

**BEDFORD CONSERVATION COMMISSION**  
**Minutes of Meeting**  
**September 14, 2016**  
**Selectmen's Conference Room**  
**Town Hall, Bedford, MA**

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

**ABSENT:** Andreas Uthoff

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

**Public Hearing - Notice of Intent: 200 Hanscom Drive**

Mr. Jim Stolecki, project manager of the Massachusetts Port Authority Environmental Unit and Ms. Kimberly Peace of Hoyle, Tanner & Associates were present before the Commission to discuss the proposed improvements and repairs to the existing perimeter fence that encompasses Hanscom Airfield. The proposed project is located within Bank, Bordering Vegetated Wetland, Bordering Land subject to Flooding and the 100-foot buffer zones to Bordering Land Subject to Flooding and Bordering Vegetated Wetland. Ms. Peace and Ms. Bagdonas conducted a site visit on September 12, 2016. Mr. Stolecki stated that the goal of the fence is to keep trespassers and wildlife off of the airfield. Ms. Peace said that 5,200 linear feet of fencing is to be replaced or repaired with the addition of a wildlife skirt which is 6 inches below the surface and spans 3 feet out below the surface. The wildlife skirt which is made of metal fencing material is to prevent animals from burrowing. There are temporary impacts to the resource areas but no impact will be permanent. One section of the fencing crosses a stream tributary to Elm Brook. The fencing at the stream will be installed to be just under the water line to deter animals from going under the fence. Ms. Bagdonas requested that the applicant provide the Commission a report to the Commission one year from installation.

A motion was made by Mr. Britton and seconded by Mr. Gray to close the public hearing. The motion passed 5-0-1 with Ms. Eggert abstaining. A motion was made by Mr. Wirth and seconded by Mr. Gray to issue the Order of Conditions with the condition of the applicant providing a report one year from the date of installation. The motion passed 5-0-1 with Ms. Eggert abstaining. The Order of Conditions was then signed.

## **Request for an Amendment to the Order of Conditions 103-0800: 14 Bonnievale Drive**

Mr. David Bernstein and Ms. Pamela Brown of Brown & Brown, PC were present before the Commission to discuss proposed changes at 14 Bonnievale Drive, to include the installation of a propane tank installed in the side yard, the relocation of the infiltrator “Cultic” unit, expansion of the driveway and a planting plan for the 10 year floodplain. The proposed changes are located within Bordering Land Subject to Flooding and within the 100-foot buffer zone to Bordering Land Subject to Flooding, portions are within the 10 year flood plain.

Ms. Brown stated that the infiltrator unit was originally proposed in the back of the new house but due to the grade of the land it had to be moved to the side yard. The propane tank will be used to heat the house. The driveway was originally proposed at 12 feet wide but the new fire code requires a 20 foot wide driveway. Ms. Bagdonas stated that 4 feet of that width can be pervious material. Mr. Bernstein stated that he would rather pave the entire driveway in order to keep the area clean. Ms. Brown discussed the reduction of impervious surface on the property citing that the new house has been located completely outside of the floodplain. Ms. Bagdonas stated that she is concerned about the disturbance of the 10 year floodplain, which the Commission then discussed.

A motion was made and seconded to close the public hearing. A motion was made by Mr. Britton and seconded by Mr. Guardino to issue the Amendment to the Order of Conditions for 14 Bonnievale Drive with the following conditions:

1. The 10-year and 100-year flood plain boundaries must be located by field survey, staked and protected from disturbance, in accordance with Special Condition #55 of the original Order of Conditions.
2. The Order of Conditions and the Amendment to the Order are to be recorded at the Registry of Deeds.
3. The planting plan is to be extended to elevation 118 on the property, and the elevations within the 10-year flood plain are to remain unaltered.
4. All original conditions of the Order of Conditions continue to apply.

The motion passed 5-0-0, after which the Amendment to the Order of Conditions was signed.

### **Eagle Scout Project:**

Mr. Alex Marino was present before the Conservation Commission to discuss his proposed Eagle Scout project. Mr. Marino would like to construct three to four bat houses and place them near the schools. Mr. Marino explained that the bat houses stand approximately 10-15 feet in the air and that a large bat house can hold hundreds of bats providing safe habitat for the whole colony. The bat house needs to be placed a certain radial distance from trees. Ms. Bagdonas stated that Clark and Little Meadow Conservation Areas would be a suitable backup if Mr. Marino is not approved for placement of the bat houses at the schools.

A motion was made by Mr. Gray and seconded by Mr. Wirth to approve the installation of bat houses and sponsor the Eagle Scout project if the installation occurs at Clark, Altmann or Little Meadow. The motion passed 6-0-0.

### **56 Evergreen Avenue:**

Mr. Bryan Melanson, Mr. Mike Melanson and Mr. Jim Chaney of Melanson Development were present before the Commission to discuss the proposed road widening of Evergreen Avenue. Ms. Bagdonas stated that the road widening qualifies as a limited project. The widening of the road will require the removal of trees and possible stump removal which will be done as the road is constructed. A portion of the tree removal work will take place along the edge of wetland and within the 25 foot buffer zone to wetland.

A motion was made by Mr. Britton and seconded by Mr. Gray to accept Mr. Crossman as the site supervisor. The motion passed 6-0-0.

A motion was made by Mr. Britton and seconded by Ms. Eggert to approve the Erosion and Sedimentation Control Plan with the understanding that additional erosion control may be necessary, as well as restoration of disturbed wetlands and 25 foot buffer. The motion passed 6-0-0.

### **Cottages at Depot Crossing:**

Ms. Leah Basbanes was present before the Commission requesting approval of the planting plan for the Cottages at Depot Crossing development. The original plan proposed trees along a section of the subdivision but due to the location of a gas line on the site the root structure of the trees could compromise the gas line in the future. The applicant is now proposing a shrub and wildflower seed mix.

A motion was made by Mr. Willson and seconded by Mr. Gray to approve the revised planting plan. The motion passed 6-0-0.

### **Bills Payable:**

A motion was made by Mr. Gray and seconded by Mr. Britton to approve payment to Lewis Putney in the amount of \$35.00 from the Wetlands Protection Fund account for delivery of an Enforcement Order at 20 Hemlock Lane. The motion passed 6-0-0 and the bills payable form was then signed.

A motion was made by Mr. Wirth and seconded by Mr. Gray to approve payment to Oxbow Gardens for the mowing of Jordan Gardens in the amount of \$100.00 from the Jordan Gardens account. The motion passed 6-0-0 and the bills payable form was then signed.

### **Minutes:**

A motion was made by Mr. Britton and seconded by Mr. Wirth to approve the minutes of July 20, 2016 as written. The motion passed 5-0-1 with Mr. Gray abstaining.

A motion was made by Mr. Britton and seconded by Mr. Guardino to approve the minutes of July 27, 2016 as written. The motion passed 3-0-3 with Mr. Gray, Mr. Wirth and Ms. Eggert abstaining.

A motion was made by Mr. Britton and seconded by Mr. Guardino to approve the minutes of July 13, 2016 as written. The motion passed 4-0-2 with Mr. Gray and Mr. Wirth abstaining.

A motion was made by Mr. Britton and seconded by Mr. Guardino to approve the minutes of August 10, 2016 as written. The motion passed 4-0-2 with Mr. Hagan and Mr. Gray abstaining.

A motion was made by Mr. Britton and seconded by Mr. Gray to approve the minutes of August 24, 2016 as written. The motion passed 4-0-2 with Mr. Guardino and Mr. Hagan abstaining.

**Connor Wistentaner:**

Ms. Bagdonas explained to the Commission that the Trails Committee will sponsor Connor Wistentaner's Eagle Scout project. The project involves the replacement of a deteriorated kiosk at the Concord River boat landing. The proposed project will take place within floodplain. The Commission agreed that the project should be handled with the filing of a Request for Determination of Applicability and not with a Notice of Intent.

**269 Carlisle Road:**

Ms. Bagdonas explained to the Commission that vehicles are parking within floodplain at 269 Carlisle Road and asked if the Commission would like her to contact the applicant requesting that parking not take place within the floodplain. The Commission agreed that this cannot be enforced.

**OOO Model:**

Ms. Bagdonas told the Commission that people are having a difficult time understanding N/A on Orders of Conditions and would like to include a statement explaining that N/A means non-applicable and to see the special conditions section of the Order of Conditions. Ms. Bagdonas also read the proposed as-built condition and bond condition.

A motion was made by Mr. Britton and seconded by Ms. Eggert to accept the wording of all three conditions. The motion passed 6-0-0.

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

*Meeting adjourned at 9:30 p.m.*

*Minutes prepared by Stephanie Ide.*

*Minutes approved at meeting of September 28, 2016.*