

Dracut Conservation Commission
Minutes of February 15, 2023 – 7:00pm
Douglas G. Willett, Board of Selectmen/Chambers

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Commissioners Present: Dave Sutherland, David Martin, John Svrcek, Rob Sheppard, Arthur Taylor, Conservation Agent Lori Cahill and Jessica Arseneaux, Recording Secretary

Commissioners Absent: Rob Northrup, John Jackson

Chairman Dave Sutherland opened the meeting at 7:00pm.

Community Input: None

Approval of Minutes: Mr. Rob Sheppard motioned to approve February 1, 2023, minutes, seconded by Mr. Martin. Motion passed unanimously.

Correspondence: DEP comment for DEP#145-1190 for 55 Loon Hill Road.

DEP Comments: None

Public Hearing: Notice of Intent: 55 Loon Hill: DEP#145-1190:

Mr. Patrick Healy, Thompson-Liston Associates, Inc states that the applicant wants to construct a three-story self-storage facility with appurtenant parking, stormwater management measures, utilities, fill and retaining walls within the 100-foot buffer zone and outside a bordering vegetated wetland with no alteration of resource areas is proposed for this project. Mr. Healy states that the project is 32 feet from the closest wetlands. Mr. Healy informs the board that the site slopes downward, about a 24-foot drop across the site and will have to bring it up by grading to let it be leveled out.

Mr. Rob Sheppard states that there will be an overflow, and Mr. Sheppard asked what the TSS is for that level. Mr. Healy states that there is a system of catch basins around the site so the runoff will reach the catch basin and go through a pipe then go through the stormwater separator for treatment by these leads into the underground chamber system. Mr. Healy states that it is a system with 8 by 8 by 4-foot-high cubes, 90% void space and they get installed on a pad of crushed stone about a foot thick.

They are filtered by fabric around the whole installation and as it fills up with stormwater the entire bottom area will infiltrate into the ground. That will provide infiltration throughout all the storms. Mr. Healy explains an example; if there is a 1 inch storm, its fully contained, if it's a 6 inch storm it gets up to the overflow pipe, then there is some discharge. It is large enough to manage the peak way flow up to the 100-year storm. Mr. Sheppard states that if you go to the overflow, what happens to that removal process, and to what point does it get degraded to, and where do you end up.

Mr. Healy states that the TSS is calculated on an average basis, it is not for any storm, it is looking at the overall average percentage. 90% of all storms will be less than 2 inches of rain fall. It is providing complete containment of run off. The TSS removal methods that the applicant is using with the storm water separator after a certain amount of fluid goes through it, your getting the first flush of rain fall containing particles with a high by-pass, the-flows will go through the system which is proving an 80% retreatment.

Mr. Dave Martin asked Mr. Healy what the depth of the system is, Mr. Healy states that it is 131.2 elevation.

Mr. Healy states that the wall is going to be moved back so there will be 25 feet completely undisturbed of the wetlands from the site but has to be within 50 feet of the wetlands and asked the board for there consideration for the construction of the wall and the fill in that area. The wall is at the lowest point is excavated, top soil to provide a 6 inch under the blocks as the fill is brought up a block which would be put up and the fill would be brought up at that level, retaining wall, can all be installed from the upper side as the blocks to create an 1 to 1 triangle.

Lori Cahill states that the Dracut property which is right on the border of the site should be marked off to protect the little bit of Dracut land. Mr. Healy states that he can flag it off.

Mr. Arthur Taylor states if there are any restrictions on what people can store in the building, and if it is just for Dracut residents or outsiders as well. Mr. Healy states that in the lease requirements, it will not allow people conduct a business out of the storage facility, will not allow weapons, or drugs. No hazard materials, including toxic. This storage facility is strictly for self-storage and seasonal storage.

Lori Cahill states if this would require a special permit. Mr. Healy stated that it does, and he sent an application to the planning board for a special permit.

The board states that under the special conditions, dimensions to nearest wetlands flag to be put on plan, wetland signage go up on fence, on retaining wall, no hazard materials to be stored in facility, property stakes at Dracut property line, high visibility fence in addition to wattles from WF5-WF-10.

Motion to close the hearing made by Mr. Dave Martin, seconded by Mr. John Svrcek. Motion passed unanimously.

New Business: None

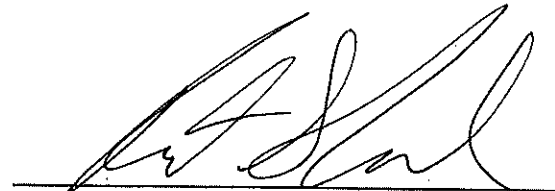
Old Business: Mr. John Svrcek, Mr. Rob Sheppard, and Mr. Rob Northrup volunteered to be Wetland Bylaw subcommittee members at the last meeting, February 1, 2023, but Mr. Rob Sheppard is unable to, due to schedule conflict. Mr. Dave Sutherland states that he can be the third member. Motion made by Mr. Sheppard, seconded by Mr. Taylor. Motion passed unanimously.

Informal Discussion: Lori Cahill states that the March 1, 2023 meeting will be a long meeting, with three big filings on the agenda. First on the agenda is the culvert replacement 1045 Lakeview Avenue, second is 970 Broadway Road, and last on the agenda is 251 Sladen Street.

Adjourn: Mr. Dave Martin made a motion to adjourn, Mr. John Svrcek seconded the motion. Motion passed unanimously. Meeting adjourned at 8:07 pm.

Next Meeting: March 1, 2023 – 7:00pm


Dave Sutherland, Chairman


Robert Sheppard


David Martin

Absent

John Jackson


Arthur Taylor


John Svrcek

Absent

Rob Northrup