

Minutes

Tuesday, October 14, 2014

Mr. Weiss, Chair, called the Tuesday, October 14, 2014, meeting of the Conservation Commission to order at 7:30 PM in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

Members Present: Marty Weiss, Chairman
Jonathan Cody, Member (7:35 pm)
Lori Mitchener, Vice Chair
Tom Romeo, Member

Absent: Tim Allen, Member

Staff Present: Kathy Morgan, Admin. Asst.
Leah Basbanes, Conservation Agent

Discussion/ Correspondence File/Minutes

Minutes

Mr. Romeo moved, seconded by Ms. Mitchener, and voted 3-0;

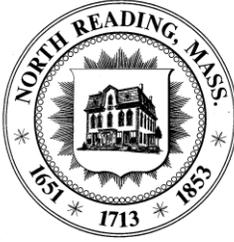
that the Conservation Commission approve the minutes of August 12, 2014.

51 Oakdale Rd – Gift of Land

Shawn Ferris, the landowner, is offering to give the Conservation Commission his property at 51 Oakdale Rd.

Ms. Mitchener moved, seconded by Mr. Romeo, and voted 3-0;

that the Conservation Commission advise the landowner that the Commission would be in favor of accepting the land.



Conservation Commission

Certificate of Compliance

22 Dogwood Lane (245-1421)

Ms. Mitchener moved, seconded by Mr. Romeo, and voted 4-0;

that the Conservation Commission issue a Certificate of Compliance as work satisfactorily done.

224 Haverhill Street – Enforcement Order

Ms. Basbanes said that all the issues outlined in the Enforcement Order have been resolved and the Enforcement Order should be removed.

Ms. Mitchener moved, seconded by Mr. Romeo, and voted unanimously in favor,

that the Conservation Commission remove the Enforcement Order at 224 Haverhill Street.

New & Old Business

1 Sylvia Rd – Certificate of Compliance (245-1101)

Ms. Mitchener moved, seconded by Mr. Romeo, and voted unanimously in favor,

that the Conservation Commission issue a Certificate of Compliance for work satisfactorily completed.

The Certificate of Compliance for 104 Park St. was re-issued.

Public Hearings

153 Main Street (245-xxxx) Reno building, septic system, parking area

Mike O'Neill was present for the applicant. The project being proposed is to renovate the existing building, new siding, porch, new handicap ramp and new septic system. They will



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repave with porous pavement over the septic system, about 11,800 s.f. Impervious will be 21.6% with no additional disturbance. This is a redevelopment site and Mr. O'Neill said the post development total peak runoff being less. They aren't taking credit for the new porous pavement. They are using best management practices for stormwater. The retention area couldn't be kept 50' away from the septic system. Mr. O'Neill says they will be creating additional storage.

Ms. Mitchener moved, seconded by Mr. Romeo and voted 4-0;

that the Conservation Commission close the Public Hearing and issue an Order of Conditions but hold for the DEP# and Board of Health permit.

33 Pleasant Street (245-1478) Septic System

James Kavanaugh, the engineer, was present for the applicant. The septic system needs to be replaced. Mr. Kavanaugh said the site is tight but there is no other location available.

Ms. Mitchener moved, seconded by Mr. Cody, and voted 4-0;

that the Conservation Commission close the Public Hearing and issue an Order of Conditions but hold for a Board of Health permit.

173 Marblehead St. – (245-xxxx) Single-family house, driveway, walkway, wetland replication and utilities

Peter Ogren, from Hayes Engineering, was present along with Mark Jacobs a wetland scientist. Ms. Mitchener is a direct abutter to the property and recused herself. The property was issued an Order of Conditions previously and the work was started and then stopped. Due to some previous work being done and left for so long, the wetland changed. A new wetland mapping was done. A wetland crossing of 117 sf is planned with a replication of 260 sf to the right of the driveway. Ms. Basbanes believes the delineation is reasonable. The house will be located 25' from the edge of the wetlands.

Mr. Jacobs outlined the wetlands in the area. The A series is a BVW, previously an Isolated area but now BVW because of the ditch that was made previously that connected the areas. The B flags are NR bylaw jurisdiction. There are five flags in the C area and D area is also BVW, primarily forested with a dense shrub undergrowth.



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Mr. Ogren said a Board of Health filing will be submitted. The abutter at 39 Little Meadow Way stated his concerns about the new construction around the wetlands and doesn't want it to affect other properties. Mr. Ogren said the ditch area was changed but the other BVW's could be isolated wetlands. Mr. Ogren doesn't believe the abutter will have water problems. He said there are dense invasive plants grown in now. Mr. Ogren said there is a brook that runs along the left side of the proposed house and the water sheds off this property toward the brook. He said there will be some filling in the back of the house in an upland area, but they will not be filling in the BLSF. Ms. Basbanes also explained that the applicant will be replicating at 1 ½ times what they will be filling.

Mr. Romeo moved, seconded by Mr. Cody, and voted 3-0;

that the Conservation Commission continue the Public Hearing to 11/18/14, for approval from the Board of Health and a DEP#.

14 Dogwood Lane (245-1477) Single Family house

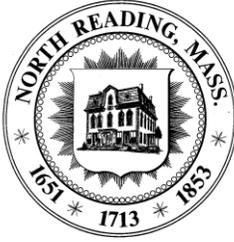
Peter Ogren, from Hayes Engineering, was present along with the new owners. A bordering vegetated wetland runs along the outer border of this property. A rain garden will capture runoff from the new driveway. The septic system and the new house are within the buffer. Buffer disturbance after this project will be 63% and 9.9% impervious.

Ms. Mitchener moved, seconded by Mr. Romeo, and voted 4-0;

that the Conservation Commission close the Public Hearing and issue an Order of Conditions, but hold pending the BOH permit.

3 Little Meadow Way (245-xxxx) – Single Family house and septic

Chris Sparages, from Williams & Sparages, was present for the applicant. Mr. Sparages explained that this is the site that is the first lot on the right in the subdivision. Debris and junk was left on the property, resulting in a lot of disturbance on the lot. The Bordering Vegetated Wetland is outlined in the D & E series flags, covering 45% of the lot. The single-family house, driveway and septic system are all within the 100' buffer. Identified within the E series is a vernal pool outlined at AP/VP. The owner will install a 12' no disturb line. The percentage of impervious after the project will be 9.7% and 60% buffer disturbance. Ms. Mitchener asked



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about the demarcation for the 12' No Disturb and the possibilities were discussed, such as; a post-n-rail fence, stone wall or bolder wall.

Ms. Mitchener moved, seconded by Mr. Cody, and voted 4-0;

that the Conservation Commission close the Public Hearing and issue an Order of Conditions, but hold for a DEP# and comments. The permanent demarcation for the 12' No Disturb will be worked out with the Conservation Agent.

11 Little Meadow Way (Lot 175) (245-xxxx) – Single Family house, inground pool, ss & driveway

Chris Sparages, from Williams & Sparages, was present. Mr. Sparages explained that this is a reduced frontage lot that abuts the State Forest. The adjacent BVW is associated with Bradford Pond and there is also another BVW to the west. There is a single family house, patio, pool and septic system within the 100' buffer. The buffer disturbance is 72.9% and impervious is 13.5%. A recreational path comes off the street and has an easement on the property. There will be a post-n-rail around the trail opening.

Ms. Mitchener moved, seconded by Mr. Cody, and voted 4-0;

that the Conservation Commission close the Public Hearing and issue an Order of Conditions, but hold pending a DEP# and the Board of Health permit.

Adjourn

Mr. Cody moved seconded by Mr. Romeo, and voted unanimously in favor;

that the Conservation Commission adjourn the meeting at 8:30 PM

Approved _____

Dated _____