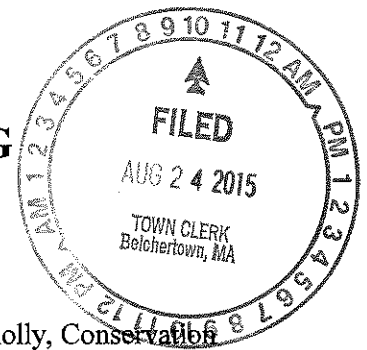


**CONSERVATION COMMISSION MEETING**  
**Monday, July 27, 2015 Town Hall, Room 101, 7:05 PM**



**Meeting Minutes**

Chairman David Haines called the meeting to order at 7:00 PM. Present were LeeAnne Connolly, Conservation Administrator, Commissioners: Edward Knight, Jon Clements, Linda Leduc and John Henry. Conservation Clerk, Michele Nowak, recorded the minutes. Commissioner Mike Cavatorta and Joseph Babineau 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 #104-959, Robert & Tania Wojtczak, applicants, Map 249, Lot #93.00(1). The applicant was present for the meeting. The Commission was informed that Keith Morris went out to re-delineate the wetland. D. Haines conducted a site visit to review the flags and agreed with the revised delineation. A new Alternatives Analysis was provided to the Commission. All work has been pulled out of the 25 ft. Resource Area, however part of the house is still within the 50ft. The applicant did conduct forest cutting up to the wetland line. The Commission requested a restoration plan and advised the applicant that he needs to hire a qualified Wetland Consultant to restore the 25 ft. Resource Area. The Commission informed the applicant that when he created the three new lots, an ANR letter was sent to the applicant informing him that those three lots may or may not be buildable under the wetland regulations. The Commission asked L. Connolly to contact Town Attorney regarding this matter. They also requested that the applicant speak with the ZBA to get a property line setback reduction. With the applicant's permission, it was recommended that the hearing be continued so the applicant can provide the Commission with the additional information. J. Clements motioned to continue the hearing until August 17<sup>th</sup>; L. Leduc seconded. The motion passed unanimously, (5:0).

7:50 Notice of Intent, Cont. – Harris Way, drying sheds, DEP #104-956, Universal Forest Products, LLC, applicant, Map 230, Lot #31.30. The applicant was present for the meeting. Don Frydryk, engineer, was present representing the applicant and submitted updated plans and information to the Commission. Keith Morris flagged the high water mark beginning from rail road tracks to where stream enters the fire pond to a point within the silted in pond area. It stops by a large maple tree and the Commission said the tree could be used as a marker. The Rivers Protection Area has been plotted on the revised plans to indicate the Rivers Area on the property. The revised plan shows that the proposed drying sheds will be located outside the Riverfront Area and within a previously degraded area. The parking lot has been reconfigured to allow for the restoration of the 25 ft. no disturb zone from the wetlands adjacent to the pond. A proposed restoration and mitigation area is proposed within the areas north of the proposed parking area but the final restoration plan has not been done yet until the applicant can get approval from Commission for the redefined area and this work. The Plan also shows a proposed wild flower over seeding area for the existing slope to the north of the pond. A water quality device has been added to the drainage system including the repair and upgrade of a collapsed catch basin. The pipes are blocked and clogged and this catch basin discharges into the abutting property. The revised plan shows a relocated outlet and rip rap pad for this area. The Commission also recommended that the applicant hire a Wetland Scientist to provide an enhancement plan, and replace the hay bales with something more permanent. With the applicant's permission, the hearing will be continued until the next meeting. L. Leduc motioned to continue this hearing until the August 17<sup>th</sup> meeting, J. Clements seconded. The motion passed unanimously, (5:0).

8:25 Request for Determination – Septic Repair, 555 Daniel Shays Highway, Map 219, Lot #19.00, Robert Johnson, applicant. The Applicant was not present for the meeting. Bob Sheehan, Sheehan Associates, was present representing the applicant. L. Leduc conducted the site visit. The proposed work septic work is 100 ft from the Resource Area but the grading for this system is within 80 feet from the wetland area. The Commission had no concerns with the work proposed and will recommend standard erosion controls. L Leduc motioned to issue a Negative Determination, J. Clements seconded. The motion passed unanimously, (5:0).

8:30 Request for Determination – Retaining Wall, 25 Grela Terr., Map 101, Lot #34.00, Marc Cavagioli, applicant. The applicant was present for the meeting. -E. Knight conducted the site visit. A Notice of Intent was filed in 2006 for an addition. There is a steep slope from front to back of house and the back has a

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walk out basement. The septic tank is buried in the slope. The applicant proposes to install a 2-3 foot retaining wall to stabilize the back of the property. The work would all be on existing lawn and erosion controls will be placed at the edge of the lawn. J. Clements motioned to issue a Negative Determination, J. Henry seconded. The motion passed unanimously, (5:0).

Certificate of Compliance – 371 North Liberty St, house construction, Map 272, Lot #28.02,

DEP #104-762, Jeffry Almeida, applicant. L. Connolly conducted the site visit. The lot is stable. The work has been completed and L. Connolly recommended release from the Order of Conditions. J. Clements motioned to issue a Certificate of Compliance, E. Knight seconded. The motion passed unanimously, (5:0).

Partial Certificate of Compliance – 91 Canal Drive, house construction, Map 261, Lot #39.00,

DEP #104-055, Atty. Deborah Robes, applicant. L. Connolly conducted the site visit. The original Order of Conditions was issued in 1984. The house has been in for some time, the lot is stable. There has no Certificate of Compliance issued for the subdivision but L. Connolly recommended this house be released from the subdivision's Order of Conditions, the lot is stable. L. Leduc motioned to issue a Partial Certificate of Compliance, E. Knight seconded. The motion passed unanimously, (5:0).

Partial Certificate of Compliance – Willow Lane, house construction, Map 248, Lot #95.00 (8),

DEP #104-759, James Hayward, applicant. L. Connolly conducted the site visit. The lot is out of the buffer Zone and recommended this lot be released from the Woods Edge subdivision Order of Conditions. J. Clements motioned to issue a Partial Certificate of Compliance, L. Leduc seconded. The motion passed unanimously, (5:0).

Partial Certificate of Compliance – Oasis Dr., house construction, Map 214, Lot #47.18, DEP #104-842,

Atty. Thomas Reidy, applicant. L. Connolly conducted the site visit. The lot is out of the buffer zone and is stable and L. Connolly recommended this lot be released from the subdivision Order of Conditions. J. Henry motioned to issue a Partial Certificate of Compliance, E. Knight seconded. The motion passed unanimously, (5:0).

Partial Certificates of Compliance – Oasis Dr., house construction, Map 214, Lot #47.19, DEP #104-842,

Atty. Thomas Reidy, applicant. L. Connolly conducted the site visit. The lot is stable and L. Connolly recommended this lot be released from the subdivision Order of Conditions. J. Henry motioned to issue a Partial Certificate of Compliance, L. Leduc seconded. The motion passed unanimously, (5:0).

Discussion Items: Bills – The Commission voted unanimously, (5:0), to pay the bills.

- ✦ Minutes - The Commission voted unanimously (5:0) to approve the 6/22/15 draft minutes as amended.
- ✦ Miscellaneous Matters – There were no miscellaneous matters.
- ✦ New Business – There was no new business.
- ✦ Hickory Hill Subdivision – Phase 1A & Phase II Stormwater Monitoring. Meredith Borenstein is the monitor for the Hickory Hills Subdivision and represented the applicant. L. Connolly conducted the site visit. Everything related to the infrastructure for phase 1 is stable. L. Connolly recommended discontinuing the monitoring for the subdivision roadway and infrastructure for Phase 1A & Phase II. M. Borensstein reported making progress on the culvert design for the second crossing. She also requested that the Commission consider the discontinuance of Stormwater monitoring, Phase 1 A and II section of Dogwood DR. and Hickory Hill Rd. The Commission will write a letter regarding Phase 1A and Phase 2 recommending the discontinuation of monitoring reports at the Hickory Hills Subdivision. L. Leduc motioned to release the requirement of monitoring and reports for the Hickory Hills Subdivision, E. Knight seconded. The motion passed unanimously, (5:0).
- ✦ ANR Plans- Warner St., Richard & Annie Steiner, owners. The Commission reviewed the ANR plan and a standard letter will be sent to the applicant.
- ✦ Lamson Ave., Deep Woods Real Estate Development, LLC, owner - The Commission reviewed the ANR plan and a standard letter will be sent to the applicant.
- ✦ Chapter 61 Removal Revision – Aldrich St., Map 248, Lot #20.10, (.32 acre), Michael & Vicki O'Brien, owners. L. Connolly updated the Commission since they voted last meeting to send a letter to the Selectmen to recommend to not exercise their right of first refusal. There has been a change in the acreage for the driveway for the proposed cell tower. L. Leduc motioned to send a letter to the Selectmen still recommending that they not exercise their Right of First Refusal, J. Clements seconded. The motion passed unanimously, (5:0).

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- ✦ LAND Grant Application- Holland Glen II – 45 Acres. L. Connolly informed the Commission that the application was submitted in time for deadline.
- ✦ August Meeting Date - 8/17/15. The Commission agreed to the one meeting date in August.
- ✦ Special Permit Review –Wireless Communication Facility, 270 Franklin St., Verizon Wireless, applicant. The Commission will have L. Connolly write a letter indicating that the Commission has no wetland concerns regarding the proposed facility.
- ✦ Forest Cutting Plan – South Gulf Rd., Lela Hugill, owner. The Commission reviewed the Forest Cutting Plan.

8:57 PM E. Knight motion to adjourn the meeting, L. Leduc seconded. The motion passed unanimously, (5:0).

**NEXT MEETING Monday, August 17, 2015**