

**Town of Leicester Conservation Commission
Meeting Minutes
December 10, 2019**

MEMBERS PRESENT: Stephan Parretti, Chair, James Cooper, John Marc-Aurele, Dawn Marttila, JoAnn Schold

MEMBERS ABSENT:

STAFF PRESENT: Michelle Buck, Town Planner and Maureen Schur, Department Assistant

MEETING TIME: 6:30 PM

AGENDA:

1. **Certificate of Compliance-**
 - a) 555 Pine St., Matt Schold
2. **Request for Determination of Applicability (RDA)-**
 - a. 52 Lake Sargent Drive, David Balcom
 - b. 7&9 Virginia Dr. Rochdale, Oakridge Estates Senior Village Community Corporation
3. **Notice of Intent (NOI)**
 - a) 211 Baldwin St (DEP# 197-0656), James Mercier, continued

Approval of Minutes

 - b) October 16, 2019
 - c) November 13, 2019
4. **Board Discussion/Miscellaneous**
 - a) 184 River Street (tree cutting near pond)
 - b) **15 Fairview Drive Status update John Krol (DEP# 197-451)**
 - c) Miscellaneous Project Updates/Site Inspection Updates
 - d) Correspondence/Other New Business

Mr. Paretti called the meeting to order at 6:30pm.

555 Pine St., Matt Schold (DEP# 197-615)

Mr. Paretti read the application for partial Certificate of Compliance for work related to a single-family house. After a brief discussion the Commission asked for a letter to be sent to the Building Inspector notifying him the Commission has granted permission for a Certificate of Occupancy to be issued.

52 Lake Sargent Dr. David Balcom

Mr. Paretti read the Public Hearing Notice. Mr. Balcom explained there are 3 trees on his rental property that are hazardous. One tree is next to the deck of the house and touching the deck. A second tree, on the side of the house is growing under the foundation. One tree is within the 25 foot no disturb zone and is the worst of them. Mr. Balcom was asked to mark the trees and the Commission agreed to do a site walk on Saturday December 14, 2019 at 8:30am. Mr. Balcom agreed to attend the next Conservation meeting scheduled for January 14, 2019 at 6:30pm.

7&9 Virginia Dr. Rochdale, Oakridge Estates Senior Village Community Corporation.

Mr. Krevosky from EBT Environmental Consultants and Mr. Paquette were present on behalf of the applicant. Mr. Paretti stated the Commission had been out to do a site walk of the property. He stated a number of the trees were dead and/or hanging over the condominium units. Mr. Krevosky mentioned he had pointed out several other trees, owned by Oakridge Estates but not located at 7&9, that needed to be taken down as well. After a brief discussion the commission agreed this was a small amendment to the RDA.

MOTION: Mr. Marc-Aurele moved to approve the RDA with the minor amendment.

SECOND: Ms. Schold

DISCUSSION: None

VOTE: All in favor

211 Baldwin St. (DEP# 197-0656), James Mercier

Mr. Krevosky , EBT Environmental Consultants, was present representing Mr. Mercier. He explained this is a 52-acre property and there are several trees near the water Mr. Mercier would like to remove. The entire Commission did a site walk of the property on November 16, 2019 to see which trees were proposed for removal. There was a brief discussion regarding shading and Mr. Krevosky explained due to the location of the trees and angle of the sun there would be no shading. He also explained Mr. Mercier currently uses the property for boating and for his family to access the beach.

MOTION: Mr. Marc-Aurele moved to approve the RDA.

SECOND: Mr. Cooper

DISCUSSION: None

VOTE: All in favor

15 Fairview Dr. (DEP# 197-451), John Krol

Mr. Krol's attorney explained the NOI permit expired November 6, 2019 because Mr. Krol had lost track of the time. Attorney O'Neil stated the silt fences and hay bales have been maintained on the site during all construction phases. The work remaining on the project is to pave the front driveway, install the front walk and a fence and then to put in some landscaping and exterior lighting which would be concentrated on the front of the property. There was clarification as to the placement of the fence. One of the Commission members noted she had stopped at the site over last summer and requested the silt fence be repaired and it was repaired quickly. Mr. Krol explained he had an underground recharge area put in and that the building inspector said there was a drainage issue. Mr. Krol also explained to the Commission he felt the neighbor is creating his own problems. He stated the water run off going into the neighbor's basement is from his own property. Mr. Melewski, part owner of the property located at 17 Fairview Drive explained a sink hole had developed on the property due to a channel of water on the west side of the property which is the side where Mr. Krol's home is located. Mr. Melewski stated the home he co-owns now has water in the basement. He attempted to show the Commission a video of the property and the water and was told it would be best if he could email those videos to the Conservation Commission general email. The Commission agreed to do a site walk on Saturday December 14, 2019 at 9:00 am or thereabouts to determine if a new NOI or RDA should be filed by Mr. Krol. Both Mr. Krol and Mr. Melewski's brother in law agreed to be present for the site walk.

Mr. Parretti recognized a question from Ms. Parke. She asked to look at the landscape plan for 15 Fairview Drive and asked what the requirements were for landscaping near the water. She was told there were no requirements.

Mr. Krol pointed out the Town of Leicester had added a berm to the road approximately 5-6 years ago and wanted the Commission to be aware before they do a site walk.

The Commission requested Ms. Schur contact the project manager for Mulberry Solar Project and remind him the erosion controls need to be maintained and there is dirt being tracked into the road. They are responsible to clean that up. Ms. Schur stated she would email the project manager Wednesday morning.

184 River St., Mr. Chad Arcouette, tree cutting near the pond

Mr. Arcouette has not filed the After the Fact RDA the Commission requested after their site visit on November 16, 2019. There was a brief discussion regarding the fees associated with an After the Fact filing. The Commission requested Ms. Schur send Mr. Arcouette a certified letter reminding him to file and to attend the next Conservation Commission meeting on January 14, 2019 at 6:30pm and to include the bylaw information on filing and fees.

Mr. Parretti recognized Ms. Jan Parke from the audience. She was asking that an informational mailing be sent to the residents of the Town regarding Conservation information such as tree removal and the like as a quick guide for homeowners. The Commission asked Ms. Buck to gather information regarding prices of such a mailing and whether a mailing could be added to something like a tax bill.

Approval of Minutes

Motion: Mr. Mark-Aurele moved to approve the minutes of October 16, 2019

SECOND: Mr. Cooper

DISCUSSION: None

VOTE: 4 in favor 1 abstention (Mr. Parretti)

MOTION: Ms. Schold moved to approve the minutes of November 13, 2019

SECOND: Mr. Cooper

DISCUSSION: None

VOTE: All in favor

Miscellaneous Project updates/Site inspections Updates

None

Correspondence/Other New Business

There was a brief discussion regarding putting file numbers on RDAs as a reference for the Commission.

Ms. Buck informed the Commission of the appointment of Mr. Bryan Milward as the new Economic Development Coordinator and stated today was his first day.

Ms. Buck also informed the Commission of the pending appointment of the new Building Inspector Mr. David McRae. Mr. McRae will be appointed at the next Select Board meeting scheduled for December 16, 2019.

Ms. Buck informed the Commission of the changes in office space for the department and invited them all to stop in and see the changes.

The next meeting will take place Tuesday, January 14, 2019 at 6:30pm.

MOTION: Ms. Schold moved to adjourn meeting

SECOND: Mr. Cooper

VOTE: All in favor

Meeting adjourned at 7:40pm

Respectfully submitted:

Maureen Schur, Department Assistant

Documents included in meeting packet:

- Agenda
- Email from Brian MacEwan regarding 555 Pine St.
- Request for CoC for 555 Pine St
- Engineer's affidavit regarding 555 Pine St
- RDA for 48 Lake Sargent Dr
- RDA for Oakridge Estates Senior Village Community Corporation.
- NOI 211 Baldwin St.
- Minutes from meeting October 16, 2019 and November 13, 2019

Documents submitted at meeting:

- N/A