

TOWN OF BEDFORD CONSERVATION COMMISSION
SITE WALK MINUTES
May 11, 2022

A meeting of the Bedford Conservation Commission for the purpose of a site walk to view the proposed Gas Station and Warehouse/Light Industrial Building at 2 Hardy Road, Tax Map 28, Lots 20 and 21, was held Wednesday, May 11, 2022 at 6:00 pm.

Present: Julie Donovan (regular member), Stephanie Jones (regular member), Deborah Evans (regular member), Kathleen Bemiss (Town Council), Grant Killian (alternate), and Peter Sullivan (regular member)

Absent: Bill Carter (Town Council), Pat Grogan (Chair), Greg Handy (regular member), Steve Clough (Planning Board liaison)

Also Present: Rebecca Hebert (Planning Director), Kathleen Ports (Associate Planner), Mark West (West Environmental), Jeff Kevan (TF Moran), Alex Vailas (Applicant), Elie El Chafon (Applicant).

Members of the Public: Matt Carlone, Glenn and Juli Tierney, Linda and Paul Gilligan, Ron Dumas, Sandra Leahy, Heidi Cole, Rachel Anderson, Brian Kamieneski, Rebecca, Mike and Trenton Gallo, Heidi and Jeremy Shadroui, Jason and Amanda Ward

The Commission met in the parking lot at 1 Hardy Road, which is across the street from the project site. Ms. Hebert explained that the site walk was a public informational meeting to view the site and wetlands. She explained that meeting minutes would be prepared in accordance with right-to-know procedures. Participants should refrain from side conversations and the group will have a question and answer session at the end. She explained that the site walk is occurring at the invitation of the landowner and the terrain is rough. Participants are walking the site at their own risk. Mr. Kevan, TF Moran and Mr. West, wetland scientist led the walk. The group walked the 11.6-acre woodlot on the northern side of Route 101 and western side of Hardy Road. The group made approximately five stops including: 1) at the proposed gas station building and retaining wall location, 2) at the location of the proposed culvert outlet and wetland fill (Wetland 1) for the gas station 3) at the location of the proposed culvert inlet and wetland fill for driveway access to the warehouse, 4) at the wetland setback to the vernal pool (Wetland 3), and 5) at the edge of Wetland 2 near Hardy Road.

The group returned to the parking lot at 1 Hardy Road and opened the meeting for questions and answers. Ms. Hebert explained that the purpose of the meeting is to view the site and reminded the group to refrain from debate or opinion comments.

Ms. Donovan asked, once approved, how long before the project would be completed. Mr. Kevan answered that it would take approximately 12 months to construct the project once the permitting is completed.

Mr. Sullivan asked about the extent of tree removal that would be required and asked about the grading for the site. Mr. Kevan answered that the back of the site for the gas station would remain forested and discussed the grade for the gas station. It had previously been noted that the trees and laurel surrounding the vernal pool would remain to the extent possible.

Ms. Evans asked about the charging stations and their proximity to the stormwater detention basin. Mr. Kevan noted that at the April Meeting the Commission asked if the project could do anything to address the untreated runoff from the road intersection so they added a detention basin that would capture at least some of the runoff with the remainder continuing to discharge along the road down slope to Wetland 2.

Ms. Cole asked where and how many fuel tanks would be required for the site. Mr. Kevan answered that the design was not finalized but the tanks would be buried towards the front of the lot and it was anticipated that there would be sufficient room within the site.

Ms. Tierney asked if the project would require blasting. Mr. Kevan answered that he didn't expect there would be a lot of blasting and there may not be any if they determine the rock can be hammered out. Mr. Kevan went on to explain when blasting occurs, a pre and post blast survey is conducted at surrounding properties to ensure any damage is properly documented.

Mr. Ward asked about the status of the vernal pool and whether it was mapped when water conditions were higher to encompass the ordinary high water mark of the feature. Mr. Kevan explained that the presence of water is just one component of the wetland delineation and both soils and vegetation must also be considered. Mr. West explained that he had been onsite numerous times in the spring and over the course of the past several years and the delineation was conservative to encompass the full extent of the vernal pool. Mr. Ward asked about the hydrology of the onsite wetlands.

Mr. Kevan explained that impacts to the wetland include not only fill but also effects to hydrology and that the stormwater facilities are designed to maintain the pre-existing hydrology following construction. The first inch of rain is infiltrated into the ground. Subsequent stormwater is contained and released at a rate indicative of pre-development conditions.

Ms. Hebert stated that the Conservation Commission will be discussing the project again at their regular meeting on May 24 at the Bedford BCTV building at 7:00 PM.

The site walk adjourned at 6:50 p.m.

Respectfully submitted,
Kathleen Ports