



**TOWN OF WILMINGTON
121 GLEN ROAD
WILMINGTON, MA 01887**

PLANNING & CONSERVATION
DEPARTMENT

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CONSERVATION COMMISSION MINUTES
February 3, 2016

Don Pearson, Chair, called the meeting to order at 7:05 p.m. Laurie Finne, Vincent Licciardi, Charles Rooney III, and Sharon Kelley-Parrella were present. Julie Flynn and Michael McInnis were absent. Winifred McGowan, Assistant Director of Planning & Conservation, was also present.

**PUBLIC MEETING - REQUEST FOR A DETERMINATION OF APPLICABILITY - 24
ELEANOR DRIVE – MAP 4 PARCEL 62**

Documents: Proposed Subsurface Septic System, revised 1/29/2016

Present in Interest: Luke J. Roy, LJR Engineering

L. Roy presented a plan to build a new single family home, septic system, and driveway with associated site work in the Murray Hill Subdivision. The house is 75 feet from the wetlands. The limit of disturbance was established under the subdivision superseding Order of Conditions (SOOC) #344-1389. There will be block and boulder retaining walls / boulder demarcation line along the driveway and conservation restriction area. Grading was revised to direct the driveway runoff away from the wetland and into the stormwater treatment system. L. Roy stated that he included the pool in the plans to show potential buyers where a pool would be possible, but it is not a part of this project.

Upon motion duly made and seconded it was unanimously

VOTED: To issue a negative Determination of Applicability for 24 Eleanor Drive –
Map 4 Parcel 62

**PUBLIC MEETING - REQUEST FOR A DETERMINATION OF APPLICABILITY - 63
ADAMS STREET - MAP 40 PARCEL 62**

Documents: Mortgage Survey Plan, revised 1/20/2016

Present in Interest: Zuzana Ondrackova, owner

Z. Ondrackova presented a plan to cut down 5 large trees from her property. She feels they pose a danger to her house. Three trees are close to the house. W. McGowan suggested that if the Commission allows the trees to be removed, some new trees could replace some of the trees in the rear of the property to provide shade and habitat as they mature. Z. Ondrackova stated she may not remove all of the trees immediately. It

will depend on the cost. She agreed to replace any tree she decides to remove. The crane won't go into the wetland during this removal. The cut material will be removed. A list of native trees will be sent.

Upon motion duly made and seconded it was unanimously

VOTED: To issue a negative Determination of Applicability for 63 Adams Street –
Map 40 Parcel 62

PUBLIC HEARING - NOTICE OF INTENT - 47 ANDOVER STREET - MAP 103 PARCEL 13

Documents: Proposed Subsurface Sewage Disposal System, dated 12/14/2015

Present in Interest: Edward Ratcliffe, ESS

E. Ratcliffe presented a plan to remove an existing house and outbuilding and build a new home, septic system, and infiltration systems with associated site work. The septic system is in the front of the house. They will remove debris that has accumulated on the lot. There was discussion on grading the driveway to drain into the infiltration trenches, about leaving the hollow tree in the no-work area for its habitat value, leaving most of the decaying logs along the stream for their habitat value, replanting where debris was removed depending on the amount of disturbance and whether the stormwater infiltrator is high enough above the groundwater. E. Ratcliffe replied that they could add a low retaining wall if they have to raise the infiltrator. In response to comments that the impervious areas were calculated without including the walkway or deck, E. Ratcliffe stated that the walks were bricks set so the walk will be pervious. He will confirm the calculations and make adjustments to the plan if needed to bring the impervious areas down. There is no DEP file number. There was a brief discussion regarding the policy of continuing a hearing when the DEP file number has not been issued.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the Public Hearing for 47 Andover Street - Map 103 Parcel
13 with the applicant's consent.

PUBLIC HEARING - NOTICE OF INTENT - 6 KENDALL STREET - MAP 20 PARCEL 5

Documents: Proposed Subsurface Septic Disposal System, 6 Kendall Street, Wilmington, MA, dated 1/8/2016

Present in Interest: Luke J. Roy, LJR Engineering
Michael Welch, Quality Additions and Remodeling

L. Roy presented a plan to remove an existing home and build a new three bedroom home, septic system, and infiltration system with associated site work. He stated that Board of Health has required additional test pits and has not approved the septic system. The new house is closer to the wetlands than the existing home so the septic system can be located in the front. Due to the high water table and grading there will be a retaining wall around most of the septic system. The applicant is willing to shift the infiltrators toward the road to minimize damage to existing tree roots and add a composting area. There will be a post and rail fence for the demarcation line. In

response to questions, L. Roy said the house would be too close to the wetland if the septic system was shifted south, the pump chamber has a 24-hour capacity and an alarm, he was not sure whether the pump tank could be moved out of the Zone 2 area, he may be able to pull the retaining wall in from the lot line and install a shallow swale to direct runoff toward the rear yard, away from the abutting land. Alex Klaus, 4 Kendall Street, asked which trees will be removed. L. Roy showed him what they expect to remove from the property. Olga Melko, 4 Kendall Street, asked L. Roy to describe how the stormwater infiltrators work, whether this house would have a basement, asked if the land behind the demarcation line would be landscaped, and whether cut trees would be replaced with new trees. L. Roy stated that they would have a walk out basement and would let it grow naturally. W. McGowan noted that there is an old Order of Conditions for restoring filled wetlands that should be closed out. She suggested that planting in the 15-foot no-disturb area be added to this filing, since the owner has been mowing the area in violation of the old Order. DEP has not issued a file number.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the Public Hearing for 6 Kendall Street - Map 20 Parcel 5 until March 2, 2016 at the applicant's request.

PUBLIC HEARING - NOTICE OF INTENT – GARDEN OF EDEN SUBDIVISION, 3, 5, 7, 9-27 GREEN MEADOW DRIVE - MAP 2 PARCELS 201-206, 223-225 - MAP 3 PARCELS 207-222 - DEP FILE #344-

The Applicant sent a request to continue the public hearing until the next meeting.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the Public Hearing for Garden of Eden Subdivision - Map 2 Parcels 201-206, 223-225 - Map 3 Parcels 207-222 - DEP File #344-1322 until March 2, 2016.

OTHER BUSINESS

REQUEST FOR A MODIFICATION - 13 RHODE ISLAND ROAD - MAP 20 PARCEL 186B - DEP FILE #344-1115

Documents: Proposed Subsurface Sewage Disposal System, revised 1/13/2016

Present in Interest: Edward Ratcliffe, ESS

E. Ratcliffe presented a plan to modify and existing Order of Conditions DEP File #344-1115. The septic system has been pulled farther away from the Buffer zone and the house moved a bit closer. The overflow pipe was removed from the infiltration system.

Upon motion duly made and seconded it was unanimously

VOTED: To approve the request for modification for 13 Rhode Island Road - Map 36 Parcel 186B - DEP File #344-1115

DISCUSSION - 75 ALDRICH ROAD - MAP 20 PARCEL 40 - DEP FILE #344-1005

The owners for this expired OOC called to say they will file a request for a Certificate of Compliance for work not done.

AGENT UPDATE - KEOLIS (RAILROAD) VEGETATION MANAGEMENT PLAN

The State permitting agency sent a letter to say that Keolis will have to file an RDA to confirm the wetland delineation prior to any herbicide applications.

AGENT UPDATE - WILMINGTON DPW YEARLY OPERATING PLAN

The comment period for Wilmington's Yearly Operating Plan for roadside spraying goes until March 4, 2016.

AGENT UPDATE - 53 HIGH STREET - MAP 87 PARCEL 6F - DEP FILE #3441031

The engineer contacted the office to say he is working on the as-built plan for a Certificate of Compliance.

AGENT UPDATE - 66 ADAMS STREET - MAP 50 PARCEL 9 - DEP FILE #344-1010

The engineer contacted the office to say he is working with the owner to correct some items prior to requesting a Certificate of Compliance.

AGENT UPDATE -FEMA FLOOD PLAIN CHANGES

The Town received notice that changes to the floodplain map are final. The Town will have to adopt the changes at the annual town meeting to remain in the flood program.

MINUTES - January 6, 2016

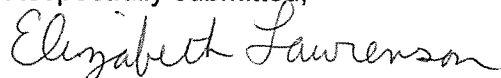
VOTED: To approve the minutes for January 6, 2016.

ADJOURN

There being no additional business to come before the Conservation Commission, it was

VOTED: To adjourn the meeting at 8:20 pm.

Respectfully submitted,



Elizabeth Lawrenson
Senior Clerk