

BEDFORD CONSERVATION COMMISSION
Minutes of Meeting
February 13, 2013
Selectmen's Conference Room
Town Hall, Bedford, MA

PRESENT: Tim Gray, Chair; Steven Hagan, Vice-Chair; John Willson, Clerk; Lori Eggert; Art Smith; Andreas Uthoff
Elizabeth Bagdonas, Conservation Administrator; Stephanie Ide, Conservation Department Assistant

ABSENT: Allan Wirth

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

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

Hartwell Farms: Mike Rosati

Mr. Michael Rosati of Marchionda & Associates was present before the Commission to request that the installation of a 48x16 concrete pad and an electrical cabinet be approved under the existing Order of Conditions. Mr. Rosati explained that the cabinet is necessary for sewage to be pumped through the pipes. Unfortunately this is necessary because the pipes will be suspended above ground and subject to freeze in cold weather. The original plans showed the pipes below ground but due to hitting ledge they will have to be located above ground. The project will take place in the 25-foot buffer to bordering vegetated wetland.

A motion was made by Mr. Smith and seconded by Mr. Uthoff to approve the plan change as minor under the existing Order of Conditions. The motion passed 6-0-0.

Abbreviated Notice of Resource Area Delineation: 9 Alcott Street

A motion was made by Mr. Smith and seconded by Mr. Uthoff to waive the reading of the public notice. The motion passed 6-0-0. Mr. Michael Rosati of Marchionda & Associates was present before the Commission on behalf of Charles Spidle requesting confirmation of the location of delineated wetland boundaries at 9 Alcott Street.

A motion was made by Mr. Hagan and seconded by Mr. Smith to approve the wetland delineation as shown on the plan to include the flags as specified in the memo of Elizabeth Bagdonas dated February 12, 2013. The motion passed 6-0-0, after which the ORAD was signed.

Request for Determination of Applicability: 200 Springs Road

A motion was made and seconded to waive the reading of the public notice. The motion passed 6-0-0. Mr. Daniel Garson of Woodard & Curran was present before the Commission on behalf of the Edith Nourse Rogers Memorial Veterans Hospital for the proposed expansion of two parking areas, connection of new storm drains, lighting and sidewalk improvements within the 100-foot buffer zone to bordering vegetated wetland. Mr. Garson provided the Commission with revised plans detailing a reduction in parking. The Commission asked that Mr. Garson respond to the Department of Public Works (DPW) comments regarding the proposed project. The letter was briefly discussed. Mr. Willson requested that Mr. Garson provide the Commission with a written response to DPW's letter. Mr. Garson agreed to submit a letter of response to the Commission.

A motion was made by Mr. Smith and seconded by Mr. Uthoff to issue a negative Determination for reason three and a positive Determination for reason five contingent upon receipt of a written response from the applicant to DPW's letter. The motion passed 6-0-0, after which the Determination was signed.

Request for Determination of Applicability: 392 North Road

A motion was made and seconded to waive the reading of the public notice. The motion passed 6-0-0. Mr. Brian DeVellis was present before the Commission to discuss the proposed construction of a new house on an existing foundation, removal of 2,745 square feet of pavement and loaming and seeding of the existing paved area within the 100-foot buffer zone to bordering vegetated wetland. Mr. DeVellis stated that he would like to plant shrubs in place of the fence.

A motion was made by Mr. Smith and seconded by Mr. Uthoff to issue a positive Determination for reason five and a negative Determination for reason three. The motion passed 6-0-0, after which the Determination was signed.

100 Hanscom Field – The Edge: Brian DeVellis

Mr. Brian DeVellis was present before the Commission and briefly reviewed Ms. Trudeau's site reports for the Edge.

Request for Determination of Applicability: 100 Plank Street

A motion was made and seconded to waive the reading of the public notice. The motion passed 6-0-0. Mr. Jeff Malloy and Mr. Steve Martorano of BSC Group, Inc. were present before the Commission on behalf of VinCo Properties for the proposed construction of two mixed use buildings, covered garages, surface parking, walkways and landscaping within the 100-foot buffer zone to bordering vegetated wetland. Mr. Martorano explained that only a small portion of the project is within the buffer.

A motion was made by Mr. Uthoff and seconded by Mr. Smith to issue a positive Determination for reason five and a negative Determination for reason three. The motion passed 6-0-0, after which the Determination was signed.

McConnell Trail Easement:

Mr. Uthoff explained that this easement has been desired for quite some time by the Land Acquisition Committee and will provide a connection between two Conservation Areas. The Commission reviewed a map of the easement which is located along Old Middlesex Road.

A motion was made by Mr. Uthoff and seconded by Mr. Willson to accept the pedestrian Easement on the McConnell land. The motion passed 5-0-1, with Mr. Smith voting against. The Commission then signed the Acceptance form.

Minutes:

A motion was made by Mr. Smith and seconded by Ms. Eggert to approve the minutes of January 9, 2013 as revised. The motion passed 4-2-0, with Mr. Uthoff and Mr. Gray abstaining due to being absent at the meeting of January 9, 2013.

A motion was made by Mr. Willson to approve the minutes of January 9, 2013. Mr. Hagan requested that the Commission postpone the discussion of the Executive Session Minutes of January 9, 2013 until the meeting of February 27, 2013.

Project Change: Lavender Lane

A retaining wall was constructed on the site between the 25 and 50 foot buffers that was not included in the plan approved in the Order of Conditions. The Commission requested that the applicant submit a request for Amendment to the Order of Conditions for the meeting of March 13, 2013.

Trails: Ralph Hammond

Mr. Ralph Hammond was before the Commission requesting the Commissions approval to install a small round sign on existing trail posts showing the direction of the short and long loop trails. The signs would say a short walk for good health and a long walk for better health. There would be approximately 53 signs posted.

A motion was made by Mr. Uthoff and seconded by Mr. Smith to accept the design of the trail signs and approve the installation of the signs on existing trail posts and kiosks. The motion passed 6-0-0.

Public Hearing – Request for Amendment to the Order of Conditions #103-597: DPW

A motion was made by Mr. Smith and seconded by Mr. Uthoff to waive the reading of the public notice. The motion passed 6-0-0. Ms. Adrienne St. John of the Department of Public Works was present before the Commission to request an Amendment to the Order of Conditions for proposed changes to the original generic Order of Conditions regarding bog bridges to include the installation of bog bridges on municipal, state and private land with written permission from the owner. Mr. Willson asked if there was a way to word the amendment to not include Huckins Farm. Ms. St. John explained that installation of bog bridges would not be allowed to occur without the landowner's permission.

A motion was made by Mr. Uthoff and seconded by Mr. Smith to approve the Amendment to the Order of Conditions. The motion passed 6-0-0, after which the Amendment was signed.

Certificate's of Compliance: 450 North Road

A motion was made by Mr. Smith and seconded by Mr. Uthoff to issue Certificate's of Compliance for lots two and three to include continuing conditions on site maintenance and a continuing condition which references Oxbows letter. The motions passed 6-0-0, after which both Certificates of Compliance were signed.

Bills Payable: Hartwell Survey

A motion was made and seconded to approve payment for the survey of the Hartwell Town Forest where it meets the rear of properties on Hartwell Road. The motion passed 6-0-0, after which the bills payable form was signed.

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

Meeting adjourned at 9:35 p.m.

Minutes prepared by Stephanie Ide.

Minutes approved at meeting of February 27, 2013.