

Minutes

Tuesday, May 14, 2013

Mr. Weiss, Chair, called the Tuesday, May 14, 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 Marty Weiss, Chairman
Present: Lori Mitchener, Vice Chair
 Tom Romeo, Member
 Jonathan Cody, Member
 Tim Allen, Member

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

Discussion/ Correspondence File/Minutes

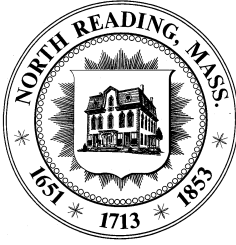
Minutes

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;

that the Conservation Commission approve the minutes of April 9, 2013.

Discussions:

221 Haverhill Street Mrs. Franco was present. Ms. Basbanes sent a cease & desist letter to the homeowners. A stone wall was constructed at the site, vegetation removed and site work being done adjacent to wetlands to the left of the property. Ms. Basbanes met the contractor and the owners at the site. The wetlands were flagged and silt fence installed. Arrangements were made with the homeowner to file a Notice of Intent for the June 11th meeting and submit a plan showing the wetlands, all the work to be completed and the closest distance between wetlands and the work.



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6 Bishops Way

Mike Prisco came before the Commission to discuss the permitting of this property. The neighborhood is very upset with the building blocks being used in the construction of the wall for the septic system. The construction of the septic system, due to ledge and the separation of the system to ground water and the Commission's requirement of a 75' setback from the system to wetlands resulted in the system to be built at the front of the property at a high elevation. A 9' wall was approved within the plans for the new house and septic system. The minutes from the meeting, when the project was approved by the Commission, states that a 6' wall with a 4' chain link fence would be installed. Ms. Basbanes will review the plans that were approved. The neighbors would like the Commission to speak with the Board of Health to see if the issue can be resolved.

Certificate of Compliance

160 Park Street 245-1401

Ms. Mitchener moved, seconded by Mr. Cody, and voted 5-0;

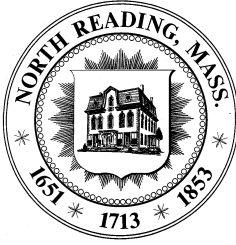
that the Conservation Commission issue a Certificate of Compliance.

44 Swan Pond Rd. 245-210 & 245-387

Mr. Allen noted that there is new grading in the back. Ms. Basbanes said that the new grading is due to a new septic system being installed outside of the 100' buffer.

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;

that the Conservation Commission issue Certificates of Compliances for the two outstanding Orders of Conditions.



Public Hearings

32 Tower Hill Road – Request for Determination

Mr. Rich, the contractor, was unable to get his plans updated for the meeting and requested a continuance.

Ms. Mitchener moved, seconded by Mr. Allen and voted 5-0;

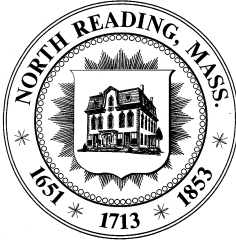
that the Conservation Commission accept the applicant's request to continue the Public Hearing until June 11, 2013.

157 Main Street (245-1447) Commercial building

Mr. O'Neill, from LJR Engineering, was present for the applicant. Mr. O'Neil explained the plans for a new Commercial building. A bordering vegetated wetland runs along the back of the existing building on the site, N to S. The current building will come down. Mr. O'Neill said the entire area has been disturbed. Two stormwater management areas will be added, one to the north and one to the south of the property. Mr. O'Neill said they have reduced the peak runoff. DEP is saying that the flood elevation at the site is 77. Mr. O'Neill referred to the FEMA maps and took information from the storm gate at Stop & Shop and found the elevation to be 76.4. Mr. O'Neill said that if DEP's elevation at 77 is to be used, they would probably have to remove some of the parking. DEP is also saying that a portion of the property is undeveloped, so the site should be considered a mix. Mr. O'Neill said they will be filling 3 s.f. of wetlands and they have planned to pull some of the pavement back and revegetate as compensation. Ms. Basbanes asked if a 21E was done. Mr. O'Neill said, yes. Mr. Weiss asked for a copy of the report. Mr. O'Neill said they will be meeting with CPC next week and most likely they will assign a review of the stormwater management system. An abutter to the project asked how many trees will be coming down. Mr. O'Neill said he not sure, but it will be minimal. He said that is 600' of wetlands that separate this site from Northridge. Mr. O'Neill requested a continuance. He will come to the next meeting with resolutions to DEP's comments.

Ms. Mitchener moved, seconded by Mr. Cody, and voted 5-0;

that the Conservation Commission accept the applicant's request to continue the Public Hearing to June 11, 2013.



Conservation Commission

24 Dogwood Lane (Lot 2) (245-xxxx) driveway, grading & ss

Elizabeth Wallis, from Hayes Engineering was present for the applicant. The applicant is filing for the driveway, site grading and septic system for a single family house. The paved driveway will have an 8" pipe running underneath for drainage to a stone swale at the opening. At the other end of the driveway, a swale will lead water away to a rain garden at the rear of the property. The limit of activity has been extended past what was approved in the Superceding Order. Ms. Basbanes questioned the grading around the rain garden and said she would like the final grades from the house to the rain garden. Mr. Weiss asked for a cross-section from the street back through the house to the rain garden. A DEP number hasn't been assigned yet or comments given.

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;

that the Conservation Commission accept the applicant's request to continue the Public Hearing to June 11, 2013.

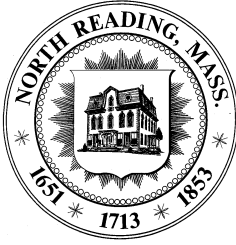
2 Rahnden Terrace (245-xxxx) raze & rebuild 3 bdrm house

Bernie Pacquin, from Dana Perkins was present for the applicant along with Ethan Davis and Bill Schneider. The site is located in the Martin's Pond area. The existing single family house will be razed. An ANORAD was filed and issued in January 2013. The property is registered land. Part of the subdivision was from the 1930's. The applicant is proposing to build a smaller house, with a paved driveway, and a new septic system to be located further away from the wetlands than the existing one. A Board of Health permit has not yet been issued. The leachfield is approximately 80' away from wetlands. The old system was probably a cesspool and will be dug out and removed and new storm tec chambers will replace the old cesspool. Ms. Basbanes is concerned with drainage off the driveway and the sloping of the grade which is at 3:1. She asked for some type of storm filtrator system or trenching.

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;

that the Conservation Commission accept the applicant's request to continue the Public Hearing to June 11, 2013.

75 Concord Street – Request for Determination



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Jack Sullivan, the engineer and Atty. Michael Larkin were present for the applicant. Mr. Sullivan told members that new owners are taking over the building and would like to store dry material in concrete block bins. The entire site is paved and there are wetlands to the rear. At first there was some discussion that if they eliminated the first three bays, they could leave a 30' buffer to the wetlands and add additional blocks along the right side property line. They plan to install 6" of crushed stone from the edge of the pavement to the back property line. Fred Hooper, one of the owners of the new business, explained that the material will be covered. Mr. Weiss asked if the bottom blocks will have weep holes. Mr. Hooper said, no. Mr. Hooper said that the cover also comes down in front. Mr. Allen asked if all the bins could be covered, and if brick or stone or larger materials were kept in bins at the wetland edge it would be better. In the end the applicant agreed to put bins along the right side away from the wetland.

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;

that the Conservation Commission close the Public Hearing and issue a Negative 3 Determination with three conditions: 1) get all approvals from departments needed, 2) cover the bins, 3) move the bins to the right side of the property.

37 Leland Road (245-xxxx)

There was no representative for the project. Ms. Basbanes was asked to contact the applicant and advise them to attend the next meeting or the project could be denied.

Other Business

Items that came in after the agenda was posted

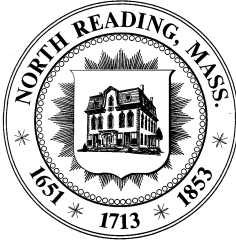
18 Roach Circle (245-1130) – Certificate of Compliance

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;

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

197 Main Street (245-490 & 245-729) – Certificate of Compliance

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;



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

32 Strawberry Lane (245-286) – Certificate of Compliance

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;

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

4 Ten Rod Way (245-1329) - Extension

Ms. Mitchener moved, seconded by Mr. Allen, and voted 5-0;

that the Conservation Commission issue a three year extension to expire June 3, 2016.

Adjourn

Mr. Romeo moved, seconded by Mr. Cody, and voted 5-0;

that the Conservation Commission adjourn the meeting at 9:15 PM

Approved _____ dated _____