

**EARTH REMOVAL STORMWATER ADVISORY COMMITTEE  
TUESDAY, MARCH 16, 2021, 7:00 PM  
MINUTES**

Chairwoman McHugh called the virtual meeting to order at 7:00 PM.

Members present: Eileen McHugh, George Barringer, Tom Delaney, Bob Hanninen, and Ed Perkins

**PUBLIC HEARING – HAYES WOODS, MAPLE AVENUE**

In accordance with the provisions of Chapter 198 of the Code of Groton, the Earth Removal Stormwater Advisory Committee held a virtual public hearing to consider the application for a Full Stormwater Management Permit submitted by Maple Realty Trust, Robert Kiley, Trustee; LLC, to construct the proposed subdivision as shown on the plan entitled, "Definitive Subdivision Plan," prepared by Dillis and Roy Civil Design Group, dated February 10, 2021. The proposed subdivision is located on land owned by Hayes Family Real Estate Trust, George Hayes, Trustee; Assessors' Map 104, Parcel 30, and Map 212, Parcel 13, on the easterly side of Pepperell Road, the northerly side of Hill Road, and westerly side of Maple Avenue.

Chairwoman McHugh called the public hearing to order and read the legal notice published in the February 26, 2021 issue of the *Groton Herald*. Attorney Robert Collins and design engineer Stan Dillis represented the applicant at the public hearing. The Committee's consulting engineer, Jared Gentilucci of Nitsch Engineering, and several abutters were also present.

Attorney Collins presented the plan to construct a subdivision with 16 new lots, off Maple Avenue, on an 88-acre site. The site has varied topography and the plan preserves the land in the center of the site, which will connect the parcel with other conservation land. The 60-acre open space parcel will be deeded to the Groton Conservation Commission. The Hayes family has gifted the adjoining conservation properties in previous years.

Mr. Dillis said the proposed subdivision road will not interfere with Maple Avenue. The 18 ft wide road will have no curbing, runoff will flow into swales and rain gardens. There will be two subsurface infiltration systems installed on Lots 1 and 5. Mr. Dillis said he reviewed the Nitsch Engineering peer review report, dated March 10, 2021, and will address all the items contained in the report.

Mr. Gentilucci summarized his report and noted that there is a minor increase in peak flows for Design Points A and B of 0.03 cfs and 0.01 cfs.

Mr. Dillis said one of the goals is to minimize views from Maple Avenue and to keep a 50-100 ft buffer. There will be some disturbance for the subsurface infiltration basins on Lots 1 and 5. They prefer not to alter the buffer and the increase in peak flows is minimal. Mr. Gentilucci agreed that the increase is minimal.

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Mr. Gentilucci said he has no issues with the request to waive the CN values for the lawn areas and understands that all other comments will be addressed on the revised plan.

Member Barringer asked about the lots with frontage on Pepperell Road. Attorney Collins said these are ANR lots that will be accessed by a shared driveway. One of the lots will have a duplex with the affordable units.

Chairwoman McHugh asked about the amount of cut and fill and when the Committee could do a site walk. Mr. Dillis said the cut and fill is balanced, and he is available to walk the site with the Committee.

Member Hanninen asked about maintenance of the subsurface drainage structures on Lots 1 and 5. Mr. Dillis said the Homeowners Association would do the maintenance.

Chairwoman McHugh asked about the rain gardens. Mr. Dillis said there will be six rain gardens near the infiltration basins as shown on the plan. Chairwoman McHugh asked if the overflow from the rain gardens goes into the stormwater management system. Mr. Dillis said, "yes," the rain gardens act as forebays.

Chairwoman McHugh asked about the parking area near house #21. Mr. Dillis said it is for people accessing the open space.

Chairwoman McHugh said it is important to delineate the limit of work, especially in the area closest to Maple Avenue.

Stormwater Inspector Michelle Collette requested that the applicant submit the stormwater system easement documents to the Committee for the next hearing. Member Barringer added that the Homeowners Association has the responsibility to maintain the stormwater management system, but the easement allows the Town to enter the property if the Homeowners fail to do so. Attorney Collins agreed to submit the proposed easement.

Member Barringer asked if the easements are delineated on the plan. Mr. Dillis said, "Yes, the easements are shown on the plan." Attorney Collins said perhaps the easements should also be delineated on the ground.

Abutter Aubrey Theall, 197 Maple Avenue, asked if any trees would be removed from the buffer. Attorney Collins said the plan maintains the natural vegetation in the buffer area. Parts of the buffer had to be compressed to accommodate the drainage structures. Mr. Dillis said some sewage disposal systems and drainage structures are in the buffer area, but the plan was designed to minimize disturbance along Maple Avenue.

Tom Meneghini, 152 Hill Road, asked about the boundary of work near Maple Avenue and what would happen with runoff during construction.

Mr. Dillis said the drainage basins would be installed first, then the road would be constructed, and then the houses would be constructed on a lot-by-lot basis.

Attorney Collins said the contractor will install all erosion control measures as shown on the plan. Lisa McLaughlin, 151 Hill Road, asked if the trees to remain along Maple Avenue would be delineated. Mr. Dillis said there would be no trees removed along Maple Avenue.

Jon Konetzy, 240 Maple Avenue, asked if the applicant could remove a house and move the basin out of the buffer. Mr. Dillis said, "No." Attorney Collins said this is a 90-acre site that could yield 36 lots. This is a very limited development with 16 lots off Maple Avenue and three lots off Pepperell Road.

Abutter Tim Mahan, 242 Maple Avenue, said the 100 ft buffer has been reduced in some spots. He asked if the buffer could be part of the conservation land. Attorney Collins said there will be a deed restriction on the buffer along Maple Avenue. Mr. Mahan asked how it would be enforced. Attorney Collins said the Building Commissioner can enforce zoning violations.

Chairwoman McHugh said Member Delaney is also the Tree Warden. Member Delaney said Maple Avenue is an old two-rod road and there are no trees to be removed in the right-of-way.

Member Barringer, the Planning Board representative on the Committee, said the Planning Board will require monuments along the restricted area as referenced in the deed.

Chairwoman McHugh said the Stormwater Committee has limited jurisdiction. The Planning Board has more authority.

The Committee will walk the site with Mr. Dillis on Saturday, March 27, 2021, at 8 AM.

*The motion was made by Perkins, seconded by Hanninen, to continue the public hearing on April 6, 2021 at 7 PM. The motion passed unanimously by roll call vote: Barringer – aye, Delaney – aye, Hanninen – aye, Perkins – aye, McHugh – aye.*

*The motion was made by Hanninen, seconded by Delaney, to adjourn the meeting. The motion passed unanimously by roll call vote: Barringer – aye, Delaney – aye, Hanninen – aye, Perkins – aye, McHugh – aye.*

Meeting adjourned at 8:30 PM

Respectfully submitted,

Michelle Collette  
Earth Removal Stormwater Inspector