

BEDFORD CONSERVATION COMMISSION
Minutes of Meeting
April 27, 2016
Selectmen's Meeting Room
Town Hall, Bedford, MA

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

ABSENT: Steven Hagan, Chair; Andreas Uthoff

The meeting was called to order at 7:07 pm.

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

Public Hearing – Notice of Intent: 56 Evergreen Avenue

Mr. Guardino read the public notice. Mr. George Dimakarakos and Mr. Daniel Carr of Stamski & McNary were present before the Commission on behalf of Mr. Bryan Melanson of Melanson Development and owners Dan and Sue Yauckoes to discuss the proposed grading for one unit of a seventeen unit residential development, a portion of an infiltration basin, a T-turnaround, the expansion of Evergreen Avenue and water connection within the 100-foot buffer zones to Bordering Land Subject to Flooding and Bordering Vegetated Wetland. A portion of the work will also be in Bordering Land Subject to Flooding.

Mr. Dimakarakos stated that the applicant is proposing a cluster development with 17 houses and 7 acres of open space. A small portion of the project will be within the Commission's jurisdiction. A T-turnaround is required in order to provide a safe way for emergency vehicles to turn around. The water main will be a loop connection connecting Evergreen Avenue to Wiggins Avenue which will provide the residents of Evergreen Avenue with better water pressure. The water main will run through buffer zone to both floodplain and wetland as well as a portion of the main being within floodplain. The floodplain will be returned to existing grade. Ms. Bagdonas stated that the vegetation should be allowed to regrow on any disturbed surface within the floodplain or 25 foot buffer.

The applicant has been meeting with other boards regarding the subdivision and is requesting the Commission's input about the Planning Board and Department of Public Works request to put in a sidewalk along Evergreen Avenue and a trail connection through the property connecting to the Minuteman Bikeway. The wetland comes very close to the edge of the road at the beginning of Evergreen Avenue and the possible sidewalk cannot go on the other side of the road due to utilities and private property. The bike path would be located in upland near the existing garage which is going to be

removed. Ms. Bagdonas stated that the expansion of the roadway and the sidewalk might qualify as a limited project and recommended that the applicant look into that.

A motion was made by Mr. Willson and seconded by Mr. Wirth to continue the public hearing to the meeting of June 8, 2016 at the applicant's request. The motion passed 5-0-0.

Open Space: 56 Evergreen Avenue

Mr. Bryan Melanson of Melanson Development discussed the 7 acres of open space which could potentially be put under Conservation Restriction that is being offered to the Town with the construction of a 17 home cluster subdivision at 56 Evergreen Avenue. Mr. Melanson stated that there is also a possibility that the town could acquire another section of the property that is located off of Wiggins Avenue. Ms. Bagdonas stated that protection of the land on Wiggins Avenue would be a great opportunity to create a greenway along the Shawsheen River with potential for a canoe/walking corridor with public access. This matter will be discussed further as the project progresses.

Order of Conditions: 431 North Road

Mr. Lane Atteridge and Ms. Darlene Atteridge, owners of 431 North Road and their attorney Mr. John McKenna were present before the Commission to review the draft Order of Conditions as prepared by Ms. Bagdonas.

A motion was made by Ms. Eggert and seconded by Mr. Guardino to approve and issue the Order of Conditions for 431 North Road as discussed and modified. The motion passed 5-0-0, after which it was signed.

7 Alaska Avenue:

Mr. David Bernstein was present before the Commission to request that the Commission grant a minor modification to the existing Order of Conditions. Mr. Bernstein is requesting that he be allowed to place a 112 square foot garden shed within the 50-foot buffer zone to bordering vegetated wetland. The Commission explained to Mr. Bernstein that he can place the shed outside the 50-foot buffer zone and should propose to do so, since the bylaw does not allow for structures within the 50-foot buffer unless there are no alternatives and compensation for such an intrusion is provided. In Mr. Bernstein's case the shed could be moved outside of the 50-foot buffer. Mr. Bernstein agreed to move the shed outside of the 50-foot buffer zone.

A motion was made by Mr. Wirth and seconded by Mr. Guardino stating that provided the shed is relocated to be outside of the 50-foot buffer zone and is shown as such on the plan that will be provided to the building department and reviewed by the Conservation Administrator, the Commission approves the shed as a minor modification to the existing Order of Conditions. The motion passed 5-0-0.

Minutes:

A motion was made by Mr. Willson and seconded by Ms. Eggert to approve the minutes of March 30, 2016 as written. The motion passed 5-0-0.

A motion was made by Mr. Willson and seconded by Ms. Eggert to approve the minutes of April 13, 2016 as written. The motion passed 5-0-0.

Huckins Farm Committee:

A motion was made by Mr. Willson and seconded by Mr. Wirth to designate Ms. Eggert to represent the Conservation Commission in meetings with the Huckins Farm Board of Trustees. The motion passed 5-0-0.

Environmental Club:

Ms. Bagdonas stated that she has been working with Bedford High School students preparing for an Envirothon competition and recently took a few of the members out to Fawn Lake to identify non-native invasive species. Mr. William Alexander showed the girls that were present how to use the weed wrench and discussed invasive species control.

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

The meeting was adjourned at 8:48 p.m.

The minutes were prepared by Stephanie Ide.

The minutes were approved at the meeting of May 11, 2016.