



Conservation Commission Meeting Minutes

Monday, July 22, 2019 Town Hall, Room 101, 7:00 PM

Present: Edward Knight, Doug Beach, Heather McCann, David Lamb, Sabrina Moreau; Conservation Administrator Erica Cross & Assistant Conservation Agent Cayla Paulding

Absent: David Haines, Jon Clements, Associate member Mark Brownell, Associate member Katerina Korolov

Called to order at 7:00 by E. Knight

7:00pm

Notice of Intent Con'd – DEP# 104-1052, BCC# 19-04 - Requested continuance to 8/26/2019

Lot 2 Allen St, Single Family House with stream crossing & appurtenances

Map 231, Lot 19.01

Jeffrey A. Bessette

Waiting on water quality certificate.

S. Moreau is recused as abutter

H. McCann moves to continue; D. Lamb seconds; all in favor

Request for Determination of Applicability BCC#19-20

644 Federal St, Realignment of driveway

Map 101, Lot 25

Ed & Marcy Megarry

Ed Megarry presents project. They would like to realign a Right of Way driveway on their property which would move it farther from an isolated wetland. They will replant the realigned space with native vegetation. E. Cross says it is not subject to local or state jurisdiction based on her field assessment since it is isolated & under the 5000 sqft size limit in the bylaw. She field verified as well as site verified via GIS very conservatively. She suggests that the commission issue negative determination under both the WPA and the bylaw based on this. There was no objection to this by the applicants.

S. Moreau motions to issue a negative determination based on jurisdiction; H. McCann seconds; all in favor

Public Comment:

Cheryl Truehart abuts the property. There is contention between the two neighbors based on rights to the ROW driveway. Mrs. Truehart would like decision to be held until their court date in two days. Since it is under 5000 sqft and not state jurisdictional, E. Knight says this property should not even be before the commission. Mr. Truehart questions why the commission declared it jurisdictional a year ago. Commissioners stated that the isolated wetland was not measured for size at the time of previous determination.

Request for Determination of Applicability BCC#19-17

Estate Lot 6, Shea Avenue; Single Family House with appurtenances

Map 271, Lot 13.06

Evan Iannoli

Keith Terry of Sherman & Frydryk presents project. This is a single family home project with a long driveway coming off of Shea Ave. The fill required for the septic system impacts the 100 ft buffer. They will only impact the buffer by 2000 sq ft. The applicant will not maintain steep slope as lawn, and it will revegetate naturally. H. McCann asks for details about leach field. The driveway and house are higher than the septic system. The septic system will be a levelled area. The leach field is not going into the buffer. D. Beach asks if anything will be used to stabilize the slope. They will use mulch and erosion control to deal with any sedimentation. E. Cross has no concerns with the plan.

H. McCann moves to issue negative determination; S. Moreau seconds; all in favor

Notice of Intent – DEP# 104-1060, BCC#19-18

97 Federal St, Single Family House with common driveway, addition & appurtenances

Map 238, Lot 40

Miranda Tsoumas

Keith Terry of Sherman & Frydryk presents project. He first discusses existing conditions. There is currently a house with a gravel driveway and shed. There is a steep slope after the tree line which leads to a wetland. The proposal is to divide the parcel into 2 properties. The proposed lot is an estate lot which would use the gravel driveway as a common driveway. It would be put into an easement. The garage and shed of the original house would be removed. The development would be on the flat topography not on the slope. They would have to impact the 50 ft buffer by 20 ft. They are proposing erosion controls and permanent markers at the 50 ft line. They would also permanently protect the wooded area on the property. They have measures in place to deal with runoff from the buildings such as an area of infiltration in the rear of the house. The property has not been subdivided yet. The driveway is so long to comply with building setback regulations. It must be 60 ft from the front and 40 ft from the side. E. Cross says this filing did not come with an alternatives analysis to stay out of the 50 ft buffer. This is something she would suggest. S. Moreau questions the value of preserving the land outside of the 50 ft buffer in order to develop within the 50 ft buffer. The commission sounds like they would like to see an alternatives analysis. E. Knight comments that the subdivision lines can be changed since the parcel has not been subdivided yet. All options have not been explored. E. Cross offers additional ideas: reducing the size of the house, changing shapes, different styles, ZBA variances, etc.

S. Moreau motions to continue this to 8/26; D. Beach seconds; all in favor

Discussion Items: Bills, Minutes and Miscellaneous Matters

Bills: MACC annual dues and postage reimbursement

D. Lamb motions to approve bills; H. McCann seconds; all in favor

7/8/2019 minutes: D. Beach motions to approve the amended minutes; D. Lamb seconds; all in favor

- ✚ Emergency Certificates
- ✚ Enforcement actions
- ✚ Review of enforcement letters sent
 - E. Cross rewrote generic enforcement letter; suggestion to bold date requirements
- ✚ Review of current status on enforcement proceedings
 - The lawns on Magnolia Ln are coming in nicely
 - No issues with Carriage Dr.
 - Pine St. is looking nice
- ✚ Review of 86 Underwood, potential intermittent stream
 - compliance with riverfront act regulations has been great
 - E. Cross documents part of river being intermittent, meaning that the homeowners will have more land to turn into lawn; will come in the fall to apply for RDA

✚ Certificate of Compliance

- 33 Magnolia Ln
 - H. McCann motions to issues pcoc; S. Moreau seconds; all in favor
- 114 Mountainview Drive
 - waiting for plans
- 202 Old Enfield Road
 - has not received an as-built plan yet, but E. Cross has no issues issuing the COC based on field verification
 - H. McCann motions to issue COC pending receipt of as-built plan; D. Lamb seconds; all in favor

✚ New Business

- Hickory Hill replication plans
 - Bob Stover presents plan showing replication plans. The commission is asked to accept this under condition #14. E. Cross feels like this plan is adequate to move forward.
 - S. Moreau motions to accept these revised plans under plan change under general condition #14; H. McCann seconds; all in favor
- Beaver deceiver grant for Scarborough Brook Conservation Area
- wildlife habitat grant for Meadows Conservation Area
- issue with LAND grant submittal, there are other grants to apply for in its place

8:08 S. Moreau motions to adjourn; H. McCann seconds; all in favor

NEXT MEETING Monday, August 26, 2019