



TOWN OF NORTH READING

*Massachusetts*

Conservation Commission

## Minutes

Tuesday, August 12, 2014

Mr. Weiss, Chair, called the Tuesday, August 12, 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  
Jonathan Cody, Member

Absent: Lori Mitchener, Vice Chair  
Tom Romeo, Member

Staff Present: Kathy Morgan, Admin. Asst.

### Discussion/ Correspondence File/Minutes

#### Minutes

**Mr. Cody moved, seconded by Mr. Allen, and voted 3-0;**

**that the Conservation Commission approve the minutes of July 8, 2014.**

### Acceptance of Swan Pond Road

Danielle McKnight, Town Planner, was present and came before the Commission to discuss a portion of Swan Pond Road, Map 73, parcel 4, that is listed as Conservation property. Funds were approved at Town Meeting to pave some unapproved streets. Swan Pond is one of those streets, but the Planning Office and DPW want to clear the issue of ownership. Ms. McKnight advised the Commission that the roadway would not be enlarged or change and if the Commission was in favor of transferring ownership to the Town, the Town would in turn file Article 97 with the State to change the ownership.



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Ms. McKnight was advised that the Conservation Commission would not have an issue with the transfer of ownership of this parcel of land. Ms. McKnight said she would be talking with Town Counsel on the wording of the vote, if that were necessary.

### **0 Pickard Lane (parcel C)**

George Galligher, from Habitech, Inc., was present with the McDonalds, who are the abutters to this property and wish to purchase the landlocked parcel. The McDonalds have one stipulation to the purchase and that is to be able to build a garage, to be located just over the property line. Romaine and Mark McDonald, owners of 10 Pickard Lane showed Assessor's Map with the location of a proposed garage. Mr. Allen said the covenant worded that the land should go to the Conservation Commission and left in its natural state. Mr. Weiss said people wouldn't donate land if they thought the Conservation Commission would transfer or sell and allow a future owner to build on it.

### **182 Park Street/Duval Roofing**

Mr. Duval was present. The Conservation office received photos of debris and stockpiles. Mr. Duval explained that a retaining wall had fallen down. He was asked to remove the debris and stockpiles, which he said has already been done. Mr. Duval was asked to send a letter to the Commission stating that everything has been cleared up.

### **318 Haverhill St.**

Jack McQuilkin, from JM Associates, was present along with Tom Parker, the owner of a two lot subdivision, 10 acre parcel behind his house and barn on Haverhill St. Norse Environmental flagged the property. There is a cart path that comes in from Haverhill St. and goes to an island of land in the middle of the property. Mr. Parker told of the history of the property and said that the barn is the last post & beam from Alder's in Boston, built in 1918 by the William Wood family. The cart path will be widened, displacing 3,860 s.f. of wetlands, 5,800 s.f. will be replicated. Mr. McQuilkin said that Lot 3 will have 71% buffer disturbance and 18.3% impervious cover, while Lot 4 will have 74% buffer disturbance and 17% impervious cover. They will be disturbing more than an acre so stormwater regulations will be required. Mr. McQuilkin said they will use a Presby system for the septic system and a yearly report will need to be filed. A consensus of the members showed that the project seems approvable as presented.



Conservation Commission

**Weed pulling in Martin's Pond**

Janet Nicosia was present representing homeowners of Martin's Pond. She advised members that a number of residents have been complaining about vegetative matting taking over the pond. John Lyons, from Merrimack College, that has worked with the Martin's Pond Association in the past, did a plant survey and determined the vegetation to be Eurasian Milfoil that is forming thick mats. The mats are about 20' from shore and difficult to get through. Janet told of various methods that have been used to get rid of invasive plants such as Chemicals, cutting or hydro-raking, bio control (bugs) or matts to smother it. Herbicides are used as a last resort. Janet and others on the Association plan to attend the MAPC conference to learn more but owners at Martin Pond want to start pulling. Janet felt that if the Conservation Commission were involved, there would be more control over what was done. Mr. Weiss suggested that owners who wish to hand pull the weeds can send a request to the Conservation office and they will in turn get an approval letter back telling them the do's and don'ts.

**Certificate of Compliance**

**4 Erwin Road (245-924)**

Mr. Cody moved, seconded by Mr. Allen, and voted 3-0;

that the Conservation Commission issue a Certificate of Compliance.

**2 Kings Row (245-476)**

Mr. Cody moved, seconded by Mr. Allen, and voted 3-0;

that the Conservation Commission issue a Certificate of Compliance.

**6 Bishops Way (245-1318)**

This was a last minute item and Ms. Basbanes didn't get to write up a report on the site. This will be posted on the Agenda for 9/9/14.



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### Conservation Commission

## **Public Hearings**

### **4 Oakland Rd – (245-1474) Septic system**

Luke Roy, from LJR Engineering, was present. Mr. Roy explained that there is a wetland north of the property. There is a culvert at the end of Oakland that feeds the wetland. The existing septic system is to the rear of the property. The new system will be located in the front of the house and will have a pump chamber system, pumping from the back tank. This site is entirely within the 100 foot buffer. The house is a three bedroom house and will remain so. Erosion control will be placed at the top of the slope and all work will be done within the existing lawn area. The field will be located 25' from the wetlands and the field grading will be tapered into the existing slope. A barrier will be placed around the entire system. The Board of Health has issued a permit. The existing tank will be removed and a new one put in. There is another tank further back that will be crushed and abandoned.

Mr. Cody moved, seconded by Mr. Allen and voted 3-0;

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

### **66 Central Street – Request for Determination for grading associated with a SFH**

Richard Craig, 65 Central Street was present. A representative for the project was not present and, therefore, the Public Hearing was postponed to September 9, 2014.

Michael Gillberto, the new Town Administrator, introduced himself to the Commission.

### **LUC Assignment**

After some discussion as to whether a member of the Commission would need to attend every meeting, Mr. Cody volunteered for the position and a vote of the Commission will be on the next agenda.



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**Adjourn**

Mr. Cody moved seconded by Mr. Allen, and voted unanimously in favor;  
that the Conservation Commission adjourn the meeting at 8:45 PM

Approved \_\_\_\_\_

Dated \_\_\_\_\_