

**CONSERVATION COMMISSION
DRAFT MINUTES
September 18th 2018 at 7:00pm
Houghton Building, 697 Main Street**

PUBLIC HEARINGS AND APPOINTMENTS

REQUEST FOR A DETERMINATION OF APPLICABILITY (RDA); NOTICE OF INTENT (NOI), ABBREVIATED
NOTICE OF RESOURCE AREA DELINEATION (ANRAD), ORDER OF CONDITIONS (OOC)

Present: (Chair) Brian Berube, Jeffrey Bryan, Kip McNamara, Emily Winner and Rebecca Longvall (Conservation Agent)

Absent: Lori Stephenson, William Payne

7:00pm The Conservation Commission opened the public hearing for Lot 13 and 18 of Moderator Way within the Subdivision of Keyes Farm for the proposed grading within the resource area. The applicant's representative Brandon Ducharme presented a summary of the proposed work. The extent of altered area is proposed within the Adjacent Upland Resource Area (AURA) inclusive of some break out grading associated with the shared septic on Lot 13. On Lot 18 the work includes grading slopes adjacent to the proposed driveway these areas would be seeded. The commission inquired as to if these slopes would be allowed to naturalize. The erosion controls proposed consist of straw wattles and silt fence. The commission also inquired about runoff from the driveway and adjacent slopes into the public right of way (Hudson Road). The Conservation agent suggests a site visit may be beneficial for the newer members. The applicant requests a continuance until the next meeting which will follow the site visit. Chair Brian makes a motion to continue until October 2nd at 7:15pm. Jeff Seconded, all unanimously approve.

The Conservation Commission addressed the request of 238 South Bolton Rd regarding a utility pole placement with access to recently built barn. Doug Storey and Mr. Chiodo were present to represent the applicant. The request is for the commission to consider a field amendment in order to establish the trees to be removed and update electrical system to the barn and existing home. The Commission determined they were in agreement this would be a field amendment but a site visit would be necessary. Upon completion of said site visit the Conservation Agent may issue a letter establishing if the work is approved as a field amendment and shown on the As-Built to be submitted upon request for a Certificate of Compliance.

7:15pm The Conservation Commission continued the public hearing for 21 Century Mill Road regarding upgrades to an existing single family home driveway. The applicant Scott Goddard was present and inquired if there were other applicants present that they may be heard prior.

7:20pm The Conservation Commission continued the public hearing regarding 42 Harvard Rd. The applicant's representative Brandon Ducharme was present at the meeting. The applicant gave a brief summary of the project and location of common driveway proposed. The project entails a crossing on the parcel which previously received an Order of Resource Area Delineation. The crossing will provide access to two backland lots inclusive of a proposed

replication area and drainage. The commission conducted a site visit to assess the site specific to the proposed project.

Chair Brian makes a motion to close the public hearing regarding 42 Harvard Road. Jeff seconded, all unanimously approve.

Chair Brian makes a motion to approve the Notice of Intent as submitted and issue an Order of Conditions regarding the proposed shared driveway, crossing and wetland replication area located at 42 Harvard Road. Emily seconded, all unanimously approve.

The Commission discussed the proposed field amendment located at 40-42 Hudson Road. The property owners Mr. and Mrs. Loring were present. The work entails repairing or replacing a retaining wall toward the west of the east of the property where there is a current open order of conditions. The work proposed will be confirmed with a summary from the contractor. However work shall entail placement of blocks to repair the retaining wall currently in dis repair. The wall will be 3ft. high and about 25ft. wide. The Commission inquires whether the work will be accessible and in what manner. The methods and construction sequencing will need to be approved by the conservation agent in addition to approving the erosion controls once in place. The Chair polls the commission and determines the work is subject to approval by the Conservation Agent as a field amendment when the methods have been received and erosion controls are in place.

7:30pm The Conservation Commission opens the public hearings regarding the Notice of Intent for Lots 3 and 4 along with the Request for Determination regarding Lot 2. The Conservation Agent inquires about total alteration to site depicting quantitative look at alteration of resource areas within the +/- 12 acre parcel located at 21 Century Mill Road, pre and post calculations relative to runoff and flood storage capacity, the Potential Vernal Pool locations, the excavation work completed without review or permitting and reiterating the question from Planning Board of reducing the number of Lots. The Commission reiterates if Planning Board does not approve other lots to be subdivided from the original 12 acre lot there would be no reason to consider the proposed improvements to the existing single family home driveway. The new plans submitted September 18th 2018 to the commission proposes pervious pavement which would greatly reduce any need to widen the existing roadway. The Commission inquires about excavation and impact to vegetation relative to any improvement proposed to the driveway. A turn out has been added to the plans as well increasing the area of disturbance related to the driveway under DEP file # 112-666. The Commission requested the shed be established on one lot or the other as it is proposed to be moved from the lot line of "proposed Lots 2 and Lot 4". Lot 2 and Lot 4 include the area the Commission viewed at the site visit at 5pm on the 18th to be the only viable area for the potential vernal pools shown on the Natural Heritage Endangered Species Overlay. The Conservation Agent will be reviewing the Order of Resource Area Delineation issued to investigate if the potential vernal pool resource area is included within this determination within the narrative as it is not shown on the plans. The Commission requested an alternative analysis for Lot 3 to reconfigure the layout to potentially reduce the size of the septic system and pull the single family home outside of the jurisdictional area to the Conservation Commission. The abutter Rich Davis was present to reiterate the extent of flooding which occurs on the property. In addition input related to the potential vernal pools and request that the commission consider to preserve large diameter trees within the property. There was also question as to whom delineated the resource areas, the commission confirmed Goddard Consulting. The applicant requested a

continuance for the public hearings of 21 Century Mill Road, RDA for Lot 2 and NOIs for Lot 3 and Lot 4.

Chair Brian made a motion to continue the public hearings for 21 Century Mill Road, RDA for Lot 2, NOI for Lot 3 and NOI for Lot 4 until October 2nd at 7:30pm, 7:45pm, 7:50pm and 8:00pm. Jeff seconded, all unanimously approve.

Chair Brian makes a motion to approve the minutes as drafted for September 19th 2018

The Conservation Commission discussed the development and updates relative to 147 Long Hill Rd. Lauren Roby of 147 Long Hill Rd. was present along with Melissa from Lot 3 of 147 Long Hill Road Common Driveway among other concerned residents. Also to inquire about potential enforcement options of the Conservation Commission and report non-compliant conditions of the development. The Commission reviews the replication area proposed field amendment and approves the amendment, the Conservation Agent will issue an official letter regarding the proposed change shown on plans before the commission. The site visit established the outstanding items within the subdivision. Walter Erikson was present at both the site visit and public meeting to discuss deadlines for the outstanding work. The deadlines are as follows:

- September 20th 2018 – rebar shall be removed from the buffer area and shall be disposed of in a responsible manner offsite.
- September 21st 2018 – remediation work related to the migration of significant material from the slope at the southern property line of Lot 5 into the buffer shall be completed. This area shall have new erosion control in place in the form of silt fence and hay bales at the toe of slope. The slope is then to be regraded and left in good condition. This area is to be stabilized per the plan requiring riprap, should another form of stabilization be proposed the temporary stabilization will include stump grindings and the proposal will go before the conservation commission at their next public meeting.
- September 26th – September 27th excavation work for the replication area shall be completed.
- September 26th – September 28th replication area shall be completed and fully planted.

The Applicant Walter Erikson suggested these dates and confirmed these are feasible as hard deadlines now determined by the Conservation Commission.

The commission reviews the quote for the re-pointing of entryway structure and repair of the stone pillar, iron piping and sign attachment. The Commission votes to contact Max13 Construction, Inc. for the proposed work at the lowest quote received. In addition, the Commission stressed the request for the structure to be covered under the Town's insurance in the unlikely event of future damage.

Next Meeting Dates: **October 2nd and October 16th at 7pm** in the Houghton Building.

10:00pm Chair Brian moves to close the Public Meeting of September 18th 2018. Emily seconded, all unanimously approve.