

**BEDFORD CONSERVATION COMMISSION**  
**Minutes of Meeting**  
**December 16, 2015**  
**Selectmen's Meeting Room**  
**Town Hall, Bedford, MA**

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

**ABSENT:** Andreas Uthoff; Lori Eggert

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

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

**Fawn Lake Presentation:**

Ms. Adrienne St. John of the Department of Public Works was present before the Commission with Mr. Bill Simons of the Fawn Lake Committee. Various members of the Fawn Lake Committee were also present. Mr. Simons stated that the Fawn Lake Committee will be appearing before CPC tonight requesting next phase funding. Mr. Simons presented a PowerPoint presentation to the Commission. The same presentation will be shared with the CPC later this evening. The Commission agreed with the process and recommendations of the Fawn Lake Committee to date. Mr. Hagan stated that it should be made clear for the record that the money requested does not include the cost of replacing the dam. Mr. Wirth thinks that the Committee should include information on what would happen if nothing was done to Fawn Lake in their presentation.

**Continuation of Public Hearing – Notice of Intent:** 8 Minuteman Drive

Mr. Dan Wells of Goddard Consulting, LLC was present before the Commission on behalf of Richard Broglino Jr. to continue the discussion regarding the proposed construction of an addition within Bordering Land Subject to Flooding, the Riverfront Area to Mill Brook, and the 100-foot buffer zones to Bordering Land Subject to Flooding and Bordering Vegetated Wetland at 8 Minuteman Drive. Mr. Wells presented the Commission with a revised plan which the Commission requested at the meeting of November 18, 2015. He explained that 1,000 square feet of mitigation is proposed by the applicant which will convert an existing portion of lawn back into a naturally vegetated 25-foot buffer zone. Ms. Bagdonas stated that the 25-foot buffer zone should be restored to a natural state and that the compensation for intrusion into the 50-foot buffer zone should take place along the 25 foot buffer boundary. Ms. Bagdonas continued to say that the compensation would be for structures within the 50-foot buffer zone and added that the Bylaw does not allow for structures within the 25-foot buffer zone. A lengthy

discussion took place regarding the possible redesign of the project to remove it from the 25-foot buffer zone completely. Mr. Wells was told to submit a narrative showing how the current proposed project met the bylaw. A continuation of the public hearing was requested by Mr. Wells.

A motion was made by Mr. Wirth and seconded by Mr. Willson to continue the public hearing to the meeting of January 13, 2016 with a site visit tentatively scheduled for either December 21<sup>st</sup> or 22<sup>nd</sup>. The motion passed 5-0-0.

**Request for Determination of Applicability: 5 Ridgewood Lane**

A motion was made and seconded to waive the reading of the public notice. The motion passed 5-0-0. Mr. Alan Dern was present before the Commission to discuss the proposed installation of 240 feet of 4-foot high fencing, with two gates, and a future deck extension, arbor and walkway. Some of the work described will take place within the 100-foot buffer zone to Bank and Bordering Vegetated Wetland. Mr. Dern stated that he would only be installing the fence once approved. The other proposed work will take place in the future. None of the proposed work will take place within the 50-foot buffer zone.

A motion was made by Mr. Britton and seconded by Mr. Wirth to issue a negative Determination for reason three and a positive Determination for reason five with the following condition:

1. All excavated materials shall be placed outside of the 100-foot buffer to Bordering Vegetated Wetland.

The motion passed 5-0-0, after which the Determination was then signed.

**Request for Determination of Applicability: 82 Springs Road**

A motion was made and seconded to waive the reading of the public notice. The motion passed 5-0-0. Ms. Pamela Brown of Brown and Brown was present before the Commission with Mr. Rosario Ferrante of Harvard Green to discuss the proposed redevelopment of a house lot, partially located within the 100-foot buffer zone to Bordering Vegetated Wetland. Ms. Brown stated that the demolition of the existing house, the installation of the new utilities and the grading and seeding to establish a lawn will be within the buffer zone. The new house will be outside of the buffer zone.

A motion was made by Mr. Britton and seconded by Mr. Willson to issue a negative Determination for reason three and a positive Determination for reason five with the following conditions:

1. Photographs of existing site conditions shall be submitted to the Commission prior to construction.
2. A silt fence and haybale line shall be installed along the stone wall.
3. Filter fabric will be kept on site and used if necessary in the catch basin located on Springs Road.

The motion passed 5-0-0, after which the Determination was signed.

**Order of Conditions:** 150A, 158 & 162 South Road

The Commission reviewed the draft Order of Conditions as prepared by Ms. Bagdonas. Mr. Scarano confirmed that the impervious surface calculation for the site is 18% and is located on the final plan. He also submitted a copy of the Condo Association Bylaw. The Commission included two findings in the Order, stating that the proposed project meets State Stormwater standards and that the Riverfront Area standards have been met. Mr. Scarano will be providing the Commission with a signed and dated documents showing compliance with Riverfront regulations and other standards; once they are received the Order of Conditions will be released. Minor edits were discussed. The Commission removed condition 57 and added the following additional conditions which will be renumbered accordingly:

- \*A post and rail fence shall be installed at the up gradient edge of the rain garden.
- \*FENO Markers are to be placed on the posts of the fence.
- \*Plan changes shall be reported to the Commission at least one week prior to a scheduled meeting and the Commission shall decide if any requested plan changes require an Amendment to the Order of Conditions.

A motion was made by Mr. Britton and seconded by Mr. Guardino to issue the Order of Conditions for 150A, 158 & 162 South Road as discussed. The motion passed 5-0-0, after which the Order of Conditions was signed. Mr. Scarano acknowledged that the Order of Conditions will not be issued until the Commission receives all requested documents.

**Minutes:**

A motion was made by Mr. Willson and seconded by Mr. Britton to approve the minutes of October 28, 2015 as written. The motion passed 5-0-0.

A motion was made by Mr. Britton and seconded by Mr. Willson to approve the minutes of November 18, 2015 as written. The motion passed 5-0-0.

A motion was made by Mr. Britton and seconded by Mr. Guardino to approve the minutes of December 2, 2015 as written. The motion passed 5-0-0.

**Order of Conditions:** 602 Springs Road

A motion was made by Mr. Britton and seconded by Mr. Willson to approve and issue the Order of Conditions for 602 Springs Road. The motion passed 4-0-1 with Mr. Hagan abstaining. The Order of Conditions was then signed.

**Emergency Certification:** 201 - 205 Burlington Road

A motion was made by Mr. Britton and seconded by Mr. Guardino to ratify the Emergency Certification for the breaching of two beaver dams located within Vine Brook at 201-205 and 209-213 Burlington Road. The motion passed 5-0-0, after which the Emergency Certification was signed.

**Emergency Certification:** Wiggins Avenue

A motion was made by Mr. Britton and seconded by Mr. Guardino to ratify the Emergency Certification for the breaching of a beaver dam located off of Wiggins Avenue. The motion passed 5-0-0, after which the Emergency Certification was signed.

*A motion was made by Mr. Britton and seconded by Mr. Willson to adjourn the meeting. The motion passed 5-0-0 adjourning the meeting.*

*The meeting was adjourned at 9:56 p.m.*

*The minutes were prepared by Stephanie Ide.*

*The minutes were approved at the meeting of February 10, 2016.*