



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

PLANNING & CONSERVATION
DEPARTMENT

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CONSERVATION COMMISSION MINUTES

April 1, 2015

Julie Flynn, Chairman, called the meeting to order at 7:04 p.m. Vincent Licciardi, Don Pearson, Sharon Kelley-Parrella, and Charles Rooney III were present. Michael McInnis was absent. Winifred McGowan, Assistant Director of Planning & Conservation, was also present.

**PUBLIC HEARING - NOTICE OF INTENT - 45 INDUSTRIAL WAY - MAP 46 PARCEL 110 -
DEP FILE #344-1310, STORMWATER MANAGEMENT PERMIT #15-03**

Documents: Drainage Report dated 3/16/2015

Site Development Plans for Renovated Distribution Center, 45 Industrial Way, revised to 3/16/2015

Memo from Paul Alunni dated 3/31/2015

Present in interest: Ryan Bianchetto, Allen & Major Associates
Robert Peterson, Attorney at Law

R. Bianchetto presented plans to renovate the existing structure and the parking and loading areas for the purpose of converting the site into a distribution center. Work includes a reduction in building size, improvements to the stormwater management system, expansion of parking lot and loading areas, and provision of a secure area for vehicle/equipment loading and parking. The applicant filed for variances with the Zoning Board of Appeals requesting relief of parking setbacks and the open space requirement. There was discussion regarding pre-treatment standards for new development and meeting standards as much as possible for the redevelopment portion, discontinuance of the STEP ratings of removal of suspended solids in proprietary stormwater features, the ability of the basins to function as designed i.e. in ledge, in fill, below apparent groundwater elevation, about reducing parking, using permeable pavement. Ledge will be blasted when the parking lot is reworked and basins and the stormtrap units are installed. In response to questions, R. Bianchetto said that he would provide information on placing the stormtrap units in the groundwater, that due to the number of seasonal employees, the applicant did not want to reduce the number of parking spaces. He acknowledged that snow storage is tight and excess snow will have to be removed off-site. He agreed to fence the stormwater basins for safety and to prevent snow from being plowed into them. He stated that their equipment can reach the basins from the parking lot for maintenance. He agreed that the dumpsters could be enclosed with a fence. R. Bianchetto said that he and the Town Engineer disagree on whether the design meets the Stormwater Standards and they will be meeting tomorrow to address comments; a revised plan will be produced after this meeting. The 100-foot Buffer Zone to Bordering Vegetative Wetlands occurs at the rear of the property; work will be at least 15 feet from the wetlands.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for 45 Industrial Way – Map 46 Parcel 110 – DEP File #344-1310, Stormwater Management Permit #15-03 until May 6, 2015 with the applicant's consent.

**CONTINUED PUBLIC HEARING - NOTICE OF INTENT - 26 MILL ROAD - MAP 3 PARCEL 2H
- DEP FILE #344-1309**

Documents: Proposed Subsurface Septic Disposal System revised 3/17/2015

Present in interest: Luke J. Roy, LJR Associates, Inc.
Stephen Wright, owner

L. Roy responded to questions from the last meeting. He provided additional survey data, picked which trees will be kept when the restoration area is created, and shows protected areas around the trees. He enlarged the overall wetland replication area to a 1.5:1 ratio replicated:altered wetland, excluding the protected tree areas. The roof runoff infiltrators were relocated to the front right side, ten feet from the house while maintaining a 2-foot separation from groundwater. He added some spot grades to show the height of the retaining wall and added a snow storage area and shows the proposed lot line change to allow an encroaching driveway to remain where it is. He expected the land swap would be endorsed next week at the Planning Board meeting. There was a brief discussion about nitrogen loading credits, confirming the groundwater level at the house and infiltrator, and if the groundwater is higher than projected how grading would change. L. Roy stated that if he had to raise the house due to the water table it could be done without changing the grade. He agreed to replace the missing wetland flags.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for 26 Mill Road – Map 3 Parcel 2H – DEP File #344-1309

VOTED: To issue an Order of Conditions for 26 Mill Road – Map 3 Parcel 2H – DEP File
#344-1309

OTHER BUSINESS**DISCUSSION - 3 HAROLD AVENUE - MAP 23 PARCEL 24**

Present in Interest: Courtney Constantino, wife of an owner

C. Constantino stated that she did not know why she was there. She said they would be filing a Notice of Intent and are waiting for an abutters list from the Town of Billerica. She stated that they had requested a continuance to June, but it was not granted, and that her surveyor has not been able to do his work due to weather, but is supposed to be out next week. She responded that she thought the Notice of Intent would be for minor landscaping, but did not know. She said that they did not do anything in 3 years and did nothing wrong, which is why they did not respond to the enforcement order to provide a restoration plan. C. Constantino stated that she did not fill the flood plain. She stated that the only work that they did was to remove weeds, remove the top layer of soil, spread an inch of topsoil on the ground and hydroseed. She stated that they replaced the shed and leveled the land under the shed and put a fence up to protect their children from the drop-off, from a wall that had been there when they bought. She stated that when she was buying the house W. McGowan came out and told her they could not work past a particular tree. C. Constantino asked why W. McGowan was on her property last week without permission. W. McGowan stated that she had gone out before the owners bought the lot but had advised them that they could not extend their yard or work beyond the stonewall without filing and that for other work within the Riverfront and Buffer Zones they generally had to file for a wetlands permit. The stonewall had been parallel to the house and is visible on aerial photographs; it was not a retaining wall. She replied that she has not been on the property this year. There was discussion regarding the new, larger shed, play area, retaining wall, and grade changes within the floodplain and Buffer Zone. W. McGowan recommended that before the landscape plans are completed, their wetland specialist and the owners come to the office or call, to be sure he and the owners understand where the resource areas are, what will be required to restore the floodplain area, and what the Riverfront restrictions are. C. Constantino agreed to file the Notice of Intent by noon on April 22, 2015 and will attend the May 6th meeting.

DISCUSSION - 46 ASHWOOD AVENUE - MAP R4 PARCEL 112

W. McGowan stated that the owner said the builder will assist them in restoring the slope.

AGENT UPDATE – OPEN SPACE AND RECREATION PLAN

W. McGowan reported that a survey will be available soon, followed by a mid-May meeting to discuss revisions to the plan.

AGENT UPDATE - KEOLIS YEARLY OPERATING PLAN

The comment period for Keolis' yearly operating plan for the railroad tracks runs until May 8, 2015.

AGENT UPDATE – FEMA FLOODPLAIN UPDATE

FEMA is asking for a range of information as it updates its flood maps for a portion of the Town.

MINUTES - March 4, 2015

Upon motion duly made and seconded it was

VOTED: To approve the minutes for March 4, 2015.

ADJOURN

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

VOTED: To adjourn the meeting at 8:33 pm.

Respectfully submitted,

Elizabeth Lawrenson
Senior Clerk