

Andover Inland Wetlands and Watercourses Commission
Old Firehouse, Center Street
Monday, December 13, 2004 7:00pm

Minutes
Regular Meeting

1. The Regular Meeting was called to order at 7:12pm. Members present were: Chairman, John England, James McCann, Gerald Hardisty, Robert Burbank and alternates Catherine Lewis and Michael Landolphi. Wetlands Agent, John Valente was present. There was no Board of Selectman Liaison present.
2. Seating of Alternates
Michael Landolphi was seated for Steven Reade.
3. Additions to the Agenda
There were no additions to the agenda.
4. **NEW BUSINESS**
 - Application of Steven Rockefeller, 47 Lakeside Drive and ALMA, to rebuild an existing stone wall on the waterfront of Andover Lake.
A notice was received by ALMA regarding this activity it stated that the owners would be submitting an application. The application was not received at this time. Due to the weather the commission thought that the owner might be waiting until next year to the rebuild the wall.
 - Application of Chris Casadei of J & J Logging, West Street and Erdoni Road to conduct timber harvest in a regulated area.
--The application was accepted. Chris Casadei was present and described the project as an area that was cut 4 years ago removing the best trees at that time and now the remaining trees will be cut in this project. The project has one crossing of a brook that is intermittent and that the crossing will be for approximately 3-5 times during a one-day period. The crossing will be a portable bridge or corduroy. The work in Andover is mostly upland with the crossing in Columbia but that it was an Andover Lake drainage area; the property is approximately 6.6 acres. The commission is concerned with the E&S to avoid silt into the Lake. Mr. Casadei stated that any slash would be pulled from the stream area. John Valente will walk the site and advise members if he feels they need to see the site.

Public Hearing

The Public Hearing convened at 7:25pm.

- 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.
--At their November Meeting the commission had deemed the application a significant activity based on the impact to wetlands and set the public hearing. John England read the public hearing notice for the record. Donald Holmes of Holmes and Henry Engineers distributed revised plans to the members and for the record. The plans were revised to address the concerns of the commission, the town engineer and the wetlands agent. John Valente read a list of the current

items in the applicants file record. Donald Holmes also submitted a letter for the record from Soil Scientist Roy Shook of Roy Shook Associates responding to the activity being deemed significant based on Sections 7.6 d & e of the Wetlands Regulations. Donald Holmes described the project and detailing the impacts to wetlands. The project will be 33 units in 9 buildings on 23 acres of the 88-acre property. The first building will be on the frontage of Bunker Hill Road to use as a model to sell the other units; the balance of the buildings will be in the rear of the area with a long access road. The roadway was designed to allow for a possible feed through to another roadway if the State should go forward with the cul-de-sac and Jar Hill Road, which is planned if a Route 6 expressway were to be constructed. He described the only activity in the wetlands as being an outlet from the storm water detention pond with a 9" diameter pipe; the activity in the regulated area would be the pond, storm water peak control and sediment control. He stated that pond #4 was moved slightly north from the original plan and that pond #3's 12" pipe was moved back about 50 feet from the original plan. The other activity in the regulated area would be the fill for the embankment on the roadside, which will have a 9% steady grade to the intersection area of Jar Hill Road and Oak Ridge Road. A berm will be maintained at the top of the bank to the sediment basin and a berm at the toe of the bank. The wetland to the east near the DEP property will not be affected by the cutting of the slopes because they slope away and there will be no drainage to the wetland. Mr. Holmes stated that the existing road ditch, east of the property entrance would need to be improved and cut the bank more and remove some of the trees in that area, he stated that he has a letter from the State that allows the removal of the trees in the ditch area along the site line. He stated that the upland activity would be the road, septic systems and foundation grading. He stated that the plan has a narrative that states that the contractor is not to disturb the first 100 feet of road until the site is stabilized, to keep the sediment off Bunker Hill Road. Soil Scientist Roy Shook stated that there was one direct impact to wetlands in pond #4 and that all other activities were in the regulated or upland review areas. He stated that he suggest isolating the area by vegetation and plantings using native species. He described the isolated wetland between the first building and the remaining buildings does not feed into anything and allows for more renovation of drainage and that it supports no wildlife habitat and is more of a poorly drained depression, the third wetland area is near the DEP property and the work is downhill of the wetland and would have no impact. John Valente questioned the only direct impact to resources and at what slope. Roy Shook stated that in the first building the water discharge will flow to the wetlands but will travel over upland areas first and that the flows are on a moderate to slight slope. He stated that the area was previously disturbed and improving the upland area may help. Robert Burbank questioned if any topsoil would be needed to replenish the previously disturbed area to allow for plantings and stabilization of the area. Mr. Shook responded that the area must be suitable to withstand plantings and stabilization and would need some topsoil to achieve that. Gerald Hardisty questioned the embankment grade. Donald Holmes responded that the grade was 24 feet at the highest point to 0 feet. The commission questioned the sizing of the pipe and whether the wetland area would overflow. Donald Holmes responded that the pipe in the isolated wetlands was sized for the 2-year storm and that it would not overflow like a pond but would discharge gradually following over land. He stated that the berm along the roadway would be graded out after the road was constructed because the road will be curbed with a cut at the pipe location. An erosion control mat will be installed in

the 2:1 slope area and was described as a fabric screen. Donald Holmes feels that the revised plan addresses all of the town engineer's concerns. John Valente stated that the revisions will be forwarded to the town engineer for comments and that the Dept of Health letter regarding the septic systems falls under the State Health requirements. Donald Holmes stated that the septic design will be on a different scale plan to show more detail and that each building cluster is served by one septic system each and are sized by the State requirements of multi-family units. There were no further questions from the commission. Abutting property owner, Frank Utakis, 147 Bunker Hill Road stated that he likes the plan and that the roadways are an improvement over the existing conditions and that it is a good use of the lane. There were no further public comments. The Public Hearing was adjourned at 8:30pm and will reconvene on January 10th.

5. 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 will reconvene on January 10, 2004.

6. Approval of minutes: November 8, 2004

James McCann made a motion to accept the minutes of the Regular Meeting of November 8, 2004 as submitted. Robert Burbank seconded. All were in favor. The motion carried unanimously (5-0-0).

7. Public Comment:

There was no public comment.

8. Correspondence:

John distributed recommended language for the regulation changes from the State that reflect the Wilton case.

9. Administrative Report:

John Valente advised members that he approved a shed in an upland review area located at 17 Old Farms Road. And he received a letter of complaint from the Yeske's and is still reviewing it's contents. The XtraMart final plan was received. Members would like to see the finished systems. John will set a formal tour for mid-January.

10. Open Discussion:

There was no open discussion.

11. Adjournment

Gerald Hardisty made a motion to adjourn the Regular Meeting of December 13, 2004 at 8:45pm. James McCann seconded. All were in favor. The motion carried unanimously (5-0-0).

Respectfully submitted by:

Jeanne Gagnon
Commission Secretary