

BEDFORD CONSERVATION COMMISSION
Minutes of Meeting
March 16, 2022
Zoom Remote Hearing
Bedford, MA

Present: Steve Hagan, Chair; Frank Richichi, Clerk; Deb Edinger;
Lori Eggert; Stacey Katz
Stephanie Ide, Conservation Administrative Assistant
Absent: Jeff Summers, Conservation Administrator

Mr. Hagan opened the meeting at 6:00 p.m.

Election of Officers:

A motion was made by Mr. Richichi and seconded by Mr. Hagan to nominate Mr. Steven Hagan as Chair of the Conservation Commission. The motion failed 2-1-2, with Ms. Eggert voting against and Ms. Edinger and Ms. Katz abstaining.

A motion was made by Ms. Eggert and seconded by Ms. Katz to nominate Mr. Frank Richichi as Chair of the Conservation Commission. No vote was taken as Mr. Richichi declined the nomination.

A motion was made by Ms. Edinger and seconded by Ms. Katz to nominate Ms. Lori Eggert as Chair of the Conservation Commission. No vote was taken as Ms. Eggert declined the nomination.

Ms. Edinger and Ms. Katz stated that they do not want to be nominated for Chair of the Conservation Commission.

A motion was made by Mr. Richichi and seconded by Mr. Hagan to again nominate Mr. Steven Hagan as Chair of the Conservation Commission. The motion passed 3-1-1, with Ms. Eggert voting against and Ms. Edinger abstaining.

A motion was made by Mr. Hagan and seconded by Ms. Eggert to nominate Mr. Frank Richichi as Clerk of the Conservation Commission. The motion passed 5-0-0.

Request for Determination of Applicability: 7 Woodmoor Drive

Mr. David Bernstein of Ajax Development was present before the Commission to discuss the proposed yard work and landscaping associated with the construction of a new single-family home within the 100-foot buffer zone to Bordering Vegetated Wetland. The proposed yard work and landscaping will remain outside of the 50-foot buffer zone.

The demolition permit for the house at 7 Woodmoor Dive was submitted this past summer. It was determined at that time based on the current maps that the demolition and proposed construction were located over 100-feet from the wetland. However, a professional wetland delineation was completed by the town hired consultant, Comprehensive Environmental, during the fall of 2021. This was done to review specific areas in town where

the State DEP wetland line and the town wetland line are substantially different. As a result, it was that the wetland buffer zone extends approximately 40-feet onto the property which has triggered the application before the Commission now.

A motion was made by and seconded by to issue a positive Determination for reason 2B and 5 and a negative Determination for reason 3 with the following condition:

1. Erosion controls in the form of a filter tube, or silt sock, are to be installed along the limit of work within the 100-foot buffer zone to BVW.

The motion passed 5-0-0.

Public Hearing – Notice of Intent: 93-95 South Road

Mr. Richard Kirby of LEC Environmental Consultants was present before the Commission with Mr. David Goldbaum of Bespoke Renovations to discuss the proposed demolition of an existing two-family house at 93-95 South Road and the construction of a new single-family home with associated site work within the 100-foot buffer zone to Bordering Vegetated Wetland.

The existing fence on the property is currently within the 25-foot buffer zone but will be relocated outside of the 25-foot buffer with this project. The existing greenhouse and patio, which is currently within the 50-foot buffer, will be removed. Impervious surface calculations within the buffer zone increase from 12.5% to 24.4% but are below the 25% limit. Stormwater mitigation is proposed to maintain existing rates and volumes of water exiting the property and to promote groundwater infiltration. The 25-foot buffer zone will be allowed to return to a naturally vegetated state, marked by permanent granite or concrete bounds at a minimum of two feet above grade at locations identified on the submitted and approved plan, and will be mowed once per year between November and April to minimize the intrusion of invasive species. The Commission requested that the annual mowing of the 25-foot buffer be added as a condition of the Order.

A motion was made by Ms. Edinger and seconded by Ms. Katz to close the public hearing and issue the Order of Conditions as drafted and discussed. The motion passed 5-0-0.

174 Middlesex Turnpike Conservation Restriction Discussion:

Mr. Gene Crouch of VHB was present before the Commission to discuss the ongoing Middlesex Turnpike project. The project is the expansion of the existing roadway from two lane to four lanes. The Commission denied the project on April 23, 2014 because the project did not meet the standards but DEP later issued a Variance for the project on 10/11/2016. The Conservation Restriction (CR) was approved by November 2019.

The project required a temporary construction easement, valid for five years, which has since expired. There are three encroachment areas where temporary grading will need to take place within the CR. Two of the three encroachment areas are near certified vernal pools and blue spotted salamander habitat. Mr. Crouch is meeting with State officials next week to discuss the re-issuance of the construction easements and will keep the Commission informed.

210 Springs Road, Middlesex Community College: Landscape Plan

Mr. Tom Moseley, Landscape Architect for the Middlesex Community College overflow parking lot project, was present before the Commission to obtain approval of a landscape plan that was required to be submitted to the Commission in conjunction with Order of Conditions #103-0892. The Commission reviewed the plan and were concerned about the ability to keep the plants alive without irrigation and deer fencing. The landscape plan approval discussion will be continued to the meeting of April 13, 2022.

Rules & Regulations Amendment: Administrative Review

The Commission requested to postpone the discussion of Administrative Review until Conservation Administrator Jeff Summers is in attendance. This matter will be reviewed at the meeting of April 13, 2022.

Minutes:

A motion was made by Ms. Edinger and seconded by Ms. Eggert to approve the minutes of January 12, 2022 as written. The motion passed 5-0-0.

A motion was made by Ms. Edinger and seconded by Ms. Katz to approve the minutes of February 9, 2022 as written. The motion passed 5-0-0.

A motion was made by Mr. Richichi and seconded by Ms. Katz to adjourn the meeting at 7:30 p.m. The motion passed 5-0-0.

Minutes prepared by Stephanie Ide.

Minutes approved at the meeting of April 13, 2022.