

CONSERVATION COMMISSION



LAWRENCE MASSACHUSETTS

Voting Members

Mary DiMauro

Eddie Rosa

Administrative Assistant

Anne-Marie Nyhan-Doherty

Chairman

Tennis Lilly

Land Use Planner

Daniel A. McCarthy

CONSERVATION COMMISSION

July 17, 2018

Minutes to the Meeting/Hearing

Roll Call:

Mary DiMauro - Present

Eddie Rosa - Present

Tennis Lilly - Present

Also Present:

Daniel McCarthy, Land Use Planner

Anne-Marie Nyhan-Doherty, Administrative Asst. to the Land Use Boards

Upon a motion made by Ms. DiMauro and seconded by Mr. Rosa, the Commission unanimously voted to open the public meeting.

New Business

Mr. Lilly indicated that site walks had been taken for the following agenda items.

Upon a motion made by Mr. Rosa and seconded by Ms. DiMauro, the members unanimously voted to take the following agenda item out of order.

Request for Determination

Columbia Gas

Re: 350R Essex St.

Mr. Dana Altobello from Merrill Engineers and Surveyors was present to address the members. He explained that there is a new gas service to be installed at the above named location. A portion of which is on the bank of the River. There will be no open trench left overnight. All proper erosion controls will be in place. He continued to explain the work that would be done.

With no more discussion,

Upon a motion made by Mr. Rosa and seconded by Ms. DiMauro, the members unanimously voted to issue a Negative #3 Determination which states that the work described in the Request is within the Buffer zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent. A Negative #5 was also issued which states that the area described in the Request is subject to protection under the Act. Since the work described therein meets the requirement or the following exemption, as specified in the Act and the regulations, no Notice of Intent is required: Municipal Road Work. This approval is subject to proper erosion controls being in place as necessary.

Upon a motion made by Ms. DiMauro and seconded by Mr. Rosa, the members unanimously voted to take the following agenda item out of order.

Request for Determination

*Paul Stedman, District Highway Director, Mass DOT
Re: Route 114 near the N. Andover line*

Mr. Stedman along with his colleague, Ms. Sandra Sprague, Environmental Engineer, Mass Dot were present to address the members.

Ms. Sprague told the members that this project runs from Waverly Rd. in North Andover down Route 114 to the Lee Chen restaurant. The work is associated with the full width pavement milling and resurfacing and related work. A portion of the work falls within bordering land subject to flooding. New sidewalks in specified locations at the existing grade and reconstruction of existing sidewalks will be done. The guardrails will be replaced and the 2" mill and pave will not decrease the flood storage. Proper erosion controls will be in place.

Mr. Lilly noted that a site walk had been taken.

Upon a motion made by Ms. DiMauro and seconded by Mr. Rosa, the members unanimously voted to issue a Negative #3 Determination which states that the work described in the Request is within the Buffer zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent. A Negative #5 was also issued which states that the area described in the Request is subject to protection under the Act. Since the work described therein meets the requirement or the following exemption, as specified in the Act and the regulations, no Notice of Intent is required: Municipal Road Work. This approval is subject to proper erosion controls being in place as necessary.

Upon a motion made by Mr. Rosa and seconded by Ms. DiMauro, the members unanimously voted to take the following agenda item out of order.

Notice of Intent

Luis Yepez/One Union Street Realty, LLC

Re: 1 Union St. & 60 Island St.

Upon a motion made by Ms. DiMauro and seconded by Mr. Rosa, the members unanimously voted to open the public hearing.

Mr. Robert Griffin, Griffin Engineering and Mr. Luis Yepez were present to address the members. He showed the members the site plan. He explained that the construction would take place within the parking lot. He explained that the work involves the installation of a new sewer line to serve the 1 Union Street and 60 Island Street buildings. The narrow parcel south of 1 Union St. is a vacate, non-buildable parcel that is approximately 6” to 20” in width and approximately 1,490 feet long. Mr. Griffin told the members that the plan was submitted and approved by the GLSD for a direct connection. The complete description of the work is included with in the Notice of Intent submitted by the applicant

Mr. Lilly noted that a site plan had been conducted prior to the meeting.

There was no further discussion.

Upon a motion made by Mr. Rosa and seconded by Ms. DiMauro, the members unanimously voted to close the public hearing.

Upon a motion made by Ms. DiMauro and seconded by Mr. Rosa, the members unanimously voted to issue the standard Order of Conditions.

Upon a motion made by Ms. DiMauro and seconded by Mr. Rosa, the members unanimously voted to take the following agenda item out of order.

Request for Determination

City of Lawrence Dept. of Public Works

Re: Hayden Schofield Playstead

Mr. Brendon Puyburn, Brobrek Engineering & Construction, was present to address the members. Mr. Puyburn told the members that the intent of the proposed project is to demolish the existing wood bleachers and concrete staircases and replace with concrete bleachers and concrete staircases. There are two bleacher sections and three staircases. One bleacher section along Lawrence Street encroaches the 200’ riverfront by approximately 20’.

Mr. Lilly said that the flood elevation is 50’ and the height of the retaining wall is 52’ - 53’. He said that this area is within the 500 year flood elevation.

Mr. Puyburn stated that the bleachers would sit on a slope.

Mr. Lilly stated that the local wetland regulations were updated in May 2017. The definition of Bordering land subject to flood was amended to include everything within the 500 year flood elevation. He said that the 500 year flood is a statistical analysis that

says that a storm of that magnitude would occur once in every 500 years. However, he felt that storm events are happening more often and Lawrence is located within the confluence of three rivers. He said that the climate and conditions are different now and Lawrence is not unique. He felt that the loss of flood storage would not be significant.

Mr. Rosa asked if the soil around it could be replaced with better soil.

All members looked at the flood map.

Mr. Rosa asked if the current footprint could remain and surround it by better soil.

Mr. Puyburn stated that they may do a French drain.

Mr. Rosa stated that was a great idea however it should have been shown on the plan

Mr. Lilly stated that he was not sure that a Request for Determination is enough.

Mr. Rosa stated that he would like a condition of a French drain.

Discussion ensued.

Mr. Lilly provided the applicant with an opportunity to continue the matter.

Mr. Puyburn stated that this project is time sensitive.

Mr. McCarthy suggested that *a condition be imposed that the applicant will calculate, utilizing the elevations for a 500 year flood event, any potential loss of flood storage in the area beneath the bleachers and if required, shall provide the commission with a plan for compensatory flood storage within the resource area (Hayden Schofield Playstead)*

With no more discussion,

Upon a motion made by Mr. Rosa and seconded by Ms. DiMauro, the members unanimously voted to issue a Negative #3 which states that the work described in the Request is within the Buffer zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent.

This issuance is subject to the above mentioned condition.

Request for Determination

Theresa Park/City of Lawrence Planning Director

Re: Merrimack St. corridor from S. Broadway to S. Union St.

Mr. Peter Elison, TEC was present to address the members on behalf of the City.

Mr. Elison explained that the project encompassed the redevelopment of Merrimack St. west of South Union St. to South Broadway. It includes the reconstruction of pavement and sidewalk, installation of street lighting similar to the other side of South Union St. He indicated that the City has received a MassWorks grant of over \$1 million dollars for this project. He also felt that it would spur economic development.

Mr. Elison stated that the Merrimack River is over 200' away. The South Canal is directly next to the area. He said that the stone block wall serves as a bank. He described the project as submitted in the Request. He said that the roadway is pretty flat so they are adding additional catch basins and replacing the existing ones. Deep sump pumps will be used for added TSS removal. He said that they are reducing the impervious surface by adding a green strip.

Discussion ensued on the wires.

Mr. Elison stated that they could put structural soil under the gravel.

Mr. Lilly stated that they need to intercept the stormwater too.

Discussion ensued on tree planting and the grass strip.

Upon a motion made by Mr. Rosa and seconded by Ms. DiMauro, the members unanimously voted to issue a Negative #3 Determination which states that the work described in the Request is within the Buffer zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent. A Negative #5 was also issued which states that the area described in the Request is subject to protection under the Act. Since the work described therein meets the requirement or the following exemption, as specified in the Act and the regulations, no Notice of Intent is required: Municipal Road Work.

This issuance is subject to the following condition:

Prior to the issuance of final plans, the applicant shall provide the commission a tree planting plan utilizing the three foot green strip on the North side of Merrimack St. Consideration shall be made for utilities and a planting inventory shall be made with a goal to provide shade on the street and sidewalk.

BOARD BUSINESS

Minutes

Upon a motion made by Ms. DiMauro and seconded by Mr. Rosa, the members unanimously voted to accept the minutes of the June 19, 2018 meeting.

With no further matters for the members' consideration,

Upon a motion made by Ms. DiMauro and seconded by Mr. Rosa, the members unanimously adjourned this meeting.