



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

PLANNING & CONSERVATION
DEPARTMENT

(978) 658-8238

CONSERVATION COMMISSION MINUTES

March 1, 2017

Donald Pearson called the meeting to order at 7:00 p.m. Laurie Finne, Vincent Licciardi, and Theron Bradley, were present. Julie Flynn, Sharon Kelley-Parrella, and Michael McInnis were absent. Winifred McGowan, Assistant Director of Planning and Conservation and Cathy Pepe, Senior Clerk of Planning and Conservation were also present.

**CONTINUED PUBLIC MEETING – REQUEST FOR A DETERMINATION OF
APPLICABILITY – 2 Murray Hill Circle – Map 4 Parcel 24**

Documents: Letter from LJR Engineering, dated 2/16/17
Plans, Proposed Subsurface Septic Disposal System, 2 Murray Hill
Circle, revised 2/16/17

Present in Interest: Luke Roy, LJR Engineering

L. Roy has provided revised plans in response to the questions from the Town Engineer for 2, 4, and 8 Murray Hill Circle. The septic designs for 2, 4, and 8 Murray Hill Circle were approved by the Board of Health.

L. Roy stated that the bio-retention area is designed to receive just under 4000 square feet of driveway runoff and there is enough reserve capacity to handle the slight increase in impervious driveway area. The wet basin further down Murray Hill Circle will take the excess stormwater and the trenches on previous plans were eliminated. L. Roy stated that the roof drain system was relocated to the rear left corner of the lot (further away from the wetlands) and that the depth of water main service will be 4'6" below driveway surface. L. Roy made some minor adjustments to the plans to show the boulder line on open space. He also stated that the Town will maintain the bio-retention area, which is in an easement.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public meeting for a for 2 Murray Hill Circle – Map 4
Parcel 24

VOTED: To issue a negative Determination of Applicability for 2 Murray Hill Circle – Map 4 Parcel 24

CONTINUED PUBLIC MEETING – REQUEST FOR A DETERMINATION OF APPLICABILITY – 4 Murray Hill Circle – Map 4 Parcel 25

Documents: Letter from LJR Engineering, dated 2/16/17
Plans, Proposed Subsurface Septic Disposal System, 4 Murray Hill Circle, revised 2/16/17

Present in Interest: Luke Roy, LJR Engineering

See minutes from 2 Murray Hill Circle.

L. Roy stated the roof infiltration system was moved further away to make it 50' away from wetlands and the stone trench was removed. The retaining wall was moved about one (1) foot from the easement and the wall modified to a maximum of 4' in height.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public meeting for 4 Murray Hill Circle – Map 4 Parcel 25

VOTED: To issue a negative Determination of Applicability for 4 Murray Hill Circle – Map 4 Parcel 25

CONTINUED PUBLIC MEETING – REQUEST FOR A DETERMINATION OF APPLICABILITY – 8 Murray Hill Circle – Map 4 Parcel 27

Documents: Letter from LJR Engineering, dated 2/16/17
Plans, Proposed Subsurface Septic Disposal System, 8 Murray Hill Circle, revised 2/16/17

Present in Interest: Luke Roy, LJR Engineering

See minutes from 2 Murray Hill Circle.

L. Roy stated he could not locate the stone wall due to snow, but is confident that the existing stone wall is on the open space. He added a note to the plans that the existing stone wall will remain.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public meeting for 8 Murray Hill Circle – Map 4 Parcel 27

VOTED: To issue a negative Determination of Applicability for 8 Murray Hill Circle – Map 4 Parcel 27

PUBLIC MEETING – NOTICE OF INTENT – 16, 16R, & 18R Boutwell Street – Map 18 Parcels 3B, 3D, & 4A – DEP File #344-

Documents: Site Plan, 16R & 18R Boutwell Street, dated 2/1/17
NOI Document 2/13/17 and revised 2/17/17
Memo from William Holt and Paul Alunni, dated 2/27/17

Present in Interest: Greg Saab, ESS

G. Saab presented plans to build new homes at 16R and 18R Boutwell Street. The driveway and the stone trench along the driveway will be pitched and the roof drain designed to handle the stormwater runoff. A swale was added to the back of the lots to direct water away from the house and the septic systems. A portion of the existing driveway for 16 Boutwell Street will be used for a common driveway for 16R and 18R Boutwell Street. G. Saab suggested that S. Eriksen and W. McGowan walk the wetlands together, where the line is in question

W. McGowan questioned the 88" to the water table at one (1) of the test pits and G. Saab confirmed it was accurate. W. McGowan summarized P. Alunni's memorandum stating that infiltration appears to be adequate. He recommends that the engineer provide a cross section showing that the driveway grades, infiltration trench, and demarcation fence fit within the 3' wide area which runs most of the length of the driveway.

In response to P. Alunni's memorandum, W. McGowan recommended that the two (2) new homes be kept under one (1) Notice of Intent as several things have to be done simultaneously. W. McGowan asked if the driveway and the water line and the house at 18R could be moved further from the wetlands. G. Saab spoke to P. Alunni about some of these concerns and he will re-work some of the design.

W. McGowan asked if the line of evergreens will remain. G. Saab believes they are in the no-disturb zone but he will double check.

D. Pearson asked the common driveway maintenance. G Saab stated that there will be a written agreement and an easement plan between the homeowners. D. Pearson stated that the snow may not be plowed into the wetlands.

A DEP File number has not been issued, therefore the meeting cannot be closed.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for 16, 16R, & 18R Boutwell Street – Map 18 Parcels 3B, 3D, & 4A until April 5, 2017

**PUBLIC HEARING – NOTICE OF INTENT – 5 Waltham Street – Map 79
Parcel 31G – DEP File #344-1351**

Documents: Plan, Site Improvements, 5 Waltham Street, 3 sheets, dated 2/8/17
NOI document 2/13/17 and revised 2/14/17
Stormwater Management Report, 5 Waltham Street, dated 2/8/17
Memo from Paul Alunni, dated 2/28/17

Present in Interest: Eugene Sullivan, ETS, Inc.

E. Sullivan stated that new owners want to make the building more serviceable by adding loading docks and changing the parking lot and driveway to service a 30,000 square foot section of the building. The owners want to create about 9200 square feet of pavement, but not change the footprint of the existing building. The current stormwater plans are preliminary and E. Sullivan will work with the Town Engineer to resolve the drainage concerns mentioned in P. Alunni's 2/28/17 memorandum. The existing drainage structures were not properly maintained. E. Sullivan said the catch basins are full and not working properly. The owners plan to upgrade drainage and probably take some of the existing parking lot to handle the runoff.

W. McGowan stated that there is debris between the fence and the wetlands that needs to be removed. E. Sullivan stated that they will do their due diligence to clear the debris and work with Town Engineer to keep the fence where it is, if possible. W. McGowan suggested addressing the dumpster and snow pile placement and E. Sullivan confirmed that the new owner will address those items.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for 5 Waltham Street – Map 79
Parcel 31G – DEP File #344-1351 until April 5, 2017

**PUBLIC HEARING – NOTICE OF INTENT – 350 Fordham Road – Map 99
Parcel 142 - DEP File #344-1352**

Documents: Plan, Exterior Renovations 350 Fordham Road, 2 sheets, dated 1/25/17
Plan, Exterior Renovations to the NE Carpenters Benefit Funds Entry, 9 sheets, dated 2/13/17

Present in Interest: Andrew Pojasek, Dana F. Perkins, Inc.
David Leonard, New England Benefit Funds

A. Pojasek presented plans showing that the Carpenters Fund wants to remove and replace an existing set of stairs and ramp on the north side of the building. They plan to put a canopy over the new stairs and install a new landscaped area. There is a walkway that runs in front of the building that will end at a planter. When they re-align the ramp, they will have to re-stripe some of the parking area and will lose one (1) parking space. The work area will be surrounded by construction fencing and wattles throughout the project. The work area does not involve the flood area. The planter will decrease the impervious area slightly. A. Pojasek stated that the stormwater treatment was improved several years ago and that the project will not encroach on the wetlands.

W. McGowan questioned if the canopy runoff will run into the planter. A. Pojasek said yes and that any infiltration is difficult due to the water table. W. McGowan asked what the circular area is in the planter. A. Pojasek thinks it was a drainage area. D. Pearson asked if there was a break in the berm, if the runoff runs into it and how the road slopes where the break in the berm is. A. Pojasek confirmed yes to the break in the berm, that the runoff runs into it, and that it was requested in previous work. A. Pojasek said most of the water runs down to the new separator. D. Pearson asked about the condition of the cedar posts. D. Leonard stated that one (1) post was knocked down due to plowing but has been replaced and the rest are in good condition.

After reviewing the draft Order of Conditions, it was discussed and agreed to change the distance in Condition #50 for the canopy setback from 50' to 30' from wetland.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for 350 Fordham Road – Map 99 Parcel 142 – DEP File #344-1352

VOTED: To issue an Order of Conditions for 350 Fordham Road – Map 99 Parcel 142 – DEP File #344-1352

CONTINUED PUBLIC HEARING – NOTICE OF INTENT – 168 Lowell Street – Map 58 Parcel 1 – DEP File #344-1349

Rich Stuart emailed a request on February 22, 2017 to continue the public hearing for 168 Lowell Street to the April 5, 2017 meeting.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for 168 Lowell Street – Map 58 Parcel 1 – DEP File #344-1349 until April 5, 2017

OTHER BUSINESS

CERTIFICATE OF COMPLIANCE – 128 Glen Road – Map 55 Parcel 1 – DEP File #344-1202

Documents: Letter, Christiansen & Sergi, Inc., dated 1/19/17
Plan, As Built Plan for 128 Glen Road, revised 1/19/17

Present in Interest – Denise and Michael Abell, homeowners

W. McGowan summarized the letter from Christiansen & Sergi and noted that infiltration is under the driveway now. D. Pearson stated that the owners should provide data showing that the stone under the driveway is sufficient to accommodate the volume of stormwater runoff of the original design.

The homeowners came in after the discussion had ended, so D. Pearson explained what they need to write a letter explaining what was put under driveway for drainage and provide the drainage calculations.

Upon motion duly made and seconded, it was unanimously

VOTED: To table the Request for a Certificate of Compliance for 128 Glen Road – Map 55 Parcel 1 – DEP File #344-1202 pending submission of calculations

CERTIFICATE OF COMPLIANCE – 59 Ashwood Avenue – Map R4 Parcel 122 – DEP File #344-1167

Documents: Plan, Existing Conditions, dated 2/17/17

W. McGowan stated that project is ready for a Certificate of Compliance.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue a Certificate of Compliance for 59 Ashwood Avenue – Map R4 Parcel 123 – DEP File #344-1167

EXTENSION PERMIT

110 Eames Street – Map 47 Parcel 17 – DEP File #344-1249

Documents: Letter from Attorney Robert G. Peterson, dated 2/15/17

W. McGowan stated there are questionable items at the site. The final pavement coat must be done and the yardwaste bins need to be installed. The spray tanks are outside and may become a potential violation. There is also a large pile of solid materials that needs to be put in bins. W. McGowan suggested the work should be able to be done in less than six (6) months.

D. Pearson asked W. McGowan to write the owners a letter stating the potential violations.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue a six (6) month Extension Permit for 110 Eames Street –
Map 47 Parcel 17 – DEP File #344-1249

57 Ashwood Avenue – Map R4 Parcel 123 – DEP File #344-1168

Documents: Letter from ESS, dated 2/17/17

Present in Interest: Greg Saab, ESS

W. McGowan suggested tabling the vote on the Extension Permit as she is waiting for confirmation that the wetland line is still valid and that the project meets the current stormwater standards.

Upon motion duly made and seconded, it was unanimously

VOTED: To table the request for an Extension Permit for 110 Eames Street
– Map 47 Parcel 17 – DEP File #344-1168

REQUEST FOR MODIFICATION

10 Temple Street – Map 51 Parcel 4 – DEP File #344-1342

Documents: Letter from LJR Engineering, Inc., dated 2/21/17

Present in Interest: Luke Roy, LJR Engineering, Inc.

L Roy stated that the contractor inadvertently built the deck stairs 24' from the wetlands instead of the 25' specified in the Order of Conditions. The owner wants to resolve the issue of the one (1) foot difference now and make sure that this will not be a problem when owner goes to sell the property.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to modify the Order of Conditions for 10
Temple Street – Map 51 Parcel 4 – DEP File #344-1342

AGENT UPDATE

89 Marion Street – Map 5 Parcel 2S – DEP File #344-555 - Certificate of Compliance

Documents: Letter from Bernard H. Hamill, H-Star Engineering, dated 2/9/2017
Drainage Mitigation Plan, dated 2/9/2017

W. McGowan stated that H-Star Engineering sent a follow up proposal from the new owners for the debris removal and connecting the gutters to an underground infiltration system. D. Pearson asked that the Town Engineer review B. Hamill's design and suggested issuing an Enforcement Order to allow the work.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue an Enforcement Order for 89 Marion Street – Map 5 2S –
DEP File #344-555

**Railroad Wilmington-Lowell Junction 2nd Track – Map 90 Parcel 90-116 –
DEP File #344-1211 and DEP File #344-1344**

Dave Gorden of Peer Consultants, PC, called W. McGowan to say the disturbances to the wetlands were not as bad as originally thought. W. McGowan stated that she has seen railroad personnel out working and that she waiting for the monthly reports.

MINUTES – February 1, 2017

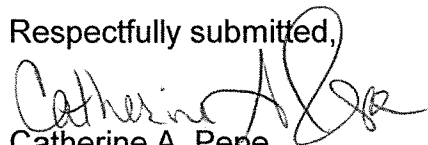
The Commission did not have a quorum of Commissioners who attended the February 1, 2017 meeting to vote on those minutes.

ADJOURN

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

VOTED: To adjourn the meeting at 8:46 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Catherine A. Pepe", written over the printed name.

Catherine A. Pepe
Senior Clerk