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Conservation Commission

Minutes

December 14, 2022

Members Present: Randy Mason, Melissa Campbell; Tomas Sanchez, Vice Chair; Lauren Beshara; Jim Cheney, Associate Member

Absent: Lori Mitchener, Chair

Staff Present: Leah Basbanes, Conservation Agent; Jennifer Ryan, Administrative Assistant

Tomas Sanchez, Vice Chair, called the Wednesday, December 14th, meeting of the Conservation Commission to order at 6:00 PM, by reading the following statement:

On July 16, 2022, Lt. Governor Polito signed into law the extension of An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency. This Act includes an extension, until March 31, 2023, of the remote meeting provisions of the March 12, 2020, Executive Order Suspending Certain Provisions of the Open Meeting Law. The new law allows public bodies to continue providing live “adequate, alternative means” of public access, i.e. Zoom, to the deliberations of the public body. The law also authorizes all members of a public body to continue participating in meetings remotely.

In accordance with the Open Meeting Law, the Conservation Commission states for the record that this meeting is being recorded and may be recorded by other individuals or media. The public can listen/view/participate in this meeting while in progress by joining the Zoom meeting as posted on the Town website. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment.

The Zoom meeting ID is 878 2460 6074

**Further information and the plans for each agenda item may be found on the Town Website
Home >> Boards & Committees >> Conservation Commission>>Public Hearings**

Minutes

11/09/22 meeting.

Motion made by Randy Mason, seconded by Melissa Campbell, voted 3-0 to approve 11/09/22 minutes.

Discussion

6 Pickard Lane (245-1665) Mr. Kavanaugh was present for discussion regarding pervious pavers instead of pervious pavement. The project was approved under a OOC to install pervious pavement on the driveway and the owners decided they want to use pervious paver brick instead. The board was concerned about the effectiveness of the paver brick vs pervious pavement. The information [provided with the paver product claims to provide 100% infiltration of storm water up to 6 inches per hour (Aqua Brick) though it is likely that they do not actually provide that. DEP suggested it is more likely 70-80% assuming they are installed properly and maintained. Ultimately though the product does seem to be good-qualifies for LEED credit, does infiltrate, easier to maintain and repair etc. It is being used on many sites now. Overall the board felt that it is an acceptable option though it should be aware of the product being used.

Motion made by Randy Mason, seconded by Melissa Campbell, voted 4-0 to approve minor modification of swapping pervious pavers for pavers.

Certificate of Compliance

188 Haverhill Street (245-1510) driveway repair and modification. Ms. Basbanes reported that the site is stable and a letter stating compliance and an As Built plan had been submitted. The project was a driveway repair that was done several years ago and a small replication area needed to be done.

Motion made by Randy Mason, seconded by Melissa Campbell, voted 4-0 to the Certificate of Compliance.

332 Park Street (245-1726) septic system. Ms. Basbanes reported the site is stable and a letter stating compliance and an As Built plan had been submitted.

Motion made by Randy Mason, seconded by Melissa Campbell, voted 4-0 to the Certificate of Compliance.

Request for Determination of Applicability

3 Putnam Road. Mr. James Kavanaugh was present to discuss the RDA submitted for a re-evaluation of the wetland boundary and proposed addition and new septic system. The property has an old OOC that needs to be closed out. This OOC was based on an area behind the house that was considered to be a wetland at the time. Agent reviewed the area upon the submission of the this Request and agrees with the applicant that the area previously flagged is not jurisdictional as it an upgradient excavated ditch associated with the outfall of a culvert that drains road water runoff. There are wetlands out back further back off property. The owners of this parcel (483 Park St) were at the meeting and granted permission for the applicant to flag the wetlands. A revised plan will be submitted to show these wetland and determine if the buffer zone falls on 3 Putman. The RDA submitted had 2 plan options- one based on the old delineation and on the scenario of the wetland not being jurisdictional.

Request made by Mr. Kavanaugh to continue the Request for Determination of Applicability to January 11, 2023 meeting.

Motion made by Randy Mason, seconded by Melissa Campbell, voted 4-0 to continue to the January 11, 2024 meeting.

Public Hearings

221 Haverhill Street (245-1727) proposed addition to existing garage. Advised by Luke Roy of LJR Engineering that they are still working on a plan and would like to continue this until the January meeting.

Motion made by Randy Mason, seconded by Melissa Campbell, voted 4-0 to continue to the January 11, 2024 meeting.

41 Lindor Road (245-1732) repair existing septic system. Mr. Kavanaugh reported that the project was to replace a failing septic which was located in the backyard but has been moved to the front. Board of Health has approved plan. Ms. Basbanes was concerned about the shed in the wetland area. Committee advised shed be removed and area be restored. No abutters, no homeowner present.

Motion made by Randy Mason, seconded by Melissa Campbell, voted 4-0 to close the public hearing and issue a standard Order of Conditions and 47 Special Conditions.

148 Park Street (245-1733). Mr. Peter Ogren from Hayes Engineering and Bruce Wheeler were present to begin discussions on the proposed senior housing apartment building. The project is a 50 unit building with septic treatment, stormwater management, driveway/parking/walkways and other amenities. The site borders wetland and the Ipswich River and has flood plain. A portion of the project will be in the 100' buffer zone with a proposed 36,515 sf of alteration, and 575 s.f. of outer riparian zone. No work is proposed in

the flood plain. Much of the site is currently disturbed with buildings and paved and/or gravel driveways. Design also will provide enhancement of the 12' NZD and will have a buffer of 15'-30' from wetland. The applicants have submitted to CPC and will be having the plans reviewed by outside peer review. The board would like to have the review done by CPC before continued discussions on this proposal. Mr. Wheeler requested a continuance to the January meeting.

Motion made by Randy Mason, seconded by Melissa Campbell,
voted 4-0 to continue to the January 11, 2024 meeting.

217 Park Street (245-1734) septic system replacement. Luke Roy of LJR Engineering present to represent applicant, Dan Lynch. Mr. Roy described the project as a septic system replacement for an existing three bedroom. The replacement will be a septic tank and pump chamber, common tank that will pump out to the leach field, a pretty straightforward replacement, not increasing the design flow or expanding the use. Board of Health has approved. Mr. Roy also reported that when they put the new system and tank in place, the existing driveway will be mostly torn out and will need to be repaved to a smaller driveway because of the retaining wall and also the water service will need to be relocated.

Motion made by Randy Mason, seconded by Melissa Campbell,
voted 4-0 to close the public hearing and issue a standard Order of Conditions and 46 Special Conditions.

3 Burnham Drive (245-1735) construction of additions, expansion of driveway, construction of a covering over an existing patio, construction of a pool house, removal of an existing shed, construction of a second story deck, construction of a retaining wall, installation of an infiltration chamber and associated grading. John Morin was present to represent Allison and Scott Aldrich. He described the project as mentioned above along with the plan to build a retaining wall along the edge to maintain the 12' no disturb zone and to also have erosion control along that entire side. Mr. Sanchez said he would like to see silt fencing along the retaining wall. Further discussion was had with regard to needing a building permit for the wall. Mr. Morin also stated that the owner would be amenable to putting up placard or some type of signage in response to Mr. Mason's concern that the 12' no disturb would potentially become unrecognizable due to the grass growing and continuous mowing. Mr. Mason also asked how many trees would have to be removed and Mr. Morin stated none, just some branches would need to be trimmed and the existing shed would be removed.

Motion made by Randy Mason, seconded by Melissa Campbell,
voted 4-0 to close the public hearing and issue a standard Order of Conditions and 46 Special Conditions.

Adjourn

Randy Mason moved, seconded by Melissa Campbell, and voted 4-0; that the Conservation Commission adjourn the meeting at 8:17 PM.

Approved  Dated 17 Jan 2023