

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

MEMBERS PRESENT: Stephan Parretti, Chair; James Cooper, John Marc-Aurele and JoAnn Schold

MEMBER ABSENT: N/A

IN ATTENDANCE: Michelle Buck, Town Planner

MEETING TIME: 6:30 PM

AGENDA:

1. **Certificate of Compliance**
Marc Curtis, 500 Moose Hill Road (197-0597)
2. **Certificate of Compliance**
Mark Goretti, Champid Realty Trust, 147 Main Street (#197-0555)
3. **Request for Determination of Applicability (RDA)**
254 Rawson Street (construct 3 bay garage (924 sq. ft.) having concrete foundation and floor)/Timothy Sanko (#2019-01)
4. **Notice of Intent(NOI)**
 - a) Felix Street – Lot A19 *continued* (build single family residence and driveway), DEP #197-0645
5. **Approval of Minutes**
 - 9/12/2018
 - 1/9/2019
 - 3/13/2019
6. **Board Discussion/Miscellaneous**
 - a) Ratification of Emergency Certification, 3 LaFlash Lane (#197-0165)
 - b) Remote Participation Policy
 - c) Correspondence/Other New Business
 - d) Miscellaneous Project Updates/Site Inspection Updates

Certificate of Compliance

Marc Curtis, 500 Moose Hill Road (#197-0597) *continued*

Mr. Parretti read a letter from Michael J. Burke regarding the request for a Certificate of Compliance. Ms. Buck asked about the replication bond, and the Board indicated that they'd address that issue separately.

MOTION: Ms. Schold moved to approve the Certificate of Compliance for Marc Curtis 500 Moose Hill Road.

SECOND: Mr. Cooper

VOTE: All in favor.

Certificate of Compliance

Mark Goretti, Champid Realty Trust, 147 Main Street (#197-0555)

Mr. Parretti read a letter from Jeffrey E. Howland, JH Engineering Group, regarding the request for a Certificate of Compliance. Mr. Cooper asked if the order was just for the demolition of the

building and Mr. Parretti said he believed it was only for the demolition. The Board discussed the request and agreed to do a site visit to make sure the work has been completed and the site is stabilized. Mr. Marc-Aurele commented that there was insufficient information presented for the Board to make a decision and felt the application was incomplete. Mr. Parretti asked Ms. Buck to send a letter to Mr. Howland requesting a site visit.

Janice Parke of 207 Greenville Street asked the Board what was supposed to be fixed in order for them to be in compliance. Mr. Marc-Aurele stated that it was not “fixing” and explained that the Applicant pulled out an Order of Conditions to complete work and that the Board accepts an engineer’s certification that a site visit was done and the work was completed. Ms. Parke commented that it would be nice to know what work they need to do in order to be in compliance. Mr. Marc-Aurele commented that the work to be done was discussed at the time the Order was issued. Ms. Schold clarified to Ms. Parke that they repaired a bridge used by the snowmobiles and that they did not build a road. Mr. Parretti suggested that the agendas should contain a description of each project and the Board agreed.

The Board continued discussion to May 15, 2019.

Request for Determination of Applicability (RDA)

254 Rawson Street (construct 3 bay garage (924 sq. ft.) having concrete foundation and floor)/Timothy Sanko (#2019-01)

Mr. Parretti read the public hearing notice into record.

Mr. Parretti asked if Timothy Sanko or his representative was present and the Applicant was not present. Ms. Buck stated that she wasn’t sure if he had notified abutters and was hoping that he would be present to confirm that information. Mr. Marc-Aurele asked if the notification to abutters was part of the application process and Ms. Buck answered that it was. Mr. Marc-Aurele stated that without that information, the application is considered incomplete at this time. Mr. Parretti tabled this until the end of the meeting to see if Mr. Sanko would show up.

Notice of Intent

Felix Street – Lot A19 continued (build single family residence and driveway), DEP #197-0645)

Mr. Parretti asked if there was a Felix Street representative present and Robert Murphy answered yes and addressed the Board. Robert Murphy stated that he was representing Steve Brigham. Mr. Murphy said that the site walk was completed a couple of weeks ago and he reviewed the plans with the Board. Mr. Murphy reviewed the replication area on the Phase 1 plan and stated that he doesn’t anticipate any problems with the replication. He stated that the next phase would be the construction phase that would consist of completing the driving and installing the well. Mr. Murphy stated that at the same time they do the wetlands crossing, they will install the sewer pipe. He said that all the work will be done in one phase for the driveway crossing.

Mr. Parretti asked that as far as the wetland replication goes, if the bonding for that was a standard number and Ms. Buck answered yes. Ms. Buck stated that it’s an amount per square footage and would have to get back to the Board with that amount. Mr. Parretti commented that he did not anticipate that amount to be too high. Mr. Murphy stated that whatever the amount was, that they would agree to it. He said that they don’t anticipate any problems.

Mr. Parretti confirmed that he and Mr. Marc-Aurele did a site visit. Mr. Marc-Aurele commented that he felt that they were very generous with the wetland replication and felt that the site will be in better condition than before.

Mr. Parretti asked if there were any questions or comments from the public and there were none. Ms. Schold asked if there were any comments from DEP and Mr. Marc-Aurele said there were no comments from DEP.

MOTION: Mr. Marc-Aurele motioned to approve the NOI for Felix Street - Lot A19 with normal conditions.

SECOND: Mr. Cooper

VOTE: All in favor.

BOARD DISCUSSION/MISCELLANEOUS

Ratification of Emergency Certification, 3 LaFlash Lane (#197-0165)

Mr. Parretti stated that he visited the site and said the deck was ready to fall off and that the Applicant was good to replace the existing deck. Ms. Schold asked if footings were being replaced and Mr. Parretti answered yes. Mr. Parretti said that they are a good 30 feet or so from the wetlands and should be fine. The Board discussed the matter and agreed that an RDA filing is still required. Mr. Parretti told Ms. Buck to notify the owner and that he'd also let the owner know an RDA is required if he sees him.

MOTION: Mr. Marc-Aurele moved to ratify the emergency certificate for 3 LaFlash Lane.

SECOND: Mr. Cooper

VOTE: ALL in favor.

Remote Participation Policy

Ms. Buck stated that this was included in the last meeting packet and that she included it this time in case anyone had any questions. Mr. Parretti asked if they could use this and Ms. Buck said yes, it would allow remote participation, but the member participating remotely couldn't be part of the required quorum. Mr. Parretti stated that he can't imagine that they would need to use this. Ms. Schold stated that it was nice that this was available in case they ever need to use it.

Correspondence/Other New Business

Cedar Meadow Lake Watershed District

Ms. Buck stated that the Board received a request from Cedar Meadow Lake Watershed District for an extension to their Order of Conditions (DEP#197-0584). Ms. Buck reported that the Order has expired. Mr. Parretti asked if they were looking for an extension for draw down purposes and Ms. Buck answered yes. Mr. Marc-Aurele suggested they check with DEP about this request for clarification. Mr. Parretti stated that he believes that the Applicant may need to file for a new Order.

Auburn Solar

Ms. Buck handed out copies of photographs the Applicant submitted to the Board and asked if the Board was satisfied. [Photographs of the completed paved driveway apron.] Ms. Schold suggested that they wait a little longer to see if in fact the site would be stable. Ms. Schold asked if they had collected fines and Ms. Buck answered no and but said that the Board had discussed imposing fines. Ms. Buck commented that the Board did file an enforcement order. Mr. Parretti

stated that he believes that they have stabilized the area at this point and suggested that they lift the enforcement order. Mr. Marc-Aurele stated that he would check on the procedure to lift the enforcement order and report back to the Board. Mr. Parretti asked Ms. Buck to send them correspondence saying the Board is happy with the current result and to ask them if they have seeded the area.

Vacancy

Mr. Parretti stated that they had received two applications for the Board to review. Mr. Parretti stated that the Select Board was looking for a recommendation and asked for a motion.

MOTION: Mr. Marc-Aurele motioned to recommend Ms. Dawn Martilla. He stated that both applicants had experience but that he thought it would be good to have a new face on the Board.

SECOND: Ms. Schold

VOTE: All in favor.

Approval of Minutes: September 12, 2018

Ms. Buck explained that these minutes were transcribed by Kristen Forsberg because there wasn't a department assistant at that time to do them. Ms. Buck publicly thanked Ms. Forsberg for her help.

MOTION: Mr. Cooper moved to approve the minutes of September 12, 2018.

SECOND: Mr. Marc-Aurele

VOTE: All in favor.

Approval of Minutes: January 9, 2019

MOTION: Mr. Cooper moved to approve the minutes of January 9, 2019.

SECOND: Ms. Schold

VOTE: All in favor.

Approval of Minutes: March 13, 2019

MOTION: Mr. Cooper moved to approve the minutes of March 13, 2019.

SECOND: Mr. Marc-Aurele

VOTE: 3 in favor/1 abstention (Ms. Schold)

Request for Determination of Applicability (RDA) for 254 Rawson Street *continued*

Mr. Parretti again asked if there was anyone present for the Applicant and there was no one present. Mr. Parretti stated that there was no point in discussing the request because there was no one present to ask any questions. Ms. Schold commented that they still didn't know if abutters had been notified and said that they really can't do anything at this point. Ms. Buck suggested that they continue to May 15th and the Board agreed.

The next Conservation Commission meeting will be May 15, 2019 at 6:30 PM.

The Board also set the summer meeting dates as follows:

- June 12, 2019 at 6:30 PM
- July 17, 2019 at 6:00 PM
- August 14, 2019 at 6:00 PM

MOTION: Mr. Marc-Aurele moved to adjourn.
SECOND: Mr. Cooper
VOTE: All in favor.

The meeting adjourned at 7:20 PM.

Respectfully submitted:
Wanda Merced, Department Assistant

Documents included in meeting packet:

- Agenda
- Request for Certificate of Compliance for 500 Moose Hill Road and supporting documents
- Request for Certificate of Compliance for 147 Main Street and supporting documents
- Request for RDA for 254 Rawson Street and supporting documents
- Meeting minutes for September 12, 2018, January 9, 2019 and March 13, 2019
- Copy of Emergency Certification Form for 3 LaFlash Lane, Leicester
- Copy of Remote Meeting Participation Policy
- Citizen Volunteer Form for Glenda Williamson for the Conservation Commission
- Copy of guidelines for the Wetlands Protection Revolving Funds

Documents submitted at meeting:

- Pictures of the Auburn Solar site stabilization