



**TOWN of WILMINGTON**

**DEPARTMENT OF PLANNING & CONSERVATION**

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

**[www.wilmingtonma.gov](http://www.wilmingtonma.gov)**

**(978) 658-8238**

RECEIVED  
TOWN CLERK

3630 MAY 22 PM 1:48

TOWN OF WILMINGTON, MA

**CONSERVATION COMMISSION MINUTES**

**March 4, 2020**

Donald Pearson called the meeting to order at 7:03 p.m. Alexander Rittershaus, Theron Bradley, and Vincent Licciardi were present. Laura deWahl and Michael McInnis were absent. Valerie Gingrich, Director of Planning & Conservation, and Catherine Pepe, Senior Clerk of Planning & Conservation were also present.

**CONTINUED PUBLIC HEARING – NOTICE OF INTENT – 95 McDonald Road – Map R2 Parcel 39 – DEP File #344-1453**

Documents: "Sanitary Disposal System Plan", dated February 6, 2020  
Memorandum from William Holt, Town of Wilmington, Engineering Division, dated March 2, 2020

Present in Interest: Elizabeth Wallis, Hayes Engineering, Inc.

E. Wallis reviewed the proposed construction of a single family dwelling. A portion of the house and grading that are within the 100 foot buffer zone. The plan was revised to include a construction entrance, a wood demarcation fence along the 30' buffer zone, and a notation that the silt fence will be refreshed.

V. Gingrich advised that all previous comments were addressed and contained in the draft Order of Conditions. The Engineering Division asked that the plan be revised to include a note stating that a 3" minimum stone will be used in the construction entrance. The revised plan showing the 3" minimum aggregate stone is conditioned in the draft Order of Conditions. V. Gingrich also noted that this lot is part of a Conservation Subdivision, which changes the no-disturb setback from a 15' setback to a 30' setback.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the Public Hearing for 95 McDonald Road – Map R2 Parcel 39 – DEP File #344-1453 until the April 1, 2020 Conservation Commission meeting.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue the Order of Conditions for 95 McDonald Road – Map R2 Parcel 39 – DEP File #344-1453

**CONTINUED PUBLIC HEARING – NOTICE OF INTENT – 168 Lowell Street – Map 58 Parcel 1 – DEP File #344-1452**

Documents: Letter from Maureen Herald, Norse Engineering Services, Inc., Alternatives Analysis, dated February 19, 2020  
Letter from Doug Lees, Land Engineering & Environmental Services, Inc., response to Town of Wilmington, Engineering Division's Comments, dated February 17, 2020  
Stormwater Management & Erosion Control Plan, dated February 17, 2020  
"Existing Conditions Drainage Plan", 2 pages, dated January 6, 2020  
"Site Development Plan", 10 pages, dated February 17, 2020  
Letter from Valerie Gingrich, Director of Planning & Conservation, Town of Wilmington, dated March 2, 2020  
"Buffer Zone Plan", dated March 4, 2020  
Picture Proposed No Disturb Zone signage, submitted March 4, 2020  
Memorandum from Paul Alunni, Town of Wilmington, Engineering Division, dated March 3, 2020  
"Grading Plan", dated February 17, 2020

Present in Interest: Maureen Herald, Norse Environmental Services, Inc.

M. Herald reviewed the proposed construction of a 36-unit condominium development. At the last meeting, the Conservation Commission asked for and has received an Alternatives Analysis. In addition, the no-disturb area has been extended from 15 feet to 30 feet and signage will be posted every 75 feet clearly stating "No Disturb Zone, No Dumping of Yard Waste, No Clearing of Vegetation" with boulders and native plantings along the demarcation line and in between the signs. The Homeowners' Association will have all landscaping done by a contracted landscape company with all yardwaste and debris trucked offsite. All trash and recycling removal will be done by a private contractor as well. The project is designed to include pervious pavement and has five (5) affordable units to comply with zoning regulations. The applicant is requesting a waiver from the 50' commercial setback and has mitigated that by increasing the 15 foot no-disturb setback to 30' feet in most areas and installing pervious pavement in certain areas of the project.

V. Gingrich reviewed the comment letter from the Planning & Conservation Department and the Engineering Division, dated March 2, 2020. In the comment letter, a 25' no-disturb in all locations with additional plantings was recommended versus moving the units 10' away from the wetlands. The applicant's representative agreed to continue the Public Hearing until the April 1, 2020 Conservation Commission meeting to allow for both Conservation Commission and Planning Board revisions.

V. Gingrich advised that the pervious pavement is a benefit and the Town has asked the applicant to install some informational signage to educate the residents on pervious pavement advantages and maintenance.

M. Herald acknowledged that the 25' no-disturb should be ok, but would like the grading for the project to remain as proposed and replant the areas with natural plantings and boulders after the construction is complete.

V. Licciardi questioned why there were so few catch basins. M. Herald advised that page five (5) of the "Site Development Plan" set, shows porous driveway with infiltration trenches on the side of about one-half of the driveway which to handle the runoff. V. Gingrich confirmed that the proposed porous driveway meets the Planning Board and Engineering Division's requirements. There is also a set of catch basins closer to Lowell Street. V. Licciardi asked who would maintain the pump station. V. Gingrich advised that the Town will take over the pump station once it is complete.

D. Pearson asked about porous pavement near the isolated wetland and around the rest of the property. V. Gingrich advised that the isolated wetland and the septic systems on abutting properties have infiltration setbacks. Porous pavement is considered infiltration and would not meet the necessary setbacks. V. Licciardi asked that a condition be added addressing snow storage and removal. D. Pearson asked if a landscape plan was available. M. Herald advised that the plantings are shown on the "Buffer Zone Plan". V. Gingrich advised that a "Landscape Plan" has been submitted to the Planning Board and she has requested that all the plantings be native species. She also requested a full set of current plans for the next meeting.

The Conservation Commission agreed that the 25' no-disturb setback and additional plantings is sufficient to waive the 50' no structure setback.

M. Herald requested to continue to the April 1, 2020 Conservation Commission meeting and advised that the changes will be submitted in time for that 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 #344-1452 to the April 1, 2020 Conservation Commission meeting

**CONTINUED PUBLIC HEARING – NOTICE OF INTENT – 687 Main Street – Map 31 Parcel 11A – DEP File #344-1451**

Documents: Letter from Attorney John McKenna, dated February 19, 2020, requesting to continue to the April 1, 2020 Conservation Commission meeting  
Email from Stephen Dresser, Dresser, Williams, & Way, Inc., dated February 20, 2020, explanation of delay

V. Gingrich advised that Attorney J. McKenna requested to continue the Public Hearing to the April 1, 2020 Conservation Commission meeting.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for 687 Main Street – Map 31 Parcel 11A – DEP File #344-1451 to the April 1, 2020 Conservation Commission meeting

**PUBLIC HEARING – NOTICE OF INTENT – 5 Sgt. Veloza Way – Map R2 Parcel 41 – DEP File #344-????**

Documents: Notice of Intent, received February 19, 2020  
"Sanitary Disposal System Plan", 2 pages, dated February 6, 2020  
Memorandum from William Holt, Town of Wilmington, Engineering Division, dated March 2, 2020

Present in Interest: Elizabeth Wallis, Hayes Engineering, Inc.

E. Wallis presented the proposed construction of a single family dwelling with a portion of the driveway, deck, roof infiltrators, and grading within the 100 foot buffer zone. The erosion controls will be replaced prior to construction. The pervious driveway has a crushed stone infiltration trench along it.

V. Gingrich reviewed the Engineering Division's comments to add the following to the plan: spot grades, a north arrow, to check the grades of the roof infiltration system to ensure that the 2' separation from groundwater is met, add spot grades along the driveway to show that the water will run off into the infiltration system, review the 95' and 96' contours near the BMP, and that the stone construction entrance be a minimum of 25' long with a minimum and comprised of 3" diameter stone. In addition, V. Gingrich advised that DEP has not issued a file number yet.

E. Wallis acknowledged that DEP has not issued a file number and that the hearing be continued to the April 1, 2020 Conservation Commission meeting due to lack of DEP File number.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for 5 Sgt. Veloza Way – Map R2 Parcel 41 – DEP File #344-???? to the April 1, 2020 Conservation Commission meeting

**PUBLIC HEARING – NOTICE OF INTENT – 103 McDonald Road – Map R2 Parcel 46 – DEP File #344-????**

Documents: Notice of Intent, received February 19, 2020  
"Sanitary Disposal System Plan", 2 pages, dated February 6, 2020  
Memorandum from William Holt, Town of Wilmington, Engineering Division, dated March 2, 2020

Present in Interest: Elizabeth Wallis, Hayes Engineering, Inc.

E. Wallis presented the proposed construction of a single family dwelling with a portion of the pervious driveway, deck, roof infiltrators, and grading within the 100 foot buffer zone. The developer will install a wood demarcation fence and new erosion controls.

V. Gingrich reviewed the Engineering Division's comments of adding a note that the roof infiltrator is 2' above groundwater and that the construction entrance be a minimum of 25' in length and comprised of 3" diameter stone. V. Gingrich advised that DEP has not issued a file number yet.

E. Wallis acknowledged that DEP has not issued a file number and that the hearing be continued to the April 1, 2020 Conservation Commission meeting due to lack of DEP File number.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for 103 McDonald Road – Map R2 Parcel 46 – DEP File #344-???? to the April 1, 2020 Conservation Commission meeting

**PUBLIC HEARING – NOTICE OF INTENT – 1 Sgt. Veloza Way – Map R2 Parcel 40 – DEP File #344-????**

Documents: Notice of Intent, received February 19, 2020  
"Sanitary Disposal System Plan", 2 pages, dated February 14, 2020  
Memorandum from William Holt, Town of Wilmington, Engineering Division, dated March 2, 2020

Present in Interest: Elizabeth Wallis, Hayes Engineering, Inc.

E. Wallis presented the project to construct a single family dwelling with a portion of the grading and the fence within the 100' buffer zone. All grading will be more than 50' from the wetlands. V. Gingrich asked E. Wallis to clarify if the fence mentioned was for the stormwater features or the demarcation fence. E. Wallis advised that it is the stormwater fence and that a demarcation fence will be installed along the 30' setback.

V. Gingrich confirmed that most of this project is outside the buffer zone. The Engineering Division's comments included adding spot grades along the easterly side of the driveway, adding the stone trench, and the construction entrance be a minimum of 25' in length and comprised of 3" diameter stone. V. Gingrich advised that DEP has not issued a file number yet.

E. Wallis acknowledged that DEP has not issued a file number and that the hearing be continued to the April 1, 2020 Conservation Commission meeting due to lack of DEP File number.

Upon motion duly made and seconded, it was unanimously

**VOTED:** To continue the Public Hearing for 1 Sgt. Veloza Way – Map R2 Parcel 40 – DEP File #344-???? to the April 1, 2020 Conservation Commission meeting

**CONTINUED PUBLIC HEARING – ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION  
– 26 Douglas Avenue – Map R2 Parcel 40 – DEP File #344-1444**

**Documents:** Letter from Steven Eriksen, Norse Environmental Services, Inc, dated March 25, 2020, requesting to continue to the May 6, 2020 Conservation Commission meeting

V. Gingrich advised that S. Eriksen of Norse Environmental Services, Inc. requested to continue the Public Hearing for the Abbreviated Notice of Resource Area Delineation until the May 6, 2020 Conservation Commission meeting.

Upon motion duly made and seconded, it was unanimously

**VOTED:** To continue the Public Hearing for 26 Douglas Avenue – Map R2 Parcel 40 – DEP File #344-1444 to the May 6, 2020 Conservation Commission meeting

**DISCUSSION**

635 Main Street – Map 40 Parcel 1 – DEP File #344-1432 – V. Gingrich advised that MassDEP submitted a Notice of Appeal for the Order of Conditions issued for 635 Main Street – Map 40 Parcel 1 – DEP File #344-1432.

**MINUTES – February 5, 2020**

Upon motion duly made and seconded, it was unanimously

**VOTED:** To accept the minutes for the February 5, 2020 Conservation Commission meeting

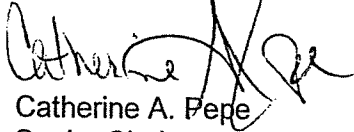
**NEXT MEETING – April 1, 2020**

**ADJOURN**

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

VOTED: To adjourn the meeting at 8:07 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Catherine A. Pepe', written over a horizontal line.

Catherine A. Pepe  
Senior Clerk