

AYER CONSERVATION COMMISSION
Tuesday, December 12, 2000 - Minutes

7:00P.M OPEN SESSION

Present: Thomas Poole, Robert Eldredge, James Drapeau, and Ron DeFillipo

AGENDA ITEM NO. 1

BOSTON GAS - Anode Installation

7:05p.m. The commission met with Mr. Gerald Foley/Belanger & Foley, Inc re: Request for Determination of Applicability on behalf of Boston Gas for an Anode Installation, Littleton Road.

Project Location: East of the Railroad

Mr. Foley explained that that the application calls for protect the installation (10) within an area subject to wetland protection.

The commission agreed to issue a Negative Catogory 3.

AGENDA ITEM NO. 2

PONDVIEW ACRES

7:30p.m. The commission met Mr. Keith Murray/Meisner Brem Corp re: revised N.O.I Application consistent with the proposed "Pondview Acres" Subdivision

Also present was Mr. Brian Jones, Stormwater Management Specialist

Mr. Eldredge questioned whether or not the applicant will be changing the subdivision plan from the traditional to cluster development?

Mr. Murray stated that Mr. Hicks, the developer intends to file for a special permit for a "cluster development", however, is seeking a conventional subdivision approvals from Planning Board and Conservation Commission. The final development will be a cluster, however, the plan currently under review (roadway) should not have much of bearing on Notice of Intent Application which will be slightly modified to conform with the cluster design.

Mr. Eldredge stated that he is disappointed that the application as submitted allows the developer to piece meal the entire subdivision.

Pre-existing conditions & post development information should be looked into further for slope stabilization purposes Note: Proposed Loam & Seeding Details still missing for roadway/lots.

- Project will require NPDES permit,
- Operation & Maintenance Plan

Mr. Eldredge stated that the comments from Tata & Howard received tonight have not been review and studied, however, he requested a

discussion re: Dec. 4, 2000 report relative to BMP's -MADEP Stormwater Requirements.

Mr. Murray explained that the comments from T&H have been incorporated in the plans and he expects to fully comply with any recommendations/restrictions as requested by Tata & Howard Report 12/4/00

Mr. Murray stated that the roadway design will not change either plan design.

Mr. Eldredge questioned whether the plan being reviewed tonight has been approved by the Planning Board.

Mr. Murray stated yes, except for individual house locations for each lot.

Comments received from Supt/DPW suggest requiring a home owner's association be responsible for maintaining the detention ponds, cleaning the cb's and plowing, etc.

Mr. Eldredge questioned stormwater recharge. Mr. Murray explained that Dry Wells will be utilized on ten (10) lots. Lot Grade needed to shown for the lots.

1. Details are missing on the Erosion Control Plan for operation and maintenance

Mr. Poole questioned whether the removal of the ledge is a concern?

Mr. Murray explained that there will be no excavating into the ledge but rather fill over it. Area will remain stable after the fill is brought in.

Mr. Drapeau questioned whether or not blasting mats could be required.

Mr. Murray suggested placing a Special Condition on the Order of Conditions.

The commission agreed to postpone the public hearing until Tuesday, January 9th, 2000 for the following:

- perk test, clarification on Lot 36 & review the latest packet of information received tonight!

Mr. Poole - request Tata & Howard 'Draft' conditions to avoid problems similar to the "Bennetts Brook" Subdivision regarding limits of the 100-yr flood plain and potential impacts.

The conservation commission needs to look at the subdivision as whole vs. lot by lot process.

Administrative Assist to forward comments to Supt. Madigan re: Stormwater Maintenance O&M Plan.

Note: The commission agreed to forward a letter to Planning Board strongly encouraging a cluster vs. conventional layout.

MEETING ADJOURN