

Town of Ayer Conservation Commission

Town Hall * One Main Street * Ayer, MA 01432 * 978-772-8249 * 978-772-8208 (fax)
Minutes for 5/8/2014 – Approved 5/22/2014

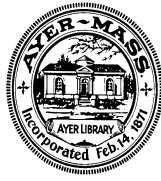
Location: Ayer Town Hall, 1st Floor

Members present: Bill Daniels (BD, Chair), George Bacon (GB, Vice-Chair), Takashi Tada (TT), Lee Curtis (LC), Becky DaSilva-Conde (CA, Conservation Administrator), Jessica Gugino (JG, Clerk)

APAC taped: Yes

7:10 PM – Open Meeting

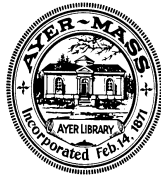
- **Confirmation of Agenda**
 - GB moved to confirm agenda as amended; TT 2nd.
 - Motion approved unanimously.
- **Meeting Minutes Approval**
 - GB moved to accept meeting minutes for 4/24/14 as written; LC 2nd.
 - Motion approved 4-0 (TT abstained).
- **Public Hearing (cont'd.): NOI – 17 Bligh Street, Randolph Realty (DEP #100-0370)**
 - The draft Order of Conditions (OOC) was reviewed.
 - CA will correct final plan revision date on page 1 from April 24, 2014 to April 23, 2014.
 - CA noted the check in payment for the legal ad has not yet been received.
 - GB moved to issue the OOC to 100-0370 as amended and pending receipt of the check; LC 2nd.
 - Motion approved 4-0 (TT abstained).
 - GB moved to close the Public Hearing for 100-0370; LC 2nd.
 - Motion approved unanimously.
- **Public Hearing (cont'd.): NOI – Pingry Hill, Phase V, Crabtree Development (DEP #100-0369)**
 - The draft OOC was reviewed.
 - CA will add in a reference to a second letter received from Tata & Howard, dated April 10, 2014, to “Other Documents” (condition 20c).
 - CA noted that details regarding the requirement of the continuing involvement of an erosion control specialist have been added in Special Conditions 56-63.
 - GB moved to approve and issue the OOC; LC 2nd.
 - Motion approved 4-0 (TT abstained).
 - GB moved to close the Public Hearing for 100-0369; LC 2nd.
 - Motion approved unanimously.
 - ConCom scheduled a site visit to Hemlock Drive in Pingry Hill at 8:30 a.m. on Saturday, 5/10, to check the status of erosion controls and street-sweeping performance.
- **Public Hearing (cont'd.): NOI – Nashua Street Extension (DEP #100-0363)**
 - BD prefers to continue open Public Hearings from meeting to meeting rather than continue indefinitely.
 - GB moved to continue the Public Hearing for 100-0363 to 5/22/14; LC 2nd.
 - Motion approved unanimously.
- **Public Hearing: NOI – 25 Coolidge Road, Robert Pedrazzi (DEP #100-0373)**



Town of Ayer Conservation Commission

Town Hall * One Main Street * Ayer, MA 01432 * 978-772-8249 * 978-772-8208 (fax)
Minutes for **5/8/2014** – Approved 5/22/2014

- Present were Robert and Debra Pedrazzi and Daniel Wolfe, of David E. Ross Associates.
- The NOI proposes the construction of a detached garage with a driveway connecting to an undeveloped portion of Lincoln Street at the back of the property.
 - The Pedrazzis have rights of access from Lincoln Street.
- The back of the property has a steep downhill grade to Lincoln Street.
 - As a result, the garage will be a 2 story building from Lincoln Street, but only the second story will be accessible from the front (uphill) side the property.
- Creating the driveway will involve the use of some fill within the buffer zone.
 - The gravel driveway will be graded to promote sheet flow and prevent channeling.
- Stormwater runoff from the roof and gutters of the garage will flow through down spouts leading to a drywell.
- Haysock will be used for erosion control around the area of work disturbance.
 - The closest proximity of erosion controls to wetland flagging is approximately 10 feet.
- A site visit was scheduled for Saturday, 5/17, at 8 a.m.
 - BD asked that the corners of the proposed garage be staked, and that either paint or stakes be used to give a rough idea of the extent of the proposed driveway.
- GB moved to continue the Public Hearing to 5/22; TT 2nd.
 - Motion approved unanimously.
- **Discussion: Comprehensive Pond Survey presentation for Spring Town Meeting (5/12/14)**
 - Present from the Pond & Dam Committee were Don Rzasa, Chuck Miller, and Marina Giovannini.
 - It was noted that Spring Town Meeting this year will be held at Town Hall.
 - Two articles appear on the Warrant for funding the comprehensive survey:
 - Article 28, requesting the transfer of \$40,000 from free cash for this purpose;
 - Article 34, requesting approval for the use of \$20,000 in CPC funds for this purpose.
 - BD will lead a power-point presentation with Mr. Miller assisting.
 - If Article 28 passes, a motion will be made to take Article 34 next, out of order.
 - The power point presentation will give some brief history, then describe the RFQ, reasons for the selection of Geosyntec, benefits to the Town from such a survey, and sources of funding.
 - Points to be stressed include:
 - This study goes far beyond previous Town studies that focused solely on weed control.
 - This study also looks at recreational uses, water quality, habitat, and stormwater and pollution sources.
 - This study will fulfill some of the DPW's requirements to perform stormwater analysis.
 - This study has attracted a broad consensus of support from ConCom, the Pond & Dam Committee, the Board of Selectmen, the Community Preservation Committee, Parks & Recreation, and the DPW.
 - PACE members Laurie Nehring and Julie Corenzwit have also expressed positive interest in the project.
 - BD will put together a 10-slide presentation over the weekend and circulate to ConCom and Pond & Dam members.
 - Comments and feedback will need to be received by BD by noon on Monday, 5/12.



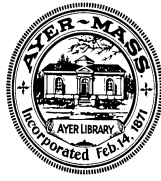
Town of Ayer Conservation Commission

Town Hall * One Main Street * Ayer, MA 01432 * 978-772-8249 * 978-772-8208 (fax)
Minutes for 5/8/2014 – Approved 5/22/2014

- **Discussion: Beaver management implementation**
 - LC talked to Mike Callahan, of Beaver Solutions, regarding his availability.
 - Mr. Callahan indicated he just needs 2 weeks notice.
 - BD asked CA to aim for holding a Public Hearing on 6/12/14 for review of plans to install beaver deceivers at the Long Pond Dam and the Rock Meadow Pond beaver dam.
 - CA will contact Pat Huckery at Mass Wildlife about plans to lower the water levels behind the Rock Meadow Pond beaver dam.
 - CA will also touch base with DPW Superintendent Mark Wetzel to see if he wants to prepare an NOI for the same hearing for similar work on the Rosewood Avenue beaver dam.

- **Committee Updates**
 - Community Preservation Committee
 - JG said CPC lacked a quorum so did not meet on 5/7.
 - CPC has also not received a letter from Town Counsel addressing the crossing easement to Kohler Place.
 - Greenway Committee
 - For the Greenway Committee, GB said that maintenance work on the trails was successful.
 - TT and LC said 3 vernal pools are now in the process of being certified, having been examined on a cold and wet Saturday morning on 4/26/14.

- **CA Updates**
 - Tata & Howard invoice dated 3/17.
 - CA received an invoice billing the Town \$863.07 for third-party review of Pingry Hill Phase V.
 - The invoice incorrectly labels the recent work as pertaining to Phase I.
 - BD said the paperwork needs to properly reference Phase V before ConCom will approve its payment.
 - Pingry Hill Lots 58 and 59
 - CA issued a formal email to Rick Roper, of Crabtree Development, okaying the resumption of construction work on these two lots.
 - National Grid
 - CA received notification of National Grid's annual vegetation management plan.
 - Culver Road
 - CA was contacted by developer Bob Prescott about plans to build a single house at an address on Culver Road at the Ayer/Groton line.
 - The house will be built in Ayer but have a mailing address in Groton.
 - This property holds a Superceding OOC from Mass DEP.
 - Steve Mullaney, of S.J. Mullaney Engineering, has filed a Request for an Amendment to the Superceding OOC which is due to expire in 2015.
 - The amendment refers to the construction of a single house rather than a subdivision.
 - BD asked who inspects erosion controls, etc., on projects under a Superceding Order.
 - LC said a local ConCom requires permission either from Mass DEP to act on their behalf or from the property owner.



Town of Ayer Conservation Commission

Town Hall * One Main Street * Ayer, MA 01432 * 978-772-8249 * 978-772-8208 (fax)
Minutes for **5/8/2014** – Approved 5/22/2014

- BD asked CA to let Mr. Prescott know that ConCom would be happy to work with him on inspecting controls even though he will not be an applicant before ConCom.
- Nick Mancini, 45 Partridge Run
 - CA will contact Mr. Mancini to inform him that ConCom will be performing a site inspection on 6/14/14 at 9 a.m.
 - The purpose of the inspection is to evaluate compliance with the limits of tree-clearing set forth by ConCom when it issued a Negative Determination of Applicability to Mr. Mancini on 10/24/13.
- 31 Central Avenue
 - CA was contacted by John Hillier, of Central Realty Trust, asking for an informal meeting regarding an upcoming NOI submission.
 - BD said no, that CA has already provided enough previous information and consultation and that it is now up to the applicant to prepare the NOI with his consultants.
- **9:20 PM – Adjourn Meeting**
 - GB moved to adjourn; TT 2nd.
 - Motion approved unanimously.