

**CONSERVATION COMMISSION
MEETING MINUTES
MARCH 10, 2021**

MEMBERS PRESENT: Steve Parretti (Chair), JoAnn Schold (Vice-Chair), James Cooper

MEMBERS ABSENT: Dawn Marrtila, Ashlyn Coyle

STAFF PRESENT: Michelle Buck, Town Planner; Brooke Hammond, Department Assistant

MEETING TIME: 6:30 PM

ORDER OF BUSINESS:

1. Certificate of Compliance

- a) 567 Pine St/102 Chickering (DEP #197-0610 & #197-0642) wetland replication and shoreline work. Applicant: James & Ann McLoughlin.

2. Request for Determination of Applicability

- a) 776 Stafford St (RDA 2021-01), lot development for a single-family home. Applicant: Richard Cooper.

3. Notice of Intent

- a) 505 Pleasant St (DEP # 197-0663), single family home construction, Applicant: Jenna David.
- b) 390 Auburn St (DEP #197-0624), Extension, construction of a single-family home and associated grading. Applicant: Fox Hill Builders, Inc.

4. Approval of Minutes:

- a) February 10, 2021

5. Board Discussion/Miscellaneous

- a) Follow Up (1039 Stafford, 15 Bond, 83 Charlton, 57 Fairview, 82 Baldwin, 59 Burncoat Ln, 565 Pine, 0 & 31 Chapel, Oak Bluff, 1323 Main)
- b) Miscellaneous Project Updates/Site Inspection Updates
- c) Correspondence/Other New Business
- d) Future Meeting Dates

Mr. Parretti calls the meeting to order at 6:36 PM.

1. Certificate of Compliance – 567 Pine/102 Chickering (DEP #197-0610 & #197-0642)

Mr. Parretti says the replication and work have been completed according to plan.

Motion: Ms. Schold moves to approve the two Certificates of Compliance for 567 Pine Street, DEP # 197-0610 and DEP # 197-0642.

Second: Mr. Cooper

Discussion: None

Roll-Call Vote: (3-0-0)

2. Request for Determination of Applicability - 776 Stafford St. (RDA 2021-01)

Mr. Murphy is present representing the applicant Richard Cooper. Mr. James Cooper (Commission member) abstains from voting and does not participate in discussion but is present for the RDA deliberation so the Commission can have a quorum. Mr. Murphy states he has site plan and septic system approvals from the Board of Health. On the single-family house lot there

is an isolated area on the west side of the site, which was flagged by EcoTec. The isolated area is a low point of the lot where water collects. The water drains off the lot via a slope on the south side of the lot, and there is no wetland vegetation or hydric soil within its boundaries. No work will be done within the area of the erosion controls. The work will be done outside of the 100' wetland buffer. Ms. Schold asks why the plan says a 3-bedroom home is proposed when the design narrative says 4 bedroom. Mr. Murphy explains that is a typographical error, everything is designed and approved as a three-bedroom house.

Motion: Ms. Schold moves to approve the RDA at 776 Stafford St. with a Negative 3 determination.

Second: Mr. Cooper

Discussion: Mr. Murphy requests a copy of the plan be sent to the Board of Health.

Roll-Call Vote: (2-0-1)

[Note: Mr. Cooper seconded the motion but did not vote on the plan]

3. Notice of Intent

a. 505 Pleasant Street (DEP #197-0663)

Ms. Carter explains the NOI is for a 1000 ft² single family house. Some debris will be removed from the yard before starting work. There is a catch basin on Pleasant St that drains on to the site. There is a shallow swale leading to the wetlands that will not be touched. The wetland was flagged in October, and the DEP wetland delineation is included in the plans. The site has town sewer and water. The site has is designed to have a walk out basement in order to work with the slope of the land. The goal is to extend the headwall to make it a retaining wall with the driveway above. All the work is over 50' from the wetland and the house itself will be about 94' from wetland.

Motion: Ms. Schold moves to approve the NOI for 505 Pleasant Street.

Second: Mr. Cooper

Discussion: None

Roll-Call Vote: (3-0-0)

b. 390 Auburn Street (DEP# 197-0624) Extension Permit

Mr. Parretti asks if the Order of Conditions has fully expired. Mr. Gallo says the Order expires in a week. The lot is cleared, and erosion controls are up but work was put on hold during the winter months. This would be the first extension on the project.

Motion: Ms. Schold moves to grant the extension of the permit until 2024 [3/15/2024].

Second: Mr. Cooper

Discussion: None

Roll-Call Vote: (3-0-0)

4. Approval of Minutes

The approval of February 10, 2021 minutes moved to next meeting.

5. Board Discussion/Miscellaneous

a. Complaints Follow-Up

1039 Stafford

A report was supposed to be submitted on behalf of the property owner. Ms. Hammond will contact the property owner and wetland scientist.

15 Bond

A preliminary report was sent in September 2020. No updates since then from property owner. Neither the property owner's email nor phone number is on file; a letter will be sent to the address asking them to attend the April meeting.

83 Charlton

No response to correspondence from the Conservation Commission. Ms. Hammond will contact the property owner.

57 Fairview

RDA forms were sent to the property owner. April meeting link will be sent.

82 Baldwin

No response to correspondence from the Conservation Commission. Ms. Hammond will contact the property owner.

59 Burncoat

Property owner is following protocol and hired an engineer per the Commission's recommendation; Continued to next meeting.

565 Pine

Complaint resolved.

0 & 31 Chapel

Property owner is to be contacted by Ms. Hammond.

Oak Bluff Lane

Complaint resolved.

1323 Main

Second site visit to be scheduled.

567 Pine/102 Chickering

Work is complete; Certificate of Compliance issued.

- b. Miscellaneous Project Updates/Site Inspection Updates:
None.
- c. Correspondence/Other New Business:
None.
- d. Future Meeting Dates:
April 14, 2021

6. Adjourn

Motion: Ms. Scold moves to adjourn the meeting.

Second: Mr. Cooper

Discussion: None

Roll-Call Vote: (3-0-0)

Meeting adjourned at 7:14 PM.

Respectfully submitted,

Brooke Hammond, Department Assistant

Documents included in the meeting packet:

- Agenda
- GRAZ Engineering Transmittal dated 3/1/21
- Request for Certificate of Compliance for 567 Pine St
- Affidavit of Site Work Completion from GRAZ Engineering dated 3/1/21
- Wetland Replication Monitoring Memos from EcoTec, Inc for 567 Pine St dated 11/14/17 and 10/28/19
- DRAFT Certificate of Compliance
- 567 Pine St Site Plan
- Public Hearing Notice – 776 Stafford St RDA
- Request for Determination of Applicability – 776 Stafford St dated 1/25/21
- Elevation map of 776 Stafford St
- Septic system design- 776 Stafford St
- Public Hearing Notice – 505 Pleasant St NOI
- Notice of Intent Application – 505 Pleasant St dated 2/13/21
- NOI Wetland Transmittal Form – 505 Pleasant St
- Wetland Delineation Report – PLACES Associates (for 505 Pleasant St)
- Locus map of 505 Pleasant St
- 505 Pleasant Plans
- Extension Permit for Orders of Conditions - 390 Auburn St
- Original Orders of Conditions – 390 Auburn St dated 3/15/18
- 2/10/21 Conservation Commission minutes
- Conservation complaint database
- Bond St Memo from EBT Environmental Consultants, Inc dated 9/16/20 w/ attached pictures
- Storm Water Drainage Report – 0 & 31 Chapel St from Existing Grade, Inc dated 1/25/21
- Notification of Completion of FCP at 6 Brickyard dated 2/18/21