has two sump pumps. Ms. Callahan responded that from a stormwater standpoint, while there is an increase in impervious area, they are actually decreasing the volume of water. They are infiltrating as much as they can on the site. There will be less water leaving the site, both in rate and volume. The drainage patterns will remain the same. Acting Chair Adams commented that sheet flow that might exist now will be encouraged to infiltrate. He asked how the fill needed for the egress next to Ms. Doane's property will be handled. Ms. Cash said there is a wall and they will be planting heavily both on the downhill and uphill side. The wall will become invisible once the plantings grow in.

Commissioner Higgins asked if there was going to be a traffic study. Mr. Ventresca replied that they will be going before the Planning Board and Zoning Board in August. At that time, they will be discussing traffic and they have submitted a memo to the Planning Board discussing traffic and circulation. They have a traffic engineer who will be coming to the Planning Board hearing at the end of the month. They will plan on returning to update the Commission regarding their meetings with the Planning Board and Zoning Board.

Dean Banfried, 73 Walden Terrace, inquired if any work was being done within the 25-foot Buffer Zone. The Commission replied no.

Commissioner Poutasse asked why the new access to Lexington Road was proposed. Mr. Ventresca said that the Museum wanted to get people into the site before they drive by it. Ms. Cash added that it will improve emergency vehicular access.

Lydia Gregoret, 229 Lexington Road, asked if it was a two-way road or one-way road and are there any turning restrictions onto Lexington Road. Mr. Ventresca responded that that was still being evaluated. Acting Chair Adams stated that was a Planning Board matter.

The Applicant agreed to continue the hearing until August 10, 2016.

Notice of Intent Application for Amy McManus, 136 Laurel Street, DEP File #137-1353

Acting Chair Adams opened the hearing for approval to demolish the existing single-family home and construct a new single family dwelling within the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application; and
- Wetland Permitting Plan prepared by Stamski and McNary, dated June 21, 2016.

William Hall of Stamski and McNary, Ms. Adina Fuller of BFR Architects, and Amy McManus, 136 Laurel Street, attended tonight's meeting.

Mr. Hall explained to the Commission that his client is looking to demolish the existing house and build a new house. There will be a slight expansion to the footprint of the dwelling. There is a sump pump that goes out to the wetlands that will be removed. The existing dwelling is approximately 45 feet from the wetlands at its closest point. The proposed dwelling, the house and the roof overhang is 43.5 feet from wetlands so their new project would be 1.5 feet closer. The existing bulkhead is about 40 feet from the wetlands. They are proposing for mitigation to remove a retaining wall, planter bed area and then replant with a conservation seed mix. The new proposed driveway will be pervious pavers to help infiltrate run off. At the corners of the house, they are proposing a down spout that will go into a stone trench to help infiltrate some roof run off. The new sump pump, instead of discharging straight to the wetlands, will discharge to a rain garden.

Commissioner Higgins asked about the bulkhead on the back of the house and if it could be relocated to maintain the existing setback to wetlands. Ms. Fuller said to the Commission that she could show them a flow plan of the proposed new house. She explained that there is not an opportunity to put the bulkhead on the sides because it would intrude on the 15-foot side yard setback. Acting Chair Adams commented that the covered porch on the side could be altered in some fashion. Ms. Fuller said that they could not put on the garage side because there is no basement. On the other side, they have the covered porch. If they moved the bulkhead now, it would be under the screen porch. The other option would be putting it closer to the wetlands. Commissioner Higgins suggested that they could have it internally in the garage. Ms. Fuller said they could look into that option.

Acting Chair Adams inquired about the rear roof overhang and it being 1.5 feet closer to wetlands. Ms. Fuller explained that they are proposing a 1-foot overhang. Commissioner Higgins said that they will have to make the house 18 inches shallower. Ms. Fuller asked if the Commission wants them to cut the entire house back within the 50-foot Buffer Zone. Her client really desires a front porch. They believe the front porch helps engage the homeowners with the neighbors. It also helps to keep the house closer to street level and pedestrian level. Ms. Fuller further stated that by trying to keep the house outside the 50-foot No Build Zone, they will end up having to eliminate the covered porch or they will end up with a single interior room. There is not enough space to circulate and have two rooms back to back. Acting Chair Adams asked if the design needs for this property changed with the recent Zoning change at Town Meeting. Ms. Fuller said that yes, the recent Article 42 that was passed in April has restricted their floor/area ratio. They had initially proposed space on the attic floor, however, with the new calculation, anything over 6.5 feet, finished or unfinished, has to be calculated. Therefore, they moved the space down onto the first and second floors which will make the house longer.

Ms. McManus explained to the Commission that they originally had a different floor plan design and it was not as wide. They were proposing a third floor for a home office space and guest room. However, this would now bump them over the floor area ratio. Subsequently, the footprint had to be expanded. Ms. McManus is open to the suggestion regarding putting the bulkhead in the garage. Commissioner Zaunbrecher asked if the garage was included in the floor space calculation. Ms. Fuller and Ms. McManus both replied that it was.

Acting Chair Adams asked for clarification about the rear setback and if the existing house is 45 feet and the proposed house will be 43.5 feet from BVW. Mr. Hall replied yes. Acting Chair Adams said they are looking to go further into the 50-foot Buffer Zone because of the porch in the front. Ms. Fuller said they are trying to get two rooms stacked back to back, rather than have one big room, because of what the owners want and how it will function for the family. Acting Chair Adams asked if the edge of the gutter was 42 feet from the edge of the wetland. **Mr. Hall stated it would be 43 ½ feet. Acting Chair Adams clarified that the existing building is 45, the new gutter is 43.5, and the new building is 44.5.** Mr. Hall confirmed that was correct. Ms. McManus explained that the first floor will have a bump out and the second floor will not. She also said that where their overhang will be, underneath that will not be paved.

Ms. McManus explained to the Commission that they are not coming as close as some of their other neighbors. Commissioner Zaunbrecher commented about the water table and having more impervious area back in the 50-foot No Build Zone. She also asked if there would be any additional tree planting to help alleviate any potential extra water. Mr. Hall explained to the Commission about a proposed rain garden for the property. They are also providing stone trenches at the down spouts to help mitigate some of the run-off. Acting Chair Adams asked if it would be an interior, under slab drain system. Mr. Hall said that was his understanding. Ms. Fuller said currently the existing house has a sump pump that drains directly into the wetland.

Acting Chair Adams commented that he believes that this proposed project is an overall site improvement with the consideration that a few items will be re-evaluated such as the bulkhead.

Commissioner Poutasse asked about the need for a waiver. Assistant Director Capone explained it was because of the proposed rain garden in the 25-foot No Disturb Zone. Acting Chair Adams wanted clarification that there is no structure going into the rain garden. Mr. Hall said that is correct. Acting Chair Adams stated that a waiver request will have to be submitted that explains how the project meets the provisions of this waiver. Mr. Hall said they will provide this waiver request.

Acting Chair Adams asked if there was a formal landscaping plan. Ms. McManus replied that they did not have one at this time. However, as a general proposition, they will plan on removing invasives. There are three trees that need to be removed. They are committed to landscaping with native species. Acting Chair Adams inquired if that is something they should condition. Assistant Director Capone explained that native plantings are an exception. She further said the Commission could condition that the Applicant provide a plan for staff approval prior to planting.

Michelle Scavangelli of 129 Everett Street, attended tonight's meeting. Ms. Scavangelli explained that when they were doing work last fall, there were a lot of conditions put on them to make sure water stayed on their property. They had to put up erosion controls. She wants to make sure that everyone's water stays on their own property. Acting Chair Adams explained that there are some notations on the plan regarding the dewatering. Mr. Hall said that there will be siltation barriers all the way around. Mr. Hall also said that the dewatering still would be required for the foundation excavation. Assistant Director Capone asked for a location for dewatering basin be shown on the plan. Mr. Hall replied that he would.

The Applicant agreed to the hearing until July 20, 2016.

Notice of Intent Application for Lawrence Goode, 63 Virginia Road, DEP File #137-1348

Acting Chair Adams opened the hearing for approval to install solar panels within the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application; and
- Wetland Permitting Plan prepared by Stamski and McNary, dated June 21, 2016.

William Hall of Stamski and McNary, attended tonight's meeting.

Mr. Hall said that the Applicant would like to install solar panels within the Buffer Zone of the Bordering Vegetated Wetlands (BVW) but outside the 100-year floodplain. They are proposing a siltation barrier along the back. The proposed solar panels will be installed on 1-foot diameter sona tubes. Underneath the panels will be grass.

There were no public comments.

Commissioner Zaunbrecher moved to close the hearing and issue an Order of Conditions for Lawrence Goode, 63 Virginia Road, DEP File #137-1348, with Findings A, Standard Conditions 1-19 and Special Conditions 20-38. Commissioner Higgins seconded. All so voted.

Notice of Intent, Town of Concord, 177X Main Street, DEP File #137-1349

Acting Chair Adams opened the hearing for approval to construct a bridge within the 200-foot Riverfront to Second Division Brook and the Assabet River and the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

List of plans and documents discussed at this meeting:

- Notice of Intent Application;
- Wetland Resource Area Map dated June 17, 2016; and
- Proposed Second Division Brook Bridge prepared by Robert White dated May 28, 2016.

Assistant Director Lori Capone appeared on behalf of the Trails Committee to present this project.

Assistant Director Capone said that the Town is trying to develop a trail system that will connect Harrington Park through the Marshall Farm land along the Assabet River through the easements that were recently acquired from the Stetsons and Spinellis. It would then tie into the Rogers land and across a little brook to access the Second Division Brook Conservation Land. There is a dam at the end of Second Division Brook which has created another channel towards the Assabet River. There is a temporary log bridge there now. They would like to construct a bridge similar to the Mill Brook Bridge on the Emerson Thoreau Amble. There are well defined banks. They chose a location with the smallest width to span the stream to minimize impacts. Acting Chair Adams asked if they had to use helical piers. Assistant Director Capone responded that they will not be using the same ones like they used at the Amble bridges. She said they were less elaborate screw piles that can be put in by hand. They are proposing to 20-foot long bridge. There will be two feet on either end to tie into the existing grade with no impacts to the banks. Acting Chair Adams asked if that area overflowed. Assistant Director Capone said to the best of her knowledge it does not. Assistant Director Capone explained that the bridge will be made out of pressure treated wood, above

grade, a small amount of concrete at either one of the approaches to keep wood off the ground and prevent rotting.

Acting Chair Adams asked if railings were proposed. Mr. White replied there would be and they would be three feet high.

There were no public comments.

Commissioner Zaunbrecher moved to close the hearing and issue an Order of Conditions for Town of Concord, 177X Main Street, DEP File #137-1349, with Findings A, B and C and Special Conditions 1-29.

MINOR MODIFICATIONS

Silver Hill Pond Association, Silver Hill Pond, DEP File #137-1062

Assistant Director Capone informed the Commission that Brad Moriarity was supposed to attend tonight's meeting to present this Minor Modification. The Commission agreed to allow Assistant Director Capone present the information. Assistant Director Capone stated that the Applicant wants to install an aeration system for Silver Hill Pond for the algae, in addition to the benthic barriers approved under this filing. The Association would like to install a small solar system which would require a small housing unit either near the beach/grassy area or on the top of a shed that would be more than 50 feet away from the pond. The Commission approved the small ground-mounted solar housing unit near the pond.

Commissioner Poutasse asked what it meant by the plates being submerged for years. Assistant Director Capone said that was with regard to the aeration system. She further explained that the plates are designed to stay in all year but the Association will be taking them out. Commissioner Zaunbrecher asked about the solar panels being put away. Assistant Director Capone said she can request the Applicant to remove the solar unit over the winter.

Commissioner Higgins moved to approve the Minor Modification for Silver Hill Pond Association, Silver Hill Pond, DEP File #137-1062. Commissioner Poutasse seconded. All so voted.

EXTENSION REQUEST

Concord Public Works - Engineer Division, Public Right-of-Ways, DEP File #137-708

Commissioner Higgins moved to approve the Extension Request for Concord Public Works - Engineer Division, Public Right-of-Ways, DEP File #137-708 for a period not to exceed one year. Commissioner Poutasse seconded. All so voted.

Silver Hill Pond Association, Silver Hill Pond, DEP File #137-1062

Commissioner Higgins moved to approve the Extension Request for Silver Hill Pond Association, Silver Hill Pond, DEP File #137-1062 not to exceed three years. Commissioner Poutasse seconded. All so voted.

CERTIFICATE OF COMPLIANCE

Brooks & Martin, 279 Sudbury Road, DEP File #137-1069

Assistant Director Capone informed the Commission this Order was for an addition that was never constructed.

Commissioner Higgins moved to issue a Certificate of Compliance for Brooks & Martin, 279 Sudbury Road, DEP File #137-1069. Commissioner Zaunbrecher seconded. All so voted.

OTHER BUSINESS

Assistant Director's Report

- Assistant Director Capone informed the Commission that the kiosk at Barrett's Mill had been installed. She presented the new trail guidewhich includes Barrett's Mill Conservation Land Finigan Way. Acting Chair Adams asked whether a trail book would be developed. Assistant Director Capone said she tried to obtain monies from CPC. However, they consider it educational material and not fundable. Assistant Director Capone is going to pursue the matter again this year. Commissioner Higgins suggested checking with the Rotary Club.
- Assistant Director Capone said that the Commission should have received an email today from MACC regarding the fall conference. The venue has changed this year now at Holyoke Community College. The conference will be held on October 29, 2016. The focus of the conference will be Managing Forest for Conservation Stewardship. Assistant Director Capone also mentioned that there is a link for the Introduction to Organic Yard and Lawns. There will also be a webinar on the Overview for Conservation Commissioners.
- Assistant Director Capone said that the Select Board has a public hearing on July 11th for a new gas line at 264- 292 Musketaquid Road.

Administrative Approvals

- Vinger - 297 Heath's Bridge Road: Tree Removal
Assistant Director Capone said the Vingers had asked previously for approval regarding a retaining wall. They now need to redo the septic system. There are four trees that will be in the way of where the pump chamber and the septic tank will go. The septic replacement will be filed under a future Notice of Intent. Approval was granted.

Commissioner Zaunbrecher moved to approve the April 20, 2016 NRC meeting minutes, as amended. Commissioner Higgins seconded. All so voted.

Commissioner Higgins moved to approve the May 18, 2016 NRC meeting minutes, as amended. Commissioner Poutasse seconded. All so voted.

Commissioner Higgins moved to approve the June 1, 2016 NRC meeting minutes, as amended. Commissioner Poutasse seconded. All so voted.

Commissioner Higgins moved to adjourn. Commissioner Zaunbrecher seconded. All so voted. This meeting adjourned at 9:57 p.m.

Respectfully submitted,

Karen Bockoven
Administrative Assistant