

BEDFORD CONSERVATION COMMISSION
Minutes of Meeting
April 10, 2013
Selectmen's Conference Room
Town Hall, Bedford, MA

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

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.

Bryan Windmiller:

Mr. Bryan Windmiller, a biologist with a local rare species consulting business and Grassroots Wildlife Conservation was present before the Commission to discuss the protection of rare and endangered species in the area. Mr. Windmiller works with four species, two of which are specific to Bedford. The Bridal Shiner, a fish, can be found in abundance within Vine Brook and Britton's Violet, a plant, can be found along the Concord River. Mr. Windmiller also explained that he works with wood turtles which can be found within Elm brook and the Blandings Turtle mostly found in Concord along the Concord River. Grassroots Wildlife Conservation is a nonprofit organization.

Wilson Mill Park:

Ms. Adrienne St. John was present before the Commission to discuss the Wilson Mill Park Planting Plan. Ms. St. John stated that the dam is almost complete. Funds were appropriated at Town Meeting for the planting plan. The Commission reviewed the Draft Planting Plan.

A motion was made by Mr. Smith and seconded by Mr. Uthoff to approve the planting plan. The motion passed 5-0-0.

Request for Determination of Applicability: 8 Oak Park Drive

A motion was made by Mr. Smith and seconded by Mr. Uthoff to waive the reading of the public notice. The motion passed 5-0-0. Mr. Gene Sullivan was present before the Commission on behalf of Northwest Enterprises LLC to discuss the proposed construction of a new parking area within the 100-foot buffer zone to the 100-year flood plain. Mr. Sullivan stated that they will be installing additional water quality units and a new infiltration system to improve drainage. The applicant is proposing an operational maintenance plan and the

installation of silt fencing and hay bales for erosion control during the project. The project will meet the 80% TSS removal standard. Ms. Bagdonas asked what the construction order would be.

1. Installation of silt fence and hay bales.
2. Removal of trees and topsoil.
3. The retaining wall will be constructed in stages and clean gravel will be brought in as courses of the wall are laid.
4. The berm will be constructed between the fence and the retaining wall.
5. Paving of the parking area.

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 with the condition of the Department of Public Works approval. The motion passed 5-0-0, after which the Determination was then signed.

Public Hearing – Notice of Intent: 9 Alcott Street

A motion was made by Mr. Uthoff and seconded by Mr. Smith to waive the reading of the public notice. The motion passed 5-0-0. Mr. Paul Marchionda of Marchionda & Associates was present before the Commission on behalf of the Zanghi Family Limited Partnership for the proposed construction of a single family home, driveway, utilities and retaining wall within the 100-foot buffer zone to bordering vegetated wetland (bvww). A portion of the driveway and utilities will be located within the 25-foot buffer zone to bvww. Ms. Bagdonas explained that this is a limited project and that there is a provision within the bylaw that allows for the driveway and utilities to be within the 25-foot and 50-foot buffers if there is no other access to the site. A 2,600sf compensation area is proposed for the intrusion. The Commission discussed the construction sequencing on the site. Ms. Bagdonas recommended that the Commission include a condition within the Order to ensure that the retaining wall is constructed before any other work is done on the site. The Commission asked Mr. Marchionda to provide them with more detail on the retaining wall. Mr. Marchionda requested that the public hearing be continued to the meeting of April 24, 2013 so that he can provide the Commission details on the retaining wall.

Mr. Willson asked if anyone in the audience had any questions. Mr. Edward Bensley of 18 Gould Road requested that Mr. Marchionda provide more detail on the driveway and snow storage. The Commission explained that snow storage could be a condition of the Order. Ms. Eileen Allen of 10 Bandera Drive asked if this is single family home construction or a housing development. The Commission responded that it is reviewing an application for a single family home. Mr. Heinrich Schlieker of 20 Gould Road asked about the accuracy of the wetland delineation. Mr. Marchionda stated that a wetlands scientist came out to delineate the wetlands and received an approved ORAD. Ms. Laura Bensley of 18 Gould Road asked about the disclosure of continuing conditions to potential buyers of the new house. Ms. Bagdonas explained that the potential homeowner should be made aware of any Order of Conditions or Certificate of Compliance with continuing conditions during the title search of the property. Mr. Matt Bowers of 4 Alcott Street asked if Conservation approval is the last approval needed. Mr. Marchionda stated that DPW approval is still needed and then they will apply for the building permit. Mr. Bowers asked if all of the utilities will be within

the confines of the driveway. Mr. Marchionda stated that the utilities are confined to the driveway. Ms. Linda Hocker asked if this construction will affect flooding issues on her property. Mr. Marchionda stated that it would not. Mr. Douglas Bensley expressed his concern about invasive plants being planted on the property and traveling to abutting properties. Ms. Bagdonas offered to prepare the draft Order of Conditions for the meeting of April 24, 2013.

A motion was made by Mr. Uthoff and seconded by Ms. Eggert to continue the public hearing to the meeting of April 24, 2013. The motion passed 5-0-0.

A motion was made by Mr. Uthoff and seconded by Ms. Eggert to adjourn the meeting. The motion passed 7-0-0, adjourning the meeting.

Meeting adjourned at 9:00 p.m.

Minutes prepared by Stephanie Ide.

Minutes approved at meeting of April 24, 2013.