



TOWN OF NORTH READING

Massachusetts

Conservation Commission

Minutes

Tuesday, May 13, 2014

Mr. Weiss, Chair, called the Tuesday, May 13, 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
Lori Mitchener, Vice Chair
Tom Romeo, Member
Jonathan Cody, Member

Absent: Tim Allen, Member

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

Discussion/ Correspondence File/Minutes

Minutes

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

that the Conservation Commission approve the minutes of March 18, 2014.

Public Hearings

Minor Modification – 4 Little Meadow Way

Chris Sparages, from Williams & Sparages, was present for the applicant. Ms. Mitchener advised members and Mr. Sparages that she is an abutter to the property. Mr. Sparages said he didn't have a problem with her participating in the discussion. Mr. Sparages explained that the homeowner would like to expand the driveway to make maneuvering out of the driveway



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easier. A retaining wall, under 4' is proposed for one side and a slight expansion further down on the other side is proposed. The percent of impervious will be 20.9% and buffer disturbance will be 74.8%. Mr. Weiss said he would like a cross-section of the wall to be submitted. Ms. Basbanes advised Mr. Sparages to let the owners know that they are at their disturbance limit of what they can do on the property.

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

that the Conservation Commission approve the proposed work as a minor modification.

Certificate of Compliance

8 Swan Pond Ave. Commission re-signed another Certificate.

Public Hearing

0 Hillside Ave.

Ms. Basbanes explained that the town is looking to take down three white pines, one is dead, two are top heavy. The stumps are to stay. Ms. Basbanes wanted an Oak to stay for shade.

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

that the Conservation Commission close the Public Hearing and issue a Negative 3 Determination.

11 Memory Lane (245-xxxx) – inground pool

Bill Manuel, Wetland Consultant, was present along with the homeowners. The site is at the end of Memory Lane. Mr. Manuel said there is a typical vernal pool on the property. The owners would like to install an in ground pool. The 12' no disturb, 50' setback from a vernal pool, and 100 foot buffer were shown on the plan. The pool and aggregate deck will be located half way within the 100' buffer. The filter and other pool materials will be behind their shed. The grading with contours will be at a 3:1 slope. Eleven trees are proposed to come down. Buffer disturbance is 15%. A silt fence will be installed closer than 50' from the edge of wetlands. Ms. Basbanes has reviewed the trees to be removed and said most are 50' away from



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wetlands, but she did ask if some could be pruned instead of removed; specifically #10, #6 & #14. There is a fence proposed for around the patio.

The abutter at 9 Memory Lane stated that she feels the water from the wetlands behind her house is not draining properly, is stagnant and coming closer to her house. She asked if runoff from the pool grading will go toward her house. Mr. Manuel said that the drainage will go in the same direction. He doesn't feel there is a drainage issue, but a typical vernal pool wetland. The neighbor asked if more trees come down, how will the drainage be affected and will there be a wind tunnel? Ms. Mitchener and Ms. Basbanes said there will be a negligible difference. Whether there will be a wind tunnel, is unknown. The neighbor also asked what the plan is for the pool drainage. Mr. Manuel said they plan, if and when necessary, to drain pool water to the other side of the house.

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 that there shall be no de-watering of pool water toward the wetlands. Hold for DEP#.

145 Marblehead Street (245-xxxx) Single-family house

Chris Sparages, from Williams & Sparages, was present. Ms. Mitchener advised members and Mr. Sparages that she is an abutter to the property. Mr. Sparages said he didn't have a problem with her participating in the discussion. Mr. Sparages explained that this lot is an oversized parcel in the Little Meadow Way subdivision but has frontage on Marblehead St. The septic system leaching field and grading for the septic system are within the buffer. There is no Board of Health permit yet.

Ms. Mitchener 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 but hold for DEP number and Board of Health permit.



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Old/New Business

Certificate of Compliance

20 Olde Coach Road (245-1297)

George Gallagher, from Habitech, was present.

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

that the Conservation Commission issue a Certificate of Compliance.

12 Bay Road (245-1026)

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

that the Conservation Commission issue a Certificate of Compliance.

Holt Lane (245-1244)

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

that the Conservation Commission issue a Certificate of Compliance.

Adjourn

Mr. Cody moved seconded by Mr. Romeo, and voted unanimously in favor;

that the Conservation Commission adjourn the meeting at 8:30 PM