



Minutes

Tuesday, June 10, 2014

Mr. Weiss, Chair, called the Tuesday, June 10, 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
Tim Allen, Member
Tom Romeo, Member
Jonathan Cody, Member

Absent: Lori Mitchener, Vice Chair

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

Discussion/ Correspondence File/Minutes

Hillview Irrigation

Ms. Basbanes reviewed the site work to be done and felt it was non-invasive. They will be slicing the grass to install piping and replacing the sprinkler heads. They will file a Request for Determination and hope to get on the July agenda. The applicant is requesting to waive the bylaw requirement to notify abutters. A legal notice will still be published.

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

that the Conservation Commission waive written notification to abutters for the project at the Hillview Golf Course for the irrigation.



Conservation Commission

Extention

26 Dogwood Lane (245-1392)

Joseph F. Fournier, from JFF Design Architects was present to request a three year extension. The applicant is about to start building the single family house.

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

that the Conservation Commission grant a three year extension to expire July 2017.

200 Elm Street – (245-1368)

Because the work has not started yet, the owners are requesting a three year extension.

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

that the Conservation Commission approve a three year extension to expire June 2017.

Public Hearings

18 Roach Circle – Request for Determination

Mr. Martin Finch, from Finch Engineering & Survey Consulting, was present along with the homeowners. Mr. Finch explained that the property is a $\frac{3}{4}$ acre parcel at the top of a knoll. The homeowners would like to construct a 600 s.f. addition to the westerly side of the house. The house is currently a two bedroom and they will be adding a third bedroom, 21.5' x 31.5'. The Board of Health has not issued a permit yet. He said there will be minimal fill added for the foundation. The addition is to be installed on slab. The work is 72' to the closest point of wetlands. The wetlands were delineated in 2014. The entire house is within the 100' buffer. Christopher Carroll, Chief Investigator, Division of Professional Licensure, was present. Mr. Carroll asked if any siltation was being proposed. Mr. Finch said he would add erosion control if the Commission requested it. Mr. Carroll asked who did the borings. Mr. Finch said there are no borings proposed. Mr. Carroll asked who did the wetland delineation. Mr. Finch said Steve Eriksen. Mr. Carroll asked Mr. Finch if he is a land surveyor licensed in Massachusetts. Mr. Finch said, yes.



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

that the Conservation Commission close the Public Hearing and issue a Negative 3 Determination with the condition that Ms. Basbanes approve the location of haybales and hold issuing the permit for Board of Health approval.

9 Brentwood Road (245-1473)

Luke Roy, from LJR Engineering, was present for the applicant. The applicant is looking for a permit to demo the existing house and rebuild a single family house with a new septic system and site work. The lot is a parcel at the end of the road, approximately 8,000 s.f., currently a three bedroom house. There is a wetland to the north on town-owned land. The new house will also be a three bedroom house, but smaller. The septic system will be in the front yard, 85' from wetlands, but the new house will be closer by 5', only 42' to wetlands. The driveway will be porous pavement. The impervious percentage for the new house is 12.4%. All the work is within the prior disturbed area of the old house. Board of Health has approved the septic system. There is a flood zone on Town-owned land to the north. Mr. Weiss asked if the new house is within the old house's footprint. Mr. Roy said it is 5' back from the existing house.

Mr. Allen 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.

4 Stonecleave Road (245-1471)

Luke Roy, from LJR Engineering, was present along with the applicant, Mr. Dearborn. The applicant proposes to build a new house with driveway and associated site work. It is an irregular parcel. Wetland flag 21A was adjusted and now the driveway will cross the wetland. The septic system is outside the buffer. A replication area of 890 s.f. is proposed for the wetland crossing. North of the house will be left undisturbed. The buffer disturbance is 2100 s.f. or 45.4% and impervious is 16.6%. Water flows across this property so the driveway has been designed to allow the drainage to continue its current path. Erosion will be placed on the downside of the replication area and there will be a demarcation line with a post –n-rail along the wetland side of the 12' no disturb buffer. Bill Manuel from Wetlands and Land Management was hired by the neighbor Mr. Bouveyard and they have reviewed the proposal



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with the applicant. Mr. Manuel noted the elevation of the area of the driveway post development and would not want that to be compromised. He also noted some large trees on the property line, 150 years old, with roots close to the new work. He asked that the applicant hire an arborist to oversee the work. Mr. Manuel said that alteration under the canopy of those trees could be detrimental. Mr. Bouveyard would like to be invited into the pre-construction meeting to overlook site and see which trees are to be removed or impacted with the proposed work. A water main will be required 4' down and could affect trees.

Mr. Roy was satisfied with most of the requests of the abutter but doesn't feel an arborist is necessary. Mr. Manuel said perhaps a wetland scientist could consult. Mr. Bouveyard said that talks between the applicant and himself have been collaborative.

Mr. Romeo asked if the utilities would be installed to the right of the driveway. Mr. Roy said, yes. He wouldn't like to put them under the driveway but may have to be in close areas to the wetlands.

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

that the Conservation Commission close the Public Hearing and issue an Order of Conditions with the standard 43 conditions with a pre-construction meeting with the neighbor and that the wetland crossing be at constructed at grade.

6 Orchard Drive (245-1472)

Luke Roy, from LJR Engineering, was present for the applicant. The project is for replacing the septic system and an attached garage addition. There is a wetland that runs along the property. There is a failed septic system. The driveway will lead into the 22' x 22' garage. The existing driveway, shed and porch will be removed. The work is 65' from wetland flag 3A. Some grade change will be required for the septic system due to high ground water. The new septic will be a pump system. The existing impervious is 15.9%, after the project, 14.9%. There are also wetlands to the rear of the property. Most of the new driveway will be outside of the buffer.

Mr. Allen 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.



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Adjourn

**Mr. Cody moved seconded by Mr. Romeo, and voted unanimously in favor;
that the Conservation Commission adjourn the meeting at 8:40 PM**