

Andover Inland Wetlands and Watercourses Commission
Old Firehouse, Center Street
Monday, February 14, 2005 7:00pm

APPROVED BY THE COMMISSION

Minutes

Regular Meeting

1. The Regular Meeting was called to order at 7:02pm. Members present were: Chairman, John England, Steven Reade, Robert Burbank, James McCann and alternate Michael Landolphi. Wetlands Agent, John Valente and Board of Selectman Liaison, Leigh-Ann Hutchinson were present.
2. Seating of Alternates
Michael Landolphi was seated for Gerald Hardisty
3. Additions to the Agenda
Under Administrative report add – proposal for excavation to create a pond located at 330 Hebron Road.

Public Hearing

The Public Hearing reconvened at 7:05pm

- Reconvene the application of Larry Nizza, Bunker Hill Road, to construct 33 housing units and road for Phase I of Oakridge Commons Senior Housing in a regulated area with storm water treatment discharge in wetlands.
--John England stated that this was the 3rd public hearing for this application and that last month the commission requested additional information from the applicant in response to the town engineer's comments. John Valente stated that there are still some outstanding issues in regards to the use of the State owned property for a portion of the road and 2 detention basins. Donald Holmes, the applicants' engineer, submitted revised plans to show some of the engineer's concerns. Erosion control berms have been placed on top of the embankments to ease flow and the detention basins have been resized to accommodate the extra flow and that new drainage calculations have been submitted reflecting these changes. The commission members were given a copy of the engineer's current comments and were given time to read them. Donald Holmes responded to the current letter dated Feb. 14th, he stated that the only change in the Feb 3rd plan and the Feb 11th plan is to show additional parking spaces required by the Planning and Zoning Commission. He responded to each of the 6 comments as follows:
Item 1) He stated that the catch basins were located as close as possible to the intersection of Bunker Hill Road at 140 feet away and that the west side did not work and that a ditch has been planned instead between the new road and the existing Nizza driveway to adjust the flow. The town engineer wanted to be certain that the surface flow to the west was accommodated. The plan shows a gentle slope with discharge to a stream and they will confirm that with the town engineer because the gentle slope is not very apparent on a 40 scale map. The previous plan did show the flow going to the east.

Item 2) The seeding and planting plan for the area and detention basins are on a plan and were submitted to the commission.

Item 3) The drainage calculations have been revised and the details of the detention basins will be done when the septic system plan is done and will show more detail than the current 40 scale plan can show.

Item 4) No response required.

Item 5) The pollutant controls and storm water controls will be placed on the final plan.

Item 6) State DOT approval. The plans were submitted to the State in November and there has been no response in writing at this point. A temporary easement for access will need to be adjusted to allow for construction as well but DOT would do that when the final plan is submitted.

Commission members stated that there are 2 detention basins and a roadway on the State owned property and that the commission may not be able to approve the activity without the other owner's approval and that the current easement is for access only and not the proposed construction of the basins. The commission would like to have written approval from the owner, State DOT, approving the construction activity as well as the access. The applicant stated that the problem is that DOT wants a final plan prior to approving and that they won't issue a permit until the Town approves it. The commission would like to know what happens to the 2 basins on the State property if the proposed Route 6 expressway went forward someday. Mr. Holmes stated that the basins would be filled and the DOT would have the flow redirected to the drainage on the proposed Jar Hill Road. The commission read section 7.5b of the regulations stating that the application is incomplete without the owner's consent. John Valente stated that the issues have been addressed except the DOT consent and that he would like information on the drainage adjustment if the highway were to go forward. Mr. Holmes stated that basin #3 handles water from the roadway, which would be abandoned because that portion of the road would not be used, the new Jar Hill Road will connect at the upper intersection of the development and basin #2 would have to be picked up by the State drainage. The commission requested an extension of the hearing to March 14th. The applicant agreed and provided a written extension request.

The Public Hearing adjourned at 8:17pm and will reconvene on March 14, 2005 at 7:00pm.

4. OLD BUSINESS

- Application of Larry Nizza, Bunker Hill Road, to construct 33 housing units for Phase I of Oakridge Commons Senior Housing in a regulated area. The public hearing was extended to the March 14, 2005 meeting date. To allow the applicant to provide written consent from the State DOT for construction on their property.

5. NEW BUSINESS:

- Request for extension/renewal of permit for Helene Knowlton, 353 Hebron Road a.k.a. 327 Hebron Road Subdivision Lot D. The application was withdrawn because the action is not under the jurisdiction of the commission.

- 2005-2006 Commission Budget
Steven Reade made a motion to request \$3,370.00 for the budget year of 2005-2006. James McCann seconded. All were in favor. The motion carried unanimously (5-0-0).

- 6. Approval of minutes: January 10, 2005
Robert Burbank made a motion to approve the minutes of the January 10, 2005 meeting as submitted. James McCann seconded.
Leigh-Ann Hutchinson requested that the minutes be corrected to reflect the correct spelling of her name from "Leanne" to Leigh-Ann.
The minutes should be corrected to reflect that alternate Catherine Lewis left the meeting at 7:35pm.
The minutes should be corrected on page one last sentence from "R. Burbank was seated at 7:28pm, replacing M. Landolphi" to read "R. Burbank was seated at 7:28pm, replacing Steven Reade."
The maker of the motion and the second agreed to these changes. Steven Reade abstained. The motion carried (4-0-1).

- 7. Public Comment:
There was no public comment.

- 8. Correspondence:
John Valente distributed the current Habitat newsletter and 2 workshops.
Workshop #1-CAWS annual meeting regarding wetlands and watercourses indirect impacts on Feb 24th and Workshop #2-Municipal Inland Wetlands Commissioners Training Programs for March, May and October.

- 9. Administrative Report:
John Valente advised members that a request came in for a proposed pond construction and excavation on 330 Hebron Road that would be approximately ½ acre to ¾ acre in the upland and is about 110 to 120 feet away from any wetland. The commission was concerned where the fill from the excavated pond area would be placed and that the owner may not be aware of just how much fill will need to be placed on the site and that there should be a plan for the placement of the fill and that they would like to see a plan to ensure that the fill does not encroach on the wetland review area.

- 10. Open Discussion:
There was no open discussion.

- 11. Adjournment
James McCann made a motion to adjourn the Regular Meeting of February 14, 2005 at 9:08pm. Robert Burbank seconded. All were in favor. The motion carried unanimously (5-0-0).

Respectfully submitted by:

Jeanne Gagnon
Commission Secretary