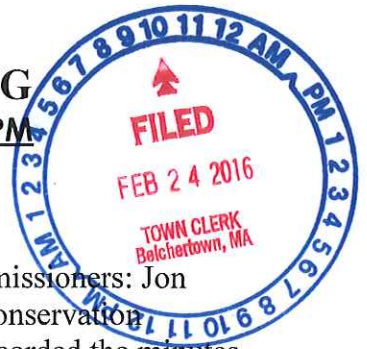


CONSERVATION COMMISSION MEETING
Monday, January 11, 2016 Town Hall, Room 101, 7:05 PM



Meeting Minutes

Chairman David Haines called the meeting to order at 7:05 PM. Present were Commissioners: Jon Clements, Joseph Babineau, Edward Knight and John Henry. LeeAnne Connolly, Conservation Administrator, was present for the meeting. Conservation Clerk, Michele Nowak, recorded the minutes. Commissioners Mike Cavatorta and Linda Leduc were not present for the meeting. Associate member Nicholas Burns was present for the meeting.

- 7:05 Notice of Intent, Cont. – North Washington St., house construction, DEP #104-968, Robert & Tania Wojtczak, applicants, Map 249, Lot #93.30(3). The applicant was not present for the meeting. There was no discussion on this matter. There was no eligible voting quorum for this hearing. J. Henry motioned to continue to the Jan 25th, meeting, E. Knight seconded. The motioned passed unanimously, (4:0).

- 7:06 Notice of Intent, Cont. – North Washington St., house construction, DEP #104-962, Robert & Tania Wojtczak, applicants, Map 249, Lot #93.20(2). The applicant was not present for the meeting. There was no discussion on this matter. There was no eligible voting quorum for this hearing. J. Henry motion to continue to the Jan 25th, meeting, E. Knight seconded. The motioned passed unanimously, (4:0).

- 7:15 Commissioner J. Babineau arrived.

- 7:15 Notice of Intent – Stadler St., Day Care Center, DEP #104-000 , 20 Stadler St., LLC, applicant, Map 250, Lot #6.00. The applicants were present for the meeting. Donald Frydryk, Professional Engineer, was present to represent the applicant and to provide the Commission with information regarding the proposed work. It will be a 72ft. X 84ft. daycare facility with a 27 space parking lot and a 10,000 sq. ft. play yard. The lot was created as part of a subdivision in 1979. The subdivision is served by Town water and sewer. It is currently one lot but the property owner wants to subdivide it into two parcels. The Commission is still waiting for comments from the Town Engineer regarding the drainage review and to receive a DEP #. D. Haines conducted the site visit. The proposed work is within the 25ft to 50 ft. Buffer Zone which is an already disturbed area. The Commission had concerns about the submitted Alternatives Analysis and requested additional information, specifically test pit data. D. Haines had concerns about one of the wetland flags and will ask Peter Levesque, the wetland consultant to go on a site visit with him and L. Connolly this coming Friday, Jan. 15th. There was discussion about the location and size of the playground area and was it possible to locate it out of the 50 ft. Buffer Zone or in another location on the property? J. Clements motioned to continue, with the applicant’s permission, to the Jan 25th meeting at 8:15 PM, J. Babineau seconded. The motion passed unanimously, (5:0).

- 8:00 Notice of Intent – Sargent St., house construction, DEP #104-975, David Kibbe, applicant, Map 244, Lot #55.10. The applicant was present for the meeting. Don Frydryk was present representing the applicant. D. Haines conducted the site visit. This is for a single family home with well, septic and 13,000+ sq. ft. Buffer Zone disturbance. All proposed work is outside the River Area. The limit of work is 50 ft. from the wetland and shown with permanent markers on the plan. D. Haines had concerns about wetland flag W-6. The Commission requested that the applicant move wetland flag #W-6 20 feet northeasterly to maintain all work out of the 50ft. Buffer Zone. J. Clements motioned to issue an Order of Conditions, upon receipt of a revised plan showing the requested changes, J. Babineau seconded. The motion passed unanimously, (5:0).

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- 8:10 Discussion Item –Town Mart, Federal St., Map 238, Lot #72.00, Aquifer Protection Zone. Jay Patel, owner of Town Mart, and Matt Bachmann, an interested party, were present for the discussion. The Commission reviewed Aquifer Zone maps showing that the section of the property in the Aquifer Zone is on the side of Route 202. Mr. Patel informed the Commission that the proposed tanks would go on the Route 9 side. The Commission expressed concerns about water runoff which is under the prevue of the Conservation Commission. The Commission provided suggestions about steps that are involved with the process including contacting DEP. The discussion ended with Mr. Patel aware of the departments he next needs to contact.
- 8:05 Notice of Intent, Cont. – North Liberty St., house construction, DEP #104-969, Jeff Almeida, applicant, Map 268, Lot #52.00 (C). The applicant has asked for a continuance. There was no discussion on this matter. J. Clements motioned to continue this hearing, with the applicant's permission, to the January 25th meeting, J. Babineau seconded. The motion passed unanimously, (5:0).

Discussion Items: Bills – There were no bills.

- ✚ Minutes - The Commission voted unanimously, (4:0), to approve the 12/14/15 draft minutes as amended. The Commission voted unanimously, (4:0), to approve the 12/28/15 minutes as amended.
- ✚ Miscellaneous Matters – Due to the Special Town Meeting, the date of the second meeting in February will change from 2/22 to 2/23. J. Clements notified the Commission that he will be absent for both February meetings. J. Babineau will be absent for the January 25th meeting.
- ✚ New Business – There was no new business.
- ✚ Holland Glen Conservation Area II – Contract Forms – L. Connolly passed out the forms to the Commission for their signatures for the LAND Grant. J. Babineau made a motion to sign the LAND Grant contingent on its passage at the Special Town Meeting, E. Knight seconded. The motion passed unanimously. (5:0)
- ✚ Special Town Meeting, February 22, 2016 – The Commission was reminded that the Holland Glen Conservation Area II is on the warrant and they were encouraged to attend and vote.
- ✚ Conflict Of Interest Forms – The Commission was informed that the forms are due in January.
- ✚ Site Plan Review - 20 Stadler St., Day Care Facility, 20 Stadler St., LLC, applicant. The applicants were present for the discussion. Donald Frydryk was present to give the Commission information regarding the proposed work and provided a current Alternatives Analysis. It will be a 72ft. X 84ft. facility with a 27 space parking lot and a 10,000 sq. ft. play yard. The lot was created as part of a subdivision in 1979. The subdivision is served by Town water and sewer. The applicants plan to use a closed drainage system. The roadway is served by a sub drain. The applicants have filed a Notice of Intent which is continued until the January 25th meeting, with the applicants' permission and a letter will be sent to the Planning Board.
- ✚ Forest Cutting Plan – Amherst Rd., Hazel Ritter, landowner - The Commission reviewed the Forest Cutting Plan.
- ✚ Forest Cutting Plan - Aldrich St. & Route 181, Joanna Page, landowner - The Commission reviewed the Forest Cutting Plan.
- ✚ Forest Cutting Plan - Metacomet & Federal St., W.D. Cows, Inc., landowner - The Commission reviewed the Forest Cutting Plan.
- ✚ ANR Plan - Boardman St., Estate of Pepin, applicant - The Commission reviewed the ANR plan and a standard letter will be sent to the applicant.

8:40 Jon Clements motioned to adjourn, J. Babineau seconded. The motion passed unanimously, (5:0).