

**CITY OF FITCHBURG  
CONSERVATION COMMISSION**

**DRAFT MEETING MINUTES  
TUESDAY, FEBRUARY 27, 2018**

**COMMISSIONERS IN ATTENDANCE:** Tracey Sarefield, Chair, John Cordio, Harry Karis, John Koutonen, Mike Donnelly (5)

**STAFF IN ATTENDANCE:** Tim Smith, Mike O'Hara

**CALL TO ORDER:** Meeting called to order at 6:05 at Fitchburg Municipal Airport, 567 Crawford St., Administration Building, Room 106.

Ms. Sarefield read an introduction stating the mission statement of the Commission, and the role & responsibilities of the Conservation Commission and the eight interests of the Wetlands Protection Act.

Abutters' proof of mailing was collected from the applicant for the two hearings to be held tonight.

**OTHER BUSINESS**

Game-On Fitchburg update, Steve Marsden

Steve Marsden in to give update of progress. There has not been much site work recently due to winter conditions. Pre-blast survey will be done next week. Not positive if blasting will be necessary, but may be needed in the area of the foundation for the building. Blasting notice will be sent to area residents. He has sent SWPPP reports to the Commission have been sent after every storm event. Commission would like monthly updates on project.

**PUBLIC HEARINGS**

Notice of Intent - MART - Improvements to existing parking area in Buffer Zone, 1427R Water St.

Hearing opened. Mike Malynowski, P.E. Allen & Major Assocs. Inc. presented plan. Montachusett Regional Transit Authority (MART) is proposing to make improvements to existing parking Area, which is in disrepair. The area is within the 100-foot Buffer Zone of the BVW of an intermittent stream and within the 75-foot "No Build" & 50-foot "No Disturb" areas. Stormwater quality improvements include a closed drainage system w/ a Stormtech underground infiltration system. The parking lot is pitched away from the BVW & adjacent stream.

Q: Encroachments into the "No Disturb", "No Build" setbacks?

Yes, but local wetland regs. allow encroachments NTE the historical limit of the disturbance.

Existing parking area is 25 feet from top of bank. Parking area will be expanded closed to Carey St.

The expanded parking area will be sloped away from the stream. The closed encroachment will be 38 feet away from the top of bank. There'll be less than 1% increase in impervious area. Snow storage will be on the periphery.

Q: Long-term maintenance? Covered in O&M plan in the NOI filing.

Mike D.: The stream and BVW has little wetland resource value other than storm damage prevention. Was there ever a Cert of Compliance from a previous OOC for the parking area – in the 1990's? Will check.

Tim: Is there opportunity for green infrastructure beyond the proposed underground recharge?

Tough to do in a developed urban area. If the proposed disturbance stays outside of the 75-foot setback they'd lose 10 parking spaces.

Tim: Any soil testing done? They will check previous soil tests on site prior to installation of underground recharge, or will perform new ones if necessary.

Commission agreed to hold site walk, Sat. March 17<sup>th</sup> at 8:00 a.m.  
Motion made & seconded to continue hearing to March 27<sup>th</sup>. Vote in favor.  
Info needed: Provide soils test info, See if past OOC was complied with.

Notices of Intent - Carey, new dwelling & driveway in Buffer Zone, Billings Rd. Lots 1, 5 & 6  
Hearing opened. Jack Maloney, David Ross Assocs. presented plan for development of three separate lots on the westerly side of Billings Road. An "ANR" plan had been endorsed last year splitting this parcel into six parcels; there are resource areas/buffer zones on three of them. All buffer zone work consisting of driveways & house locations and grading.

Lot 1: All work is outside 25-foot "No Build" & 20-foot "No Disturb".

Lot 5: Resource area too small to be jurisdictional under WPA, but needs review under local wetlands ordinance. Outside 25-foot "No Build" & 20-foot "No Disturb". Closest point is approx. 40 feet to grading for driveway.

Lot 6: Only driveway is in Buffer Zone, in between two small pockets of wetland. Closest disturbance approx. 30 feet from wetland.

Tim has done site walk, wetland flagging needs numbers & note flag locations on a revised plan.  
Jack will have that done.

Commission noted that proposed house foundation on one of the lots would be 10 feet away from "No Disturb" area - - not much room for a backyard, likely that homeowner would ignore the setback.

#### Public Comment

John Fanelli owns abutting parcel at Arn-How Farm Rd. & Billings Rd. Letter he rec'd said "fill, dredge or alter". It was clarified that this is Buffer Zone work - no filling, alteration.

Steve Morin, 74 Billings Rd. (across street) is concerned with effect on stormwater runoff onto his property. City has drainage pipe that runs their yard. Yard was damaged during recent storm event since pipe was plugged.

Jack: Development on west site of Billings Rd. should have no effect across street. Wetland is at the rear of Lot 1.

Area is noted as priority habitat of rare species. NOI & plan has been submitted to Natural Heritage program. Jack is waiting for comments back.

Commission agreed add this to site walk, Sat. March 17<sup>th</sup>  
Motion made & seconded to continue hearing to March 27<sup>th</sup>. Vote in favor.

#### **OTHER BUSINESS:**

##### Key Fitchburg, LLC parcels - update

City Property committee has not yet scheduled meeting on this petition.

Mike D: Instead of these parcels being deeded to DPW, then to Conservation Commission after removal of sand, it would be better if they were conveyed to Commission. He wants DPW be put on notice that Commission will enforce the standards of the Riverfront Protection Act on any proposed sand removal. If Commission were the owner, the Commission may be more receptive to be flexible on the work allowed.

Commission wants meeting with DPW Commissioner regarding this.

##### MACC conference - Sat. March 3, Holy Cross

Commissioners reminded that last day to sign up is Feb. 28<sup>th</sup>

Motion made & seconded to adjourn. Vote in favor.  
Meeting adjourned: 7:33 p.m.  
Next meeting: 3/27/18

Minutes approved: 3/27/18