

## **Town of Ayer Conservation Commission**

Town Hall \* One Main Street \* Ayer, MA 01432 \* 978-772-8249 \* 978-772-8208 (fax)  
Minutes for 7/24/2014 – Approved 8/14/2014

Location: Ayer Town Hall, 1st Floor

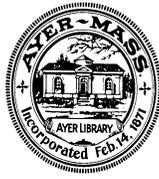
Members present: Bill Daniels (BD, Chair), George Bacon (GB, Vice-Chair), Takashi Tada (TT), Lee Curtis (LC), Jessica Gugino (JG, Clerk)

Not present: Becky DaSilva-Conde (CA, Conservation Administrator)

APAC taped: Yes

### **7:08 PM – Open Meeting**

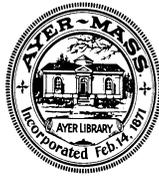
- **Confirmation of Agenda**
  - Discussion of a field change to the OOC for 17 Bligh Street (#100-0370) was added.
  - GB moved to confirm the agenda as amended; TT 2<sup>nd</sup>.
    - Motion approved unanimously.
  
- **Approval of Meeting Minutes**
  - GB moved to approve the minutes for 7/10/14 as written; TT 2<sup>nd</sup>.
    - Motion approved unanimously.
  
- **Public Hearing (cont'd.): NOI – 97 Holly Ridge Road, Lot 29, Pingry Hill, Crabtree Development (DEP # 100-0375)**
  - Steve Mullaney, of S.J. Mullaney Engineering, Inc., was present.
  - ConCom voted to approve and proceed with an OOC for Lot 29 at its 7/10/14 meeting.
  - Mr. Mullaney said, however, that ongoing issues with a proposed drainage basin on nearby Lot 32 (187 Old Farm Way) have led the developer to propose modifications to lots 29 and 30.
    - The proposed modification calls for shifting the location of the proposed basin from Lot 32 to the back of lots 29 and 30.
    - This alleviates the concerns raised by the owners of Lot 32, Michael Anuta and Jean Hoffman, about the developer's proposed tree-cutting and installation of a basin on property they've owned now for 3 years.
  - By shifting the stormwater basin entirely onto lots 29 and 30, the basin will now lie between the proposed houses and the wetlands.
    - The relocated basin will receive overland and rooftop flow from lots 28, 29 and 30, but nothing from the roadways.
    - The relocated basin also will not interact with a different basin located behind it.
    - Stormwater runoff from lots 31 and 32 will continue to flow overland into the wetland system, as it currently does.
  - Mr. Mullaney asked if ConCom still required visual demarcation using boulders and signs, as agreed upon at the 7/10 meeting.
    - BD asked that signage, indicating a protected area, be placed at 50-ft. intervals on the berm between the basin and the resource area.
  - Mr. Mullaney said that the new plan showing this modification, Plan 2-A-115, was intended to supplement the plan previously submitted with the NOI.
  - GB moved to include Plan 2-A-115 as supplement to the original plans filed by Crabtree Development, and also to accept the change from the use of boulders and signs to just signs, at 50-ft. intervals, between the basin and the resource area; TT 2<sup>nd</sup>.
    - Discussion continued on the material for signposts, with BD suggesting metal.



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- Mr. Mullaney suggested the same metal posts used by the DPW for street signs.
    - Future discussion, after consultation with CA, will settle the issue of post material and the actual signage.
  - Motion approved unanimously.
  - GB moved to continue the Public Hearing for 100-0375 to 8/14/14; TT 2<sup>nd</sup>.
    - Motion approved unanimously.
- **Public Hearing (cont'd.): NOI – 113 Holly Ridge Road, Lot 30, Pingry Hill, Crabtree Development (DEP # 100-0376)**
  - Steve Mullaney, of S.J. Mullaney Engineering, Inc., was present.
  - ConCom voted to approve and proceed with an OOC for Lot 30 at its 7/10/14 meeting.
  - The same modification as discussed for Lot 29 also applies to Lot 30, with the same requirement of signs at 50-ft. intervals between the relocated stormwater basin and the resource area.
  - GB moved to include Plan 2-A-115 as supplement to the original plans filed by Crabtree Development, and also to accept the change from the use of boulders and signs to just signs, at 50-ft. intervals, between the basin and the resource area; TT 2<sup>nd</sup>.
    - Motion approved unanimously.
  - GB moved to continue the Public Hearing for 100-0376 to 8/14/14; TT 2<sup>nd</sup>.
    - Motion approved unanimously.
- **Discussion: Field Changes to Phase V, Pingry Hill, Crabtree Development (DEP # 100-0369)**
  - Steve Mullaney, of S.J. Mullaney Engineering, Inc., was present, along with Michael Anuta, of 187 Old Farm Way (Lot 32).
  - Stamped plans prepared by Erosion Control Specialist Desheng Wang, showing changes to the proposed Phase V stormwater basin on Lot 32, have been received.
  - However, the OOCs to lots 29 and 30, as just voted on by ConCom, were modified to include the stormwater basin originally proposed for location on Lot 32.
    - Therefore, the developer, Rick Roper, is no longer planning to clear trees and install a basin on Lot 32.
    - The stamped plans prepared by Mr. Wang are therefore no longer required as nothing further will be done on Lot 32 by the developer.
  - Mr. Mullaney said, however, that ConCom needed to vote on a field change to the Phase V infrastructure plans, in accordance with the basin modification made and accepted earlier for lots 29 and 30.
    - GB moved to accept Plan 2-A-115, dated 7/19/14, as a field change to DEP #100-0369, with regard to stormwater plans for Phase V; TT 2<sup>nd</sup>.
      - Motion approved unanimously.
- **Public Hearing (cont'd.): NOI – Nashua Street Extension, Calvin Moore, DEP # 100-0363**
  - BD read a letter received from Goldsmith, Prest & Ringwall requesting an extension for the Public Hearing to allow for further consultation with DPW Superintendent Mark Wetzel.
  - GB moved to continue the Public Hearing for 100-0363 to 8/14/14; TT 2<sup>nd</sup>.
    - Motion approved unanimously.
- **Discussion: Field Change to OOC for 17 Bligh Street, DEP # 100-0370**



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- CA received a request from Peter Bemis, representing Randolph Realty, asking for a field change to the OOC.
- To accommodate an interior crane, the building expansion requires an additional 20-ft. of floor space, increasing the building footprint to 80 ft. x 100 ft.
  - This expansion will take place on land already planned to be pavement.
  - As a result of this building change, an additional 950-sq. ft. of pavement will need to be installed to allow for truck turn-around.
  - This work will take place on the side farthest from the resource area.
- The proposed change requires a slight extension to the stormwater collection and treatment system, but since the original plan for stormwater management was oversized, Mr. Bemis wrote that additional stormwater flow should easily be accommodated within the planned system limits.
  - GB asked for new stormwater calculations showing that the planned system would indeed accommodate the increase in impervious surface; BD agreed.
- GB moved to approve a minor change to the original design, contingent upon receipt of stormwater calculations that show the new layout works as originally planned; TT 2<sup>nd</sup>.
  - Motion approved unanimously.
- **CA Updates**
  - BD reviewed CA's notes.
  - MBTA site walk
    - CA requested date options at which ConCom members were available to conduct an MBTA site visit.
    - After discussion, it was decided that CA will be asked to give MBTA consultant Mike Turgeon the dates of 8/2, 8/23, and 9/6 for consideration.
  - Comprehensive Pond Study
    - CA forwarded the contract with Geosyntec Consultants to the Board of Selectmen on 7/23, and is awaiting their signature.
    - BD recently spoke with Robert Hartzel, of Geosyntec, who said they are starting to run out of room in their schedule.
  - Beaver management
    - Mike Callahan, of Beaver Solutions, has indicated that his schedule will be opening up in the next few weeks.
    - CA will be filing for the 10-day emergency permit from the Board of Health, for construction of beaver deceivers at Long Pond Dsam and Rock Meadow Pond.
      - TT noted that a 10-day emergency permit can be extended twice if necessary.
  - PACE letter
    - LC will contact CA with some questions before completing this letter on behalf of ConCom.
- **8:05 PM – Adjourn Meeting**
  - GB moved to adjourn; LC 2<sup>nd</sup>.
    - Motion approved unanimously.