

BEDFORD CONSERVATION COMMISSION
Minutes of Meeting
October 8, 2014
Selectmen's Meeting Room
Town Hall, Bedford, MA

PRESENT: John Willson, Chair; Steven Hagan, Vice-Chair; John Britton, Clerk;
Joseph Guardino; Lori Eggert; Andreas Uthoff; Allan Wirth
Elizabeth Bagdonas, Conservation Administrator;
Stephanie Ide, Conservation Department Assistant

The meeting was called to order at 7:00 pm.

Mr. Willson read the Public Record Statement as approved by Town Counsel on 9/10/12.

Continuation of Public Hearing – Notice of Intent: 180 Hartwell Road

Mr. Curt Quitzau and Ms. Kristin Kent of Vanasse Hangen Brustlin, Inc. and Mr. Dave Evers and Mr. Kyle Smith of Instrumentation Laboratory were present before the Commission to continue the discussion on the proposed demolition of two existing buildings, construction of a new warehouse building, stormwater upgrades, utility improvements, parking lot repaving and landscaping within the Riverfront Area to Elm Brook, Bank, Bordering Land Subject to Flooding and the 100-foot buffer zones to Bank, Bordering Land Subject to Flooding and Bordering Vegetated Wetland.

Mr. Quitzau stated that the Department of Public Works (DPW) wanted to expand the roof run off infiltration system and they have agreed to do that. All other matters have also been addressed with the DPW. Ms. Bagdonas would like the overflow parking area currently used for basketball to be restored to a pervious surface. Mr. Quitzau stated that the existing impervious surface calculations for the site are at 60%. The applicant is proposing to remove 4,181 square feet of asphalt which will result in a 6% reduction. The new impervious surface calculations for the site will be at 54%. The applicant would like to maintain the overflow parking area as an asphalt surface. The Commission agreed.

A motion was made by Mr. Uthoff and seconded by Mr. Hagan to close the public hearing. The motion passed 6-0-0. The Order of Conditions will be discussed later in the meeting.

Request for Determination of Applicability: 30 Dunelm Road

A motion was made and seconded to waive the reading of the public notice. The motion passed 7-0-0. Mr. Jeffrey Cicone was present before the Commission to discuss the proposed construction of a shed within the 100-foot buffer zone to Bordering Vegetated Wetland (BVW). Mr. Cicone stated that the shed is proposed within the 50-foot buffer zone to bordering vegetated wetland with a compensation area proposed on the right side of the property. Mr. Cicone said that there is no other location on the property to place the shed due to access issues, trees and the elevation of the land. The

Commission discussed trying to move the shed a little outside of the 50-foot buffer to BVW citing that the Bylaw allows the applicant to compensate for a partial intrusion into the 50-foot buffer but not a complete intrusion. Ms. Bagdonas stated that a site visit really needs to occur.

A motion was made by Mr. Britton and seconded by Mr. Wirth to continue the public hearing to the meeting of October 22, 2014. The motion passed 7-0-0. A site visit will take place on October 10, 2014.

Minutes:

A motion was made by Mr. Britton and seconded by Mr. Hagan to approve the minutes of August 27, 2014 as written. The motion passed 5-0-0.

Order of Conditions: 10 Dudley Road

The Commission reviewed the draft Order of Conditions as prepared by Ms. Bagdonas. The Commission eliminated condition 48. A motion was made by Mr. Uthoff and seconded by Mr. Guardino to issue the Order of Conditions for 10 Dudley Road. The motion passed 5-1-1, with Mr. Wirth abstaining and Mr. Britton against. The Order of Conditions was then signed.

10 Dudley Road:

Mr. Mark Sleger of Alan Engineering was present before the Commission on behalf of Premium Homes to request a minor modification to an approved and issued Order of Conditions for 10 Dudley Road. Premium Homes would like to install a six foot tall white vinyl privacy fence outside of the 25-foot buffer zone to Bordering Vegetated Wetland.

A motion was made by Mr. Uthoff and seconded by Mr. Britton to approve the installation of the fence at 10 Dudley Road as a minor modification. The motion passed 7-0-0.

Certificate of Compliance: 184 Hartwell Road

A motion was made by Mr. Uthoff and seconded by Mr. Guardino to issue the Certificate of Compliance as prepared by Ms. Bagdonas for 184 Hartwell Road. The motion passed 7-0-0.

Order of Conditions: 180 Hartwell Road

The Commission reviewed the draft Order of Conditions as prepared by Ms. Bagdonas. The Commission eliminated condition 59. A motion was made by Mr. Uthoff and seconded by Ms. Eggert to issue the Order of Conditions for 180 Hartwell Road and to include the signature page with the Order of Conditions. The motion passed 6-0-0, after which the Order of Conditions was signed.

*A motion was made by Mr. Uthoff and seconded by Mr. Britton to adjourn the meeting.
The motion passed 6-0-0 adjourning the meeting.*

The meeting was adjourned at 9:25 pm.

The minutes were prepared by Stephanie Ide.

The minutes were approved at the meeting of December 3, 2014.