

Conservation Commission Meeting
6/27/13

Members present: Carl Shreder, Lillabeth Weis, John Lopez and John Bell

Discussions: Laura Replier's request to become a commissioner.

Hearings:

Meeting called to order at 7:07pm.

6 Norino Way (GCC 2013-06; DEP# 161-0761) NOI

Representatives present: Mark West (environmental scientist), Lenny Mirra, (owner), Chris York (engineer)

Mark: We were here several months ago to go over projects. Looking at addition to existing building an addition and underground retention area.

Carl: We want to make sure old Order of Conditions are closed out before continuing.

Mark: The only area in the BVW is the outlet for the discharge for the underground detention area.

Carl: The new addition is completely outside the 100' buffer. The gas pump is just inside the buffer.

Lenny: Store PVC pipe and dead storage and reels outside the BVW area the parking is close to the building.

Mark: This is the mitigation with the buffer zone, reducing the yard area, eliminating the parking and storage within the BVW.

Lillabeth: Does the outlet from the parking lot go right to the wetlands?

Chris: No, it comes from the detention area. 80% vortex cleans the detention water before out letting to the wetland. Recommended by the Mass DEP.

Lillabeth: Have you considered any type of rain garden?

Chris: Soils and the water table are not feasible for that type of system.

Carl: Is there a storm water management plan?

Mark: We tried to address that by adding the buffers and a retention area.

Lillabeth: Is the parking lot impervious?

Lenny: The parking lot is paved.

Lillabeth: Can you drain to the other side of the building?

Chris: Anything that is new is draining into the new catch basins.

Carl: What is the system designed to capture?

Chris: It is scheduled to catch all the water from a 100 year storm.

Carl: Are the roof drains going into the system?

Steve: Where is the existing roof water going?

Chris: Just draining off.

Steve: Why don't you make the existing water drain into the new system and make sure it can handle the increase in flow? You should improve and upgrade what you currently have when you are making improvements to a site, not just meet the minimum requirements.

Chris: We filed the SWIP (storm water improvement plan).

Mark: Want to make sure that the new system can handle all the storm water management.

Carl: Make sure the Storm water management plan is updated both the new addition and the existing site

John: Whoever owns it is required to carry out the clean-out plan.

Steve: Look into impervious pavement, add the old roof to the drains, think about how else you could handle the water run-off, refer to an engineering firm for storm water management review.

Carl and John L.: We're both comfortable with Larry Graham being an outside engineer.

Steve: A lot of the heavy lifting has already been done, can he fine tune the project? We're asking him to go above and beyond.

Mark: We've created a swale to go to a catch basin. Maybe we can improve upon what we already have. We'll look at what option is best for the site.

Mark: Our goal was to come into compliance. The site has been here since 1986.

Carl: I'm comfortable bringing this to Larry to see if these things are feasible and evaluate them.

Mark: We would revise and adjust the plan and resubmit it to Larry for review.

John B. Anything that is done is better than what is there.

Mark: I want to address the replication area, we've pushed it over here.

Carl: If a commissioner wants to come take a look, is that possible?

Lenny: Yes, I'm there every morning.

Mark: We need to cut down some large trees to put in a replication area. We're okay moving the replication area so we won't have to cut down any large trees.

Carl: Anyone here for 6 Norino Way? (Asking for abutter input).

John L: I'd like to make a motion to amend the OoC for drainage, O/M plan, maybe a rain garden, forward to Larry Graham for review. To continue meeting to July 18th to 7:15pm.

Lillabeth seconded motion.

Carl: Continued to 7/18/13 @ 7:15pm.

175 Central Street (GCC 2013-10; DEP#161-0763) NOI

Representatives present: Bob Grasso (Engineer), Brian Farmer (owner)

DEP# 161-0763 was issued with no comments.

Located at intersection of Brook Street and Central Street. The building on the lot is for private use now, it was originally a business. We'd like to turn it into a dwelling.

Drainage comes from off-site thru a culvert to 1st wetland, thru 2nd culvert to 2nd wetland.

Steve: (RE: the site plan) If you could fade out everything that isn't relevant to the project, that would be helpful.

Bob: We are currently before the Board of Health for review. 38 Brook Street has an easement on our lot. We are proposing a cleavage type of system. Zero discharge into the system.

Steve: Was the cesspool in existence upon subdividing?

Brian: The property wasn't technically subdivided.

Bob: Found cesspool when we were surveying the property.

Carl: Have you looked for contamination of the soils?

Brian: Yes, soil sampling was done back in 1986 I believe.

Carl: I'd like to see those results.

Bob: A silt sock is in place. Current FEMA flood maps show that the property is not in a flood zone, neither federal nor local. July 3, 2012 was the latest FEMA map release.

We will remove the paving area to the right of the building, and shorten it up. Once project is approved, the cesspool will be pumped and crushed.

Steve: Can you get us a copy of the 21E? The line for the structure is the same footprint as the existing structure. Is there any way to reorient the building away from the active wetland. The whole project will require a waiver.

John L.: What would you be offering?

Bob: It's pre-existing, non-conforming.

Steve: Are you reusing the existing slab? If you're going to take up the slab could you make it further away from the wetlands?

Lillabeth: What if you put the driveway going to Brook Street instead of to the wetland?

Brian: I did play with some other ideas.

Carl: I'd like to see a 3rd party review of the resource area.

Bob: We're eliminating a septic system, and leaching area (71') and going into a composting area.

Brian: I'm looking for some direction.

Bob: 10' minimum for the graywater away from the foundation.

Carl: There are some things that you can look at and I'd like to have a 3rd party review.

Bob: What would a 3rd party reviewer review? The graywater system and the cleavage

Carl: Storm water, existing plan, confirm delineation,

Carl: Any further questions from the commissioners?

Tillie Evangelista from the planning board. Is that Frank Tolman's property?

John L. I'd like to make a motion to forward this project to peer review to 3 bids to the Georgetown bylaw and confirmation standards and request this project is continued to 8/15/13 at 7:30pm.

Lillabeth seconds.

Carl: Continued. All in favor.

Passes unanimously.

68 Elm St. (GCC 2013-05; DEP# 161-0757) ANRAD and (GCC 2013-08; DEP# 161-0759) NOI

Dave Conway, Engineering; Doug Morris Land, Mary Wheeler, Courtney and from BRA (Architects)

Dave: We last left you to respond to the peer review comments. We addressed them. ANRAD - We were asked to show how they handled the Storm water management: we addressed your concerns.

Proposal for a paved portion taken out, we did that.

Steve Ventresca, Nitcsh Engineering: West side of school, based on some shifting of wetland flags there is some impervious surface, and less grading by using a retaining wall, but in larger retaining area, more pervious. Flags were adjusted and updated.

Lillabeth: Was the project changed due to the wetland flag changed?

Steve V: Riprap, was originally at the edge of the 50' buffer. Edge of pavement didn't change.

On the East side the buffer zone moved and we shifted the septic 10' so it stays out of the buffer zone.

Mary Rimmer determined this area was not a vernal pool, but this other area has been determined to be an isolated wetland. The loop drive will be in the 75' buffer and the 100' buffer on the retention pond.

We're thinking about a pervious surface for the cart path.

Mary: the new isolated wetland will be 914 sq. ft. total

10216 sq. ft. will be impervious.

Steve: How is the water going through?

Steve V: We are having water loop both from the cart path and the access road for water quality and cleanliness.

Steve P.: It would be nice to cut the water from the public system and dig a well to tie into both the existing system and the new fields. The well would be dug.

That's what we're thinking.

(3rd party review comments)

John L: 6/19/13 p 3 2nd and 3rd paragraphs.

Steve V: in report.

John L: Applicant should quantify

Steve V: shown disturbance.

Perfect segway for Doug Morse.

Doug: As we discussed at the site walk we'll be using native plants or wetland plants as much as possible.

3 different types of seed mixes, bottom of retention areas, bottom of bio areas; grasses wildflowers and shrubs

Permaculture areas, where would you like to see those areas developed? These areas are all near the roads, probably not the best area for educational areas, we can use areas that have different nuts, leaf shapes, etc.

Carl: Are there existing disturbed areas we can use now, without disturbing more upland areas now?

Doug: Yes, we're using staying within the site work area.

We're considering using an outdoor classroom area to the east of the school and not change anything in the site, but put cut-wood benches.

Management will be done.

Doug: Elderberry and seed mix being suggested for wetland areas.

Carl: Have you looked at the snow dumping and snow plan?

Steve V: This was covered in the original plan.

John B: Where is the septic?

Steve V: The NE side of the fields.

Keeping the scope of work as close to the designed roadways and buildings as possible.

Steve P: There had been a question of harvesting plants before the demolition of the site begins.

Hand digging shrubs and ground cover plants.

Steve P: We don't want a free-for-all. We want it to be controlled. Give the residents a priority over businesses.

John L: I always feel more comfortable when we have closure. If we can get something from Jillian and Dominic saying that they have reviewed this, I would feel much better.

Stormwater: NOI - Bio-retention to pre-treat. All of our 1" storms/ take into account 2" storms. Swale drains into the retention pond and drops overflow into the isolated wetland for overflow. The isolated wetland will be seeing an increase in water. Currently it is a dry system, but by becoming wetter, it will have an increased wildlife.

Parking lots sheet to the swale, bio-retention at the bottom of each swale and overflow goes into existing retention that they are expanding. Roof runoff is also going into the system.

Porous pavement is being used behind the school. Roof runoff goes into two underground chambers and the porous pavement behind the school enlarge current system.

We are not looking to compact the cart path.

Steve P: Are you dropping all the Elm Street improvements?

Steve V: No, we filing a separate NOI for those improvements.

Carl: What kind of barrier are you using between the state land and the public land?

Doug: The police have asked for a 4' chain-link fence with a gate near the pervious area.

John L: Do we want to inhibit wildlife from coming into the area?

George Comisky school building committee: The retention pond, possible expanding the playing fields. Do you want to put in no-cut zones after the fact?

Carl: I look as that as long-term jurisdictional.

Tillie: #18 Nitsch engineering, says test pits weren't done. Has that been corrected?

Steve V: During the initial design, test pits were done, but the plan was modified, and the test pits weren't done on the area.

Unidentified Consultant: We have no doubt that it can be done. We'd hate to have the town pay \$3000/day to have someone come out to dig test pits now, when the contractor can do it them.

John L: I ask that the SWIP be received by BFC 30 days before breaking ground.

Unidentified Consultant: One of our main driving principals is to stay away from resource areas. What I'm proposing if it would please the commission, is to plant a mitigation area and seed mix.

Mary: It's an enhancement of the area. Currently a monoculture of white pine.

Carl: The nature of the resource will change, you'll be directing more water in there.

Unidentified Consultant: We would like the commission to see this is a positive change.

Carl: I'm looking for some mitigation enhancement.

Steve P: we can have the commission sign-off on the final plant mitigation.

Steve P: Switching the water line on from the existing town water to the wells, construction time line, harvesting vegetation before building, monitoring.

Ellie Singquitch: The town hires a Clerk of the Works, looks at the big issues and reports.

John L: Weekly pre-construction, construction, quarterly post-construction until CoC issued. Silt socks (steeper slopes) vs. waddles (straw) double duty.

Steve P: test pits done real time, planting plan enhanced mitigation, etc., SWIP review, environmental monitor.

Carl: Are there any other changes that anyone else sees that we need at this point?

Any abutters to 68 Elm Street?

Tillie: When you get the mitigation write-up? Do you have any have path maintenance of existing paths?

Doug: We can propose some connections for existing paths outside the scope of work.

Unidentified Consultant: Lot of access control to school.

John L: It's my understanding that the funding has cleared.

Unidentified Consultant: We have a commitment from the state and the town.

John B: I'd like to make a motion that we accept the plan dated 6/26/13 with 6 conditions (cutting off water line once; partial harvesting plants; additional testing be done; SWIP review, applicant provide funding to make that happen; mitigation planting plans; and we accept the withdrawal of ANRAD.)

Lillabeth seconds.

Passes unanimously.

John B. makes motion to close;

Lillabeth seconds.

Motion passes.

John B: makes a motion to allow the applicant to withdraw their ANRAD for 68 Elm Street without prejudice.

Lillabeth seconds.

The motion unanimously passes.

9:25pm **27 Pillsbury Street (GCC2013-02; DEP#161-0756)** - Edward and Kelli Cavatorta

Meeting takes a 5 min break.

Carl: Where do we stand on this project? There was a site walk.

Kelli: We had a site walk, and took a foot off each side of the apron 12'to 11' and 6' to 5'

Carl: I'd like the feedback from the commissioners that were there.

Lillabeth: It's a fill space, to maintain it you would have to go out further into the wetland. Slide the shed further down, away from the wetlands.

Kelli: We've already moved the shed over. It's not going to impact any more or less than not moving the shed. It impacts the building codes. It's an integral part of the pool.

Steve: By moving the shed, you can then move the pool down further away from the wetlands.

John L: I don't see any detriment to the resource by moving or not moving the shed. It's a manicured lawn. The homeowners have done a lot of work to try to make this work.

Kelli: The pool will be a saltwater back-flush system.

Carl: Is this a wet, wetland?

John/Lillabeth: No, it's not that wet.

Carl: Is the wetland flagged?

John B: No.

John L: I'd like to make a motion to approve the project as amended (GCC) for the plan as amended 27 Pillsbury 3/7/13, amended not accepting the wetland line.

John B: seconded.

Lillabeth abstained.

John L: Makes a motion to close 27 Pillsbury St

John B: seconds the motion.

27 Pillsbury Street hearing is closed.

9:40pm **1 Spaulding Road (GCC 2013-06; DEP#161-0760)**

Greg Hochmuth, Hancock Associates - NOI

Proposing addition onto house, septic, landscaping.

Originally proposed mitigation infiltration trench to go back into the ground, retaining wall pulled away, and pool is already very small.

We pulled the grades back 13'.

61.5' to patio from wetland; 55' to the base of the grading.

The hill is a 2:1 slope'

40 different tree and shrub species proposed

Chokeberry, Virginia creeper (at the foot of the wall), etc.

New England seed mix at the foot of the area and the grading.

Steve P.: Place No-cut signs every 30' along the silt fence, at the limit of work.

Greg: 5/13/13 revised (original 5/10/13)

John B: Like to make a motion to accept, not accepting the wetland line; with no-cut bounds lines from 5/13/13

Lillabeth seconded.

Motion carries.

John B. Makes motion to close.

John L. Seconds the motion.

Unanimously closes.

43 Thurlow (GCC 2013-09; DEP# 161-0762) NOI - NEW

Septic system upgrade, 3 bedroom dwelling, septic system failure. Running a pipe as far away from the wetland as possible.

80' from wetlands, pump and tank pump up to the leaching field entirely outside the buffer system.

Keeping tanks close to the house, high water table, buoyancy issue.

Approved by the BOH, National Heritage site - approved with a number.

John L: What are the existing species?

John B: Make a motion to accept the project not accepting the wetland line, 5/2/13 revised.

Lillabeth seconds.

Carl: Any abutters?

Passes unanimously.

John B. Makes motion to close NOI for 43 Thurlow Street

Lillabeth: Seconds motion to close.

38 Brook St (GCC 2013-11; DEP#161-0764 no comments) NOI -

Bob Grasso (engineer), Brian Farmer (owner)

Replace septic system

3 bedroom existing dwelling.

System not in failure. 175 Central Street has the right to replace the septic system on 38 Brook Street at 175 Central Street's cost.

Brian: if there's a non-use of a non-compliance system (not been used for over a year), BOH has approved this side of the project. The current home is serviced by town water, the old septic will be abandoned.

The system is the furthest it can be from the wetlands. We're replacing a gravity system, to an infiltration system. We'll need to use a pump system, it conforms to Title V.

Lillabeth: This seems to be a huge system.

Bob: It perks really slowly, and it has to be pumped uphill.

Board of Health issued permit in 1976 Title VII.

Bob: There will be no wall, grading downhill, using a liner to eliminate extra fill. The bank owns the property and it's in foreclosure. No effluent will be discharged into the wetlands.

JOHN L. (GCC I would like to make a motion for plan originally 4/6/12 revised 2/14/13, and not to approve the wetland line.

John B: Seconded.

Carl: When would this happen?

Brian: We will start this within 90 days.

John B: Makes a motion to close the 38 Brook Street hearing.

John L: Seconds the motion.

Motion closes unanimously carried.

10:11am **Mass DOT (GCC 2013-12)**

Ann Marie Horton (DOT representative)

Multi-town project, Peabody-Georgetown. Same exact project as last year, second half.

5 different areas that need to be permitted.

Pull and pound, speed limit and yield signs. Big signs - drill shaft or spread footings.

Georgetown-signs 2-3' in diameter; spread footing go down 2-3'; CMS signs

John B: Make a motion to approve with Neg determination, notify agent a week before the project starts.

John L. seconds.

John B. Motion to close.

Lillabeth seconds.

Unanimously closes hearing at 10:17pm.

10:18pm **186 Main Street (GCC 2012-01; DEP# 161-0736) NOI**

John B: Makes a motion to continue to 7/18/13 7:35pm

John L: Seconds the motion to continue.

Motion passes unanimously.

Tidds Junkyard (GCC 2007-11; DEP# 161-0666 and GCC 2007-12; DEP#161-0661)

John B. makes a motion to continue to 7/18/13 at 7:40pm and 7:45pm respectively.

John L. Seconds the motion

Motion passes unanimously.

10:25pm John B.: Makes a motion to pay the bills as read.

John L: Seconds the motion to pay bills.

Motion to pay the bills passes unanimously.

10:26pm Lillabeth Makes a motion to accept Appointments as read.

John B. seconds appointments motion as read.

Motion passes.

John Lopez: Makes a motion to close the meeting.

John Bell: Seconds the motion to close the hearing.

Meeting closes 10:33pm.