

TOWN OF NORTH READING

Massachusetts

Conservation Commission

Minutes

Tuesday, April 9, 2013

Mr. Weiss, Chair, called the Tuesday, April 9, 2013, 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
Lori Mitchener, Vice Chair
Tom Romeo, Member
Jonathan Cody, Member

Absent: Tim Allen, Member

Staff Present: Kathy Morgan, Admin. Asst.

Discussion/ Correspondence File/Minutes

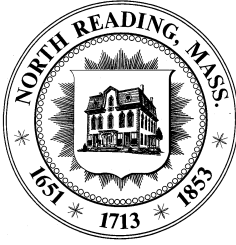
Minutes

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

that the Conservation Commission approve the minutes of February 19, 2013.

Public Hearings

16 Dogwood Lane (Lot 6)(245-1444) Dana Rowe, the owner and Peter Ogren, from Hayes Engineering, were present. The applicant proposes to build a single-family house on Lot 6 of the subdivision. The driveway or access will be in the same location but now will have a 48" pipe for drainage underneath with a foot of dirt under the pipe.



TOWN OF NORTH READING

Massachusetts

Conservation Commission

DEP comments: *Since filling is now proposed within an ORW and the project is a subdivision a 401 and 404 Water Quality Certificate will be required. As such, the entire project site including the lots approved under the previously issued SOC (245-1289) shall be utilized in the alternatives analysis. Filing under 401 and 404 will also require the submittal of a plan showing a full building out.* Mr. Ogren said that previously there was no wetland crossing proposed and now they will be filling under the one foot under the 48" pipe, so DEP is requiring a Water Quality Certificate. Mr. Ogren explained that one lot has already been sold. DEP wants an alternative analysis. The applicant has already looked into bridging and that would require more filling and would cost up to \$13,000- \$15,000 to install. Mr. Ogren said the stream is not well defined and there is not a lot of flow. Mr. Ogren said that they will get the Water Quality Certificate after the OOC is issued. No public comments.

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

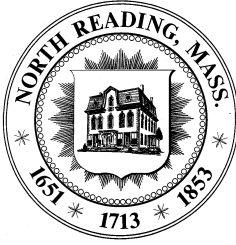
that the Conservation Commission close the Public Hearing and issue an Order of Conditions with the standard 43 conditions, plus one additional condition that if a Water Quality Certificate requires an alternative, the applicant will need to come back to the Commission.

5 Little Meadow Way (245-1445)

Chris Sparages, from Williams & Sparages Engineering, was present. Mr. Sparages said he had no objections with Ms. Mitchener participating in the hearing process. Mr. Sparages explained the plans for a new single family house with a deck off the back of the house and a driveway all within the 100' buffer. No pool is proposed. The amount of buffer disturbance is at 74.3%, with 12 ½% impervious. The determined FEMA floodplain is just outside the wetland delineation. There are wetlands located to the rear and left side of the proposed house. A pressure treated fence will mark off the 12 foot no disturb zone. No public comments.

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 with the standard 43 conditions.



Conservation Commission

18 Little Meadow Way (NR Bylaw Only)

Chris Sparages, from Williams & Sparages Engineering, was present. Mr. Sparages said he had no objections with Ms. Mitchener participating in the hearing process. An isolated wetland area to the right of the proposed house is outline on the plan (N series flags). The new single family house and driveway are within the 100' buffer to the isolated wetland and, therefore, the NOI is only being reviewed under the North Reading Bylaw. There is also a swale that runs through the side of the property that acts as an emergency outlet for the isolated wetland and goes into the drainage that feeds into the storm water management. There is no pool proposed. The amount of buffer disturbance is 67.5% and 12.4% impervious. No public comments.

Ms. Mitchener asked about vernal pools within the subdivision. Mr. Sparages showed where it is listed on the plan as NVP #12 - #7. They are not within this site nor is any activity closer than 75 feet.

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

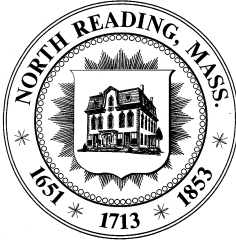
that the Conservation Commission close the Public Hearing and issue an Order of Conditions under the North Reading Bylaw with the standard 43 conditions.

76 Main Street/USPS (245-1446)

Tom Ravenelle, PE, from Gordon R. Archibald, Inc., was present for the applicant. The project is part of the Post Office's consolidation. They propose 1) to modify the existing loading docks for more height. Grade modules won't cause any more impervious or change flow patterns; 2) a small (2,600 s.f.) addition for loading of some vehicles; 3) some paving, less than 3,000 s.f.; and 4) waterline and drainage system to be relocated. To offset any increase of runoff with the additional impervious, crushed stone, 18" deep and 6" of sand will run along the existing pavement. Work on the project will begin within the next couple of months. No public comments.

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 with the standard 43 conditions.



TOWN OF NORTH READING

Massachusetts

Conservation Commission

Continued Public Hearing

37 Leland Road (245-xxxx) The applicant is working with the Board of Health and has requested a continuance.

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

that the Conservation Commission accept the applicant's request to continue to May 14, 2013.

Adjourn

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

that the Conservation Commission adjourn the meeting at 8:20 PM

Approved _____ dated _____