

MINUTES
Reading Conservation Commission Meeting
Selectmen's Meeting Room, 7:00 PM
Wednesday, December 14, 2011

Present: William Hecht, Chairman; Annika Scanlon; Thomas Loughlin, Barbara Stewart; Charles Tirone, Interim Conservation Administrator

Kim Saunders, Recording Secretary

Absent: Jamie Maughan, Brian Tucker and Brian Sullivan

Call to Order:

There being a quorum the Chairman opened the meeting at 7:04 PM

Old/New Business

Minutes for approval:
November 30, 2011

The minutes were postponed due to the fact the Chairman was not at the November 30th meeting. There would not be a quorum to vote at this time.

Bills to be Approved

Wetland, \$2,244.00 - This bill will be paid out of the Grant money received. Motion made by Ms. Stewart to pay. Ms. Scanlon seconded. The vote was 4-0-0.

Town of Reading, parcel on Pearl Street \$18.00 – the Commission discussed where this parcel is located. Motion made by Ms. Scanlon to pay the Town of Reading. Ms. Stewart seconded. The vote was 4-0-0.

Ratify Emergency Certification 26 Timberneck – this certification was signed by the Commission. It was approved at the November 30, 2011 meeting.

OOC 270-0595: Causeway Road and West Street, Map, 25 Lot, 57, 40 & 38, NSTAR Commission stated this was closed at the November 30, 2011 meeting.

Diedrich Green 250 – Mortar cleaning product

The Commission asked Mr. Tirone why and where this product was being used at Memorial Park. Mr. Tirone stated if it was DEP approved; he couldn't find that information. Mr. Loughlin stated the product is used for decorative purpose not repair. The Chairman reminded the Commission that a permit was issued to improve area already. He suggested tabling this discussion and looking at this product again if an application is received.

Johnson Woods trail discussion

The applicant was not at the meeting to discuss the trail. Mr. Tirone talked about how the applicant Mr. Moore would like to connect the trail near Longwood Avenue to the Johnson Woods trail; and if the Trail Committee should make that decision. The Chairman stated he has no problem with the Trail Committee talking to Mr. Moore about this; and if there is a problem to bring it to the Conservation Commission.

COC 270-0581, RGB#2011-5, 281 Main Street, Map, 12 Lot, 41, GO Green LLC

The applicant, John Zaeder was present. The Chairman let the applicant know how pleased he was with eCars appearance; and that his business should be a showcase for other people. He suggested two things that eCars should do in the Spring. The sidewalk and the path by the Tux shop should be seeded. Mr. Zaeder stated both areas were sodded yesterday. The Chairman also stated the full Bond will be released when the COC is filed with Registry of Deeds. Motion

made by Ms. Stewart to approve the Certificate of Compliance. Ms. Scanlon seconded. The vote was 4-0-0.

Hunt Park: re-vegetation in process signs

Mr. Tirone asked the Commission if they approved the language on the signs that he suggested. The signs are \$65.00 and are reusable. It was suggested by the Commission that Mr. Tirone order a couple of signs.

Motion made by Ms. Stewart to approve re-vegetation signs. Ms. Scanlon seconded. The vote was 4-0-0.

26 Orchard Park

Mr. Tirone stated he did a site visit. Suggested a vegetated buffer strip put in next year.

Reading Woods Rip-Rap under review, New England Environmental to consult with Pulte Mr. Tirone did a site visit. He met with Roshanda. It needs to be completely redone. One storm drain cut off; water going into the Wetlands. The pipe was cut by Lynch Construction. Nicky is a contact for New England Environmental. They are presenting a plan in a couple of months.

Camp Curtis Guild Wetland line review

Mr. Tirone and Ms. Stewart did a site visit. Mr. Tirone stated the Wetlands line behind the building. Re-vegetation needs to be put back into Wetlands. The debris will be pulled out. The Colonial will approve the project. The Wetland in center is isolated. Mr. Chairman said that the center wasn't always isolated; the berm was beefed up. He also stated that 5-6 years ago the Wetland was defined when environmental cleaning was done behind the rifle range. Mr. Loughlin wanted to know if the applicant has a plan and is coming before the Commission. Mr. Tirone said to approve the line only.

Regulation Discussion

Mr. Chairman let the Commission know any changes to the Regulation will need a Public Hearing. They talked about what they hammered out for slopes and minor projects. The checklist is still needed for the minor project. There was a discussion how to get suggested changes to the Commission. The changes will be sent to Mr. Tirone directly; maybe using Word Tracking Changes. Mr. Tirone will bring to the next meeting any changes he receives.

The Commission discussed Mr. Loughlin's matrix he created on definitions. Mr. Loughlin talked about how some of the Town's definitions are completely unnecessary. He believes the State's definitions are clearly stated and is a shortened version. The Commission decided on 1 original and 8 copies needed for all submissions. It was decided on the majority of the definitions on Mr. Loughlin's matrix the States definition will be used; there will be a checklist if the Town wants to additional information from applicant. The buffer zone was discussed for Vernal Pools. Information will be added to website what is expected from applicant. Mr. Tirone will put the matrix back into paragraph form and bring to next meeting.

Mr. Tirone stated he would like to discuss the Reading Wetland line in the near future.

The Commission was asked to bring suggestions for Wildlife, Vernal Pools and Variance definitions at this meeting. The Commission felt they were not ready for a full discussion. They talked about the Vernal Pools setbacks. Mr. Tirone stated that the Natural Heritage may lighten up Vernal Pools regulations in the near future. It was suggested that the Town could use what the Natural Heritage uses right now for regulations and make changes if the State weakens their regulations. Ms. Stewart let the Commission know the Adhoc committee she was on, suggested that the Towns Vernal Pools definition match the Natural Heritage definition.

There was a discussion on variances and why one is granted. The Chairman stated that the Commission has to decide to soften or weaken variance criteria's. The public good criteria were

discussed. Past variances and why applications were granted was talked about; maybe variances should be taken out and the Commission should just use their judgment. Ms. Scanlon believes businesses have stepped up and did additional changes for the good when variances have been granted. The 25' ZNV enforcement was discussed. The Chairman said Vernal Pools, Wildlife and Variance definitions will be discussed at the next meeting

Mr. Chairman stated he is meeting with Mr. Maughan and Mr. Tirone in the near future to discuss what is next for Conservation. He also stated he is meeting with Mr. Tirone to discuss the budget. He is going to make a pitch for more hours for the Conservation Administrator. The Town of Reading's budget meetings are on January 17th and 24th. He will let the Commission know where. Regionalization was brought up. Mr. Loughlin believes that the Town Conservation Administrator hours are sufficient; he believes that the Regulation changes will help the Administrator get his job done. Mr. Tirone let the Commission know he disagrees. He believes that this position needs more hours to do the job thoroughly. The Conservation clerks are not trained. Applicants need help filling out forms; meeting deadlines and how much to pay. He is needed for site visits. The Town has big projects. He was at Pulte Home for 2-1/2 hours; to make sure the job was done correctly. Minor projects might not get reviewed. Mr. Loughlin stated a Peer Reviewer could be hired for projects. There was a discussion among the Commission about Peer Reviewers. Mr. Tirone disagrees on hiring a Peer Reviewer. The applicant would be responsible for paying the Peer Reviewer. Mr. Chairman suggested continuing this discussion at the January meeting.

Motion made by Mr. Chairman to adjourn at 8:50 PM. Ms. Stewart seconded. Vote was 4-0-0.