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TOWN OF AYER
TOWN CLERK

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Town of Ayer Conservation Commission

Town Hall * One Main Street * Ayer, MA 01432 * 978-772-8220, ext. 143

Minutes for 8/24/2023

Location: Ayer Town Hall, 1st Floor

Present: Jon Schmalenberger (Chair), Mark Phillips (Vice-Chair), George Bacon (Member), Jen Amaya (Member), Jessica Gugino (Member/Clerk)

Not Present: Heather Hampson (Conservation Agent)

APAC taped: YES

All Public Hearings are opened under the Wetlands Protection Act (MCL Ch. 131, section 40)
and under the Ayer Wetlands Bylaw (Article XXVI)

7:00 PM – Open Meeting

- **Approval of Meeting Minutes**
 - **VOTE:** G. Bacon moved to accept the minutes for 8/10/2023 as written; M. Phillips 2nd.
 - Motion approved unanimously.
- **Public Input**
 - None received.
- **Public Meeting: Request for Determination of Applicability (RDA) – 91 Littleton Road (Rte. 2A), Christopher Morin**
 - Assessor's Map 36, Parcel 20
 - Limhuot Tiv, Project Engineer from Goldsmith, Prest & Ringwall, was present on behalf of the applicant and proceeded to outline the project.
 - Mr. Morin wishes to convert the existing retail building into a 1 bedroom single-family to use as a place to both stay and have an office.
 - In order to do that, he needs to hook up water and sewer to municipal services.
 - The existing building and parking lot is adjacent to the north side of Shaker Mill Pond and Bennetts Brook with an also existing but now unused septic system downgradient toward the resource areas.
 - This system is within the 100-ft. Buffer Zone to the pond and within the 200-ft. Riverfront Area to the brook.
 - The underground septic tank is approximately 47 ft. from the edge of the pond, and soil testing indicates the septic field extends further, to around 20-25 ft. from the pond.
 - Mr. Morin seeks permitting to not only connect to municipal utility services but also to decommission the existing septic system.
 - Decommissioning would involve leaving the tank in place but pumping it out, rupturing its bottom, plugging the inlet, and filling the tank with clean sand.
 - The Department of Public Works (DPW) and Town Engineer have indicated they will approve the issuance of permits for utility access after ConCom permitting is complete.
 - MassDOT has also been contacted since 2A is a state highway.



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- The building would then be connected to water service on Littleton Road.
 - For sewer service, an E-One grinder pump would be installed within existing paved area, accessed by a new manhole, and will provide a force main connection across Littleton Road/2A, extending to connect to the E-One system at the Hickory Way/Littleton Road manhole – a distance of approximately 650 ft.
 - Decommissioning the septic system will move the building's sewer system from the left to the right side of the building, where the new manhole/E-One pump will be installed in the existing disturbed (i.e. paved) parking area.
 - Importantly, this will also bring the new sewer system completely outside of the 200-ft. Riverfront Area.
 - The new manhole and work associated with its installation will still be within the 100-ft. Buffer Zone to the pond.
 - G. Bacon asked about the status of previous water service to the building.
 - Mr. Tiv said it was probably serviced by a well that will have been unused for years now.
 - In the test digging they have already done, they were unable to locate the well, nor are there any records of it with the Board of Health, nor were they able to find previous As-builts for the property.
 - If they come across the well in the course of decommissioning the septic system, G. Bacon said they would have to properly decommission that as well.
 - In addition to the erosion controls proposed on the plan, G. Bacon asked that they also install erosion controls around the septic tank while they are doing that work.
 - ConCom members were satisfied with the details presented and did not think a site walk was necessary.
 - **VOTE:** G. Bacon moved to issue a Negative Determination of Applicability (DOA) with the conditions that additional erosion controls be installed around the tank and that all controls are inspected by ConCon's Agent prior to work; M. Phillips 2nd.
 - Motion approved unanimously 5-0 and the signature page for a DOA was signed, to be passed on to H. Hampson.
- **Parks Department -- Pirone Park – Kiddie Junction**
 - Without discussion, ConCon signed the DOA for Pirone Park, as previously approved at its 8/10 meeting.
 - **7:32 PM – Adjourn Meeting**
 - **VOTE:** G. Bacon moved to adjourn; M. Phillips 2nd.
 - Motion approved unanimously 5-0.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature of Approval: 9/14/2023 