

TOWN OF LEICESTER
CONSERVATION COMMISSION
MEETING MINUTES
September 20th, 2007

Meeting opened at 7:35pm. Members present-Stephen Parretti, Glenda Williamson, Adam Menard. Members not present-JoAnn Schold, Mary Ellen Brosnihan.

Notice of Intent

Applicant: Shawn Castell & John Birtz

Location: 9 Hammond Street

Request: construction of hammerhead turnaround to gain frontage for 2 lots

Rep: Glenn Krevosky, EBT Environmental Consultants, Inc

Mr. Glenn Krevosky representing. Discussion of hammerhead turnaround for entrance to two lots. Area of Hammond Street in question is a dirt road that goes through Spencer into Charlton. Mr. Krevosky flagged the area 2 years ago and land has been perced. Location viewed on USGS map. Ms. Williamson asked where the road was presently paved up to; it is paved up to the Castell's property, which is last house on the left. Plan is to continue pavement into hammerhead turnaround. A cul-de-sac would require more filling, this plan allows for wetlands avoidance. Ms. Williamson viewed the site, wetlands and flagging. A detention pond for the two lots is required according to storm water management. The 2 lots will require another NOI filing in the future. Mr. Brian Angel Burke, an abutter, reserved any comment he had but did place the board on notice that there is pending litigation with the Town regarding whether or not the unimproved section of the road is public or not. No other comment from the public. Ms. Williamson motioned to accept NOI and to take 21 days to draft Orders of Conditions, Mr. Menard seconded, motion passed. Mr. Parretti reminded applicant of the 10 day appeal period.

Notice of Intent

Applicant: Jay & Nicole Mooney

Location: 87 Burncoat Lane

Request: proposed addition, screened porch, tight tank and well

Rep: William Coyle, Coyle Engineering

Mr. William Coyle representing, plans reviewed for the board and property described. There is presently a failed septic system which the owner would like to replace with a tight tank. Maximum use of the cottage would be at the least 6 months out of the year. They would also like to add an addition with a screened porch and abandon a shallow well & put in a new well. Erosion control will be placed around entire perimeter as well as where shown on plans. Applicant already has zoning approval and is awaiting approval on tight tank from BOH. Burncoat Pond Association has been notified as an abutter. Ms. Williamson viewed the site & had no comments, no comments from the public. Ms. Williamson motioned to approve the NOI and take 21 days to draft Orders of Conditions. Mr. Menard seconded, motion passed. 10 day appeal period.

Mr. Coyle asked about Mr. Hyland's forestry project on Paxton Street, whether or not there were any issues. Mr. Glenn Krevosky had been called to flag the area and recommended removing the tree tops that had fallen into the wetlands. Perc tests are being conducted at this time and will probably be done within the next weeks. State issued forestry permit is good for 3 years. We won't see a NOI until a more definitive plan for the subdivision is ready.

Discussion/Complaints/Open Forum

593 Pleasant Street, Vandall. Mr. Vandall had a "clean fill wanted" sign at the front of his property. We then sent him a letter asking him to come in for a meeting to discuss his plans. He had filed an NOI for a new home back in 1999 and Orders of Conditions were issued in 2000. Mr. Vandall never recorded the Orders. At this point we have advised Mr. Vandall not to fill in anything until he comes before us with a plan. We will need to go out to his property to inspect whether or not the replication area from the original Orders of Conditions was completed, and send him the necessary information to file.

Becker College. Mr. Ken Strom representing for Becker College. Informal discussion about replacing the existing football field with a synthetic turf field, and putting in lights. One of the light poles will fall in a buffer zone; this discussion is to see whether or not they need to file for an NOI or an RDA. Flagging was done by Ecotec this past winter. A small detention basin is there that picks up drainage from the parking lot and the field, which will be enlarged. An underground drainage system will be designed and installed. Both Ms. Williamson & Mr. Parretti agreed that an RDA would be sufficient.

Stormwater Bylaw. Ed Himlin, Rob McNeil, Marjorie Cooper, and Darlene O'Connor in attendance for the Stormwater Bylaw Committee. Discussion of putting into place a stormwater bylaw that follows EPA requirements. Applicants would go through the Planning Board and they would be the enforcers. The same State form found the NOIs would be used. If wetlands are present in a Stormwater application, Planning Board will notify us as they do now for review, where we would ask for an NOI or RDA filing if necessary. This bylaw will not apply to single-family residential, 4 lots or less. Ms. Williamson had concerns about storm water complaints, who will deal with this. Unless it is a wetland issue, we can not do anything, in most cases it would be a civil matter. A public meeting will be held on October 4, 2007 for informational purposes, LCAC will cover it as well. This committee would like conservation input or comments prior to the October 4th meeting. We are meeting again October 3rd, where we will put something together.

356 Rawson Street, Vessio/Largess Mr. Largess is complaining that neighbor had to fill in to build house and is diverting water. This has been an ongoing issue, at this point it is a civil matter, Conservation Issues have been dealt with.

Amendment to Orders of Conditions

197-440 Water Street Mr. Paul Dorr would like to amend his orders to include clean up of beach area.

197-463 Lake Sargent Mr. Nicas for the Lake Sargent Association would like to amend his order for weed treatment to include orders for draw down that he would like to do in early November.

Orders of Conditions

Dep# 197-415 Oak Ridge

Dep# 197-468 6 King Terrace, Olegario

Dep# 197-455 Rawson Street, Soden

Certificate of Compliance

197-317 63 Henshaw Street the Commission is unable to grant a Certificate at this time, we will contact the owner and inform them of what needs to be done to stabilize the slope at this property. There is sediment in the pond at bottom of driveway, it is recommendation of this board that they hire an engineer to stabilize.

Mail/Signatures

Discussion to contact Bylaw Committee to discuss amending our Wetlands Bylaw and if the Town is holding a meeting this fall.

Discussion on the status of our 5th member Mary Ellen Brosnihan, contact her regarding her intentions.

9:10 pm Ms. Williamson motioned to close the meeting, Mr. Menard seconded, motion passed. Meeting adjourned.