



Town of Ayer Conservation Commission

Town Hall * One Main Street * Ayer, MA01432 * 978-772-8218 * 978-772-3017(fax)

Minutes for **09/25/08** – **Approved 10/09/08**

Location: Town Hall, 1st Floor

Members present: David Bodurtha (DB, Acting Chair), George Bacon (GB), Takashi Tada (TT, Clerk), Jessica Gugino (JG), Denis Luken (DL), Becky DaSilva-Conde (CA, Conservation Administrator)

Not present: Bill Daniels (Chair)

APAC taped: Yes

Start (7:00 PM)

- **Meeting Minutes Approval**
 - JG moved to approve 9/11/08 meeting minutes, with minor edit; GB 2nd.
 - Motion approved unanimously.

- **Announcements**
 - Memo from Shaun Suhoski – Fall Town Warrant closes 10/7/08. Deadline to submit articles is 10/1/08. Fall Town Meeting will be held 10/27/08.
 - Memo from Mr. Suhoski – Board of Health and Building Inspector are following up on the citizens' complaint re: the farm property on Westford Road.
 - San-Vel Property – Mr. Suhoski provided copies of PowerPoint presentation re: installation of monitoring wells at the San-Vel property near Spectacle Pond drinking water wells.

- **Public Meeting: Autumn Ridge Active Adult Community – GPR [DEP# 100-0317]**
 - Eric Rudenauer of GPR, representing Woodstone Homes.
 - Woodstone Homes is the new owner of the development, as of 9/24/08. The new site contractor is Gillis Homes.
 - Mr. Rudenauer presented a proposed revision to the project timeline specified in Special Condition #11.
 - The loam pile near the entrance will be removed by Thanksgiving 2008 (original deadline is Sept. 2008).
 - Gillis Homes will commence operations next week, beginning with Building 5.
 - Construction of the drainage swale to divert runoff from the field above Building 4 will be completed within the next month, weather permitting.
 - Residents of Autumn Ridge expressed their support of the proposed timeline.
 - CA: Need the new contact information for Woodstone and Gillis.
 - Mr. Rudenauer will email the new information.
 - CA: During last site visit, the catch basin silt screens were backed up. Have these been cleaned?
 - Mr. Rudenauer will see that it gets done on Monday.
 - GB moved to approve the changes as proposed and discussed; JG 2nd.
 - Motion approved unanimously.

- **Public Hearing: RDA – 31 Willow Road (GPR)**
 - Eric Rudenauer of GPR presented a Request for Determination of Applicability (RDA) on behalf of Peter Centrall LLC.



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- Mr. Rudenauer provided a check for the legal ad, along with copies of Certified Mail delivery confirmations for notification of abutters.
- Project involves decommissioning of existing septic system and connection to municipal sewer main at 31 Willow Road.
 - Some work within wetland buffer zone is necessary; nearest point of wetland encroachment is 28 feet.
 - Silt fence will be installed around the wetland to prevent erosion.
 - The trench cut area slopes away from the BVW along Willow Road, so it is unlikely that any wetland siltation could occur.
- GB suggested adding a Special Condition that the silt fence be maintained until all of the paving work is completed.
- GB moved to issue a ‘Negative’ determination, with a special condition as described above; JG 2nd.
 - Motion approved unanimously.
- Commissioners signed the signature page.
- GB moved to close hearing; JG 2nd.
 - Motion approved unanimously.
- **Public Meeting (cont’d): Conservation Restriction (CR) – Orion Park, Westford Road**
 - CA found the comments on the draft CR from Patrick Hughes.
 - CA will forward Mr. Hughes’ email to the Commissioners for review.
 - CA also received email from attorney Steven Graham re: signature page/certification form.
 - Mr. Graham will provide a copy of the form from EOEEA.
 - GB moved to continue hearing to 10/9/08; JG 2nd.
 - Motion approved unanimously.
- **Discussion: Erosion Control Issues – Stratton Hill Subdivision, Wright Road**
 - JG reported that work is being done at the site.
 - The haybale/silt fence line on the pond side of Wright Road is incomplete.
 - CA will contact Dave Moulton to have this taken care of.
- **Discussion: FMC Corp. – Soil Remediation at 9 Bishop Road**
 - CA received a memo from FMC’s remediation contractor, Arcadis, re: modification of final site grading.
 - Commission contacted Eugene Choquette of Arcadis (by phone) to discuss.
 - Due to higher than expected water table, Arcadis could not excavate all of the non-hazardous soil. Therefore, the final grade of the cap is up to 2.5 feet higher than originally planned.
 - The biggest difference in grade is near the building in the southeast corner of the work area.
 - The grade at the wetland is approximately the same as originally planned.
 - Side slopes of the raised grade are 3:1. Slopes are stabilized by hay and matting while the grass seed is being established.
 - To compensate for the raised grade, access ramps were added for the tenant.



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- The specs for capping the remediation area did not change. The cap includes a geotechnical membrane plus 12 inches of fill and 6 inches of loam.
 - Commission requested as-built drawings and full-size replacement plans for the file.
 - GB moved to approve the final grade modifications per the memo, as discussed; JG 2nd.
 - Motion approved unanimously.
 - CA will draft a letter to Arcadis to memorialize the approved changes and new requirements.
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- **Discussion: 32 Wright Road**
 - Harry Zane of 32 Wright Road presented a plan for grading and landscaping improvements along his driveway, which is within 100 feet of a flagged wetland.
 - Work would impact approximately 4,300 square feet of buffer zone.
 - Work to be completed manually, if possible.
 - Plan includes some pruning and thinning of trees, as needed.
 - Wetlands were flagged in 1993. This may need to be updated.
 - Commissioners scheduled a site visit with Mr. Zane on Saturday, October 4, at 9:00.
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- **Update: Conservation Restriction – Pondview Estates**
 - Commission will discuss the CR at the next meeting, 10/9/08, to allow BD to express comments and to look into the procedure for approval/acceptance.
 - Does it require a Public Hearing?
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- **Update: Pond Weed Control**
 - CA has phoned and emailed Dominic Meringolo at ACT re: follow-up monitoring of weed treatment.
 - No reply from ACT as of yet.
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- **Update: Ayer Stormwater Plan**
 - Implementation of the plan is still in limbo, pending resolution of the DPW Superintendent position.
 - DB: The Planning Board needs to begin formulating the implementing regulations of the new Bylaw, including the enforcement mechanisms.
 - The Stormwater Committee is of the opinion that Planning Board is the enforcing authority.
 - CA: The inspection and enforcement roles need to be clearly defined.
 - CA will ask Town Clerk if the Bylaw has been approved by Attorney General.
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- **Discussion: Calvin Street Violation**
 - CA will draft Violation Notice for backyard landscaping within 100 feet of Flannagan Pond.
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- **Discussion: Public Outreach/Education re: Wetlands Regulations**
 - Commission discussed sending out a mailing to residents in Spring 2009, explaining residents' responsibilities/liabilities under the Massachusetts Wetlands Protection Act.



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- **Update: Chapter 91 – Public Meeting**
 - On October 23, 2008, Commission will hold an informational Public Meeting re: permitting of docks under Chapter 91 and Wetlands regulations.
 - CA will extend invitation to Andrea Langhauser of DEP.
 - CA will email an announcement to Richard Breyer for publication in the Public Spirit.
 - Response to the pond mailings has been mostly positive, including requests for more information.

- **Update: Central Avenue Pumping Station**
 - Work has begun, including removal of the old underground storage tank.

- **Update: Icehouse Dam**
 - Received NOI application from Icehouse Partners. Identical NOI was also submitted to Shirley Conservation Commission.
 - CA will contact Ann Gagnon in Shirley to see if a joint hearing can be arranged.

- **Update: File Maintenance**
 - Janet Berube is still working on organizing the files, when she has the time.

- **Discussion: Meeting Minutes Archives**
 - CA will ask Town Clerk how she prefers to receive copies of the approved minutes.
 - TT will save minutes to CD in PDF format, for the office files.

Adjourn (10:00 PM)

- GB moved to adjourn; JG 2nd.
 - Motion approved unanimously.