

BEDFORD CONSERVATION COMMISSION
Minutes of Meeting
June 22, 2022
Zoom Remote Hearing
Bedford, MA

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

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

Request for Determination of Applicability: 9 William Street

Mr. George Norregaard was present before the Commission to discuss the proposed replacement and expansion of an existing deck within the 100-foot buffer zone to Bordering Vegetated Wetland. Expansion of the deck will require one additional footing.

A motion was made by Mr. Richichi and seconded by Ms. Edinger to issue a positive Determination for reasons 2B and 5 and a negative Determination for reason 3 without conditions. The motion passed 4-0-0.

Request for Determination of Applicability: 40 Glenridge Drive

Mr. Alvin Marks was present before the Commission to discuss the proposed replacement of an existing deck within the 100-foot buffer zone to Bordering Vegetated Wetland. The deck will remain the same size as the existing.

A motion was made by Mr. Richichi and seconded by Ms. Edinger to issue a positive Determination for reasons 2B and 5 and a negative Determination for reason 3 without conditions. The motion passed 4-0-0.

Request for Determination of Applicability: 7 Hilda Road

Mr. Omar Corona was present before the Commission to discuss the previous installation of a shed within the 100-foot buffer zone to Bordering Vegetated Wetland. Mr. Corona had previously installed the shed without knowing permits were required. The shed will be moved approximately seven feet to move it out of a sewer easement and the 50-foot buffer zone.

A motion was made by Mr. Richichi and seconded by Ms. Edinger to issue a positive Determination for reasons 2B and 5 and a negative Determination for reason 3 without conditions. The motion passed 4-0-0.

Request for Determination of Applicability: 91 Page Road

Ms. Pam Brown of Brown and Brown, PC was present before the Commission on behalf of M & P Developers to discuss the proposed grading, drainage, landscaping and tree removal in conjunction with the construction of a new single-family house. The existing and proposed house are just outside of the 100-foot buffer. During the site visit Mr. Summers noted that a large Red Cedar just within the buffer zone had been removed in preparation for the demolition of the existing house without the Commissions approval.

A motion was made by Mr. Richichi and seconded by Ms. Edinger to issue a positive Determination for reasons 2B and 5 and a negative Determination for reason 3 with the following conditions:

1. The 3 trees proposed to be removed are to be reviewed by the Conservation Administrator prior to removal and prior to the construction of the new house. 2 native trees of a moderate height and caliper shall be installed within the BZ during the fall 2022 planting season. The trees shall survive for three 3 full growing seasons or be replaced by the Owner/Applicant.
2. Erosion control shall be a properly installed, 12” diameter straw wattle. The erosion control shall be properly maintained and left in place until exterior construction has ceased and all disturbed areas are fully stabilized.

The motion passed 4-0-0.

Request for Determination of Applicability: 3 McMahan Road

Mr. David Powell was present before the Commission to discuss the proposed construction of a two-story front door entry way addition and landing within the 100-foot buffer zone to Bordering Vegetated Wetland.

A motion was made by Mr. Richichi and seconded by Ms. Edinger to issue a positive Determination for reasons 2B and 5 and a negative Determination for reason 3 without conditions. The motion passed 4-0-0.

Request for an Amendment to the Order of Conditions, #103-0892: 210 Springs Road

Ms. Meera Cousens of Civil Design Consultants was present before the Commission to request an Amendment to the Order of Conditions issued on February 14, 2022 for the redevelopment of the Middlesex Community College overflow parking lot.

After work had begun, it was found that the existing parking lot drainage infrastructure elevation at the final connection point does not match what was expected. It was also determined that the existing pipe connecting the final connection point within the parking lot to the outfall, located across the narrow gage rail trail, needs replacement and it is now proposed to be replaced per the request of the DPW. It is expected that the drainage modifications work will be completed within a few hours. No vegetation is proposed for removal and erosion controls will be maintained until the ground is fully stabilized. A Narrow Gauge Rail Trail detour will be in place until the work is complete.

A motion was made by Mr. Richichi and seconded by Ms. Eggert to issue the Amendment to the Order of Conditions with the original conditions of the Order continuing to apply. The motion passed 4-0-0.

Public Hearing – Notice of Intent: 55 Summer Street

Ms. Pam Brown of Brown & Brown, PC was present before the Commission on behalf of Richard Iovino to discuss the redevelopment of an area currently used for commercial staging and as storage areas for a landscaping/excavating business. Multiple vehicles and equipment are stored on the property. The work proposed is the construction of a 50' x 200' garage on a concrete pad, paving, drainage and site improvements within Bordering Land Subject to Flooding, the 200-foot Riverfront Area to the Shawsheen River, and within the 100-foot buffer zones to Bordering Land Subject to Flooding, Bank, and Bordering Vegetated Wetland.

Mr. Hagan requested that Ms. Ide read Mr. Summers memo to the Commission and DPW's e-mail for the record. Ms. Brown expressed her frustration that the memo to the Commission had not been shared with her prior to the meeting and stated that she was unaware of the unpermitted 40'x60' asphalt pad on the site.

A motion was made by Ms. Edinger and seconded by Mr. Richichi to require a third-party consultant review of this project at the expense of the applicant; the motion passed 4-0-0

A motion was made by Ms. Edinger and seconded by Ms. Eggert with the permission of the applicant to tentatively continue the public hearing to the meeting of July 13, 2022 if the third-party consultant review is complete; the motion passed 4-0-0.

Public Hearing – Notice of Intent: 44 Middlesex Turnpike

VHB was present before the Commission on behalf of WCV-44 Middlesex, LLC to discuss the proposed demolition of the Double Tree Hotel and the construction of two 105,000sf buildings on the site with associated parking, utilities, stormwater management facilities, and landscaping. The buildings are intended to be used as laboratories and for manufacturing. A portion of the proposed work associated with this project is within the 100-foot buffer zone to Bordering Vegetated Wetland. This project is considered a redevelopment project and the Massachusetts Stormwater Standards apply.

The majority of work within the buffer zone consists of parking lot reconfiguration and the construction of retaining walls because of steep slopes from the developed area down to the wetlands. Temporary work within the 25-foot buffer zone is proposed for the construction of the retaining wall and the restoration of the 25-foot buffer. 8,000 sf of pavement is to be removed from the buffer zone with the area being regraded to reduce the slope.

A motion was made by Mr. Richichi and seconded by Ms. Edinger to close the public hearing; the motion passed 4-0-0. A motion was made by Mr. Richichi and seconded by Ms. Edinger to issue the standard commercial Order of Conditions; the motion passed 4-0-0.

Certificate of Compliance: 60 Wildwood Drive

A motion was made by Mr. Richichi and seconded by Ms. Edinger to issue the Certificate of Compliance for 60 Wildwood Drive; the motion passed 4-0-0.

Certificate of Compliance: 602 Springs Road

A motion was made by Mr. Richichi and seconded by Ms. Edinger to issue the Certificate of Compliance for 602 Springs Road; the motion passed 4-0-0.

CPC Liaison:

A motion was made by Ms. Eggert and seconded by Mr. Richichi to appoint Steven Hagan as the Conservation Commission representative to the CPC; the motion passed 4-0-0.

A motion was made by Ms. Eggert and seconded by Ms. Edinger to adjourn the meeting at 8:09 p.m. The motion passed 4-0-0.

Minutes prepared by Stephanie Ide.

Minutes approved at the meeting of July 13, 2022.