

TOWN OF LANCASTER
CONSERVATION COMMISSION
Lancaster Community Center
February 14, 2017

Present: Tom Christopher, Peter Farmer, Bonnie-Mae Smith, and Jim Lavallee

Absent: Chair Ken Rapoza, Nathan Stevens, Vice-Chair; and Ruth Anderson,

Also Present: David Koonce, Conservation Agent

There being a quorum present, Clerk, Tom Christopher called the meeting to order at 7:06 PM.

Public Hearing – Notice of Intent, 156 Langen Road

Present: Steve Sears, David E. Ross Associates, Inc.

At 7:06 PM Clerk Thomas Christopher read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering a Notice of Intent filed by property owner Sylvia Hollister for proposed work within 100-foot Buffer Zone to an Bordering Vegetated Wetlands 156 Langen Road, further identified as Assessor's Map 29, Lot 1. The project entails the installation of a new septic system to replace a cesspool serving an existing three-bedroom house in order to meet the requirements of Title 5.

Mr. Steve Sears stated that the plans for the property are to replace an existing cesspool with a fully complaint Title 5 three-bedroom system with leaching field. Mr. Sears stated that due to the property the system is proposed in the only location it will fit on the site.

Mr. Sears stated that he did his best to keep the system as far from the wetlands as he could. Mr. Sears stated that the Board of Health issued the septic permit at their meeting on February 1st.

Mr. Thomas Christopher asked if the existing cesspool would be removed.

Mr. Sears stated that the cesspool will be removed and be replaced with clean gravel.

Mr. David Koonce stated that the plans for the project show straw wattles as part of the erosion control. Mr. Koonce stated that he had no issues with using wattles for this project.

At 7:16 PM Mr. Peter Farmer made a motion to close the hearing for the Notice of Intent for 156 Langen Road. Ms. Bonnie Mae Smith seconded. No discussion. VOTE: 4-0-0.

At 7:17 PM Mr. Peter Farmer made a motion to issue an Order of Conditions with standard conditions for 156 Langen Road. Ms. Bonnie Mae Smith seconded. No discussion. VOTE: 4-0-0.

New Business

Discussion, Open Space Plan

Mr. Koonce stated that the town is in the process of updating the Open Space Plan. Mr. Koonce stated that a current Open Space Plan is needed to qualify the town for some grants. Mr. Koonce stated that Cara Sanford is willing to help the Commission in updating the Open Span Plan and will be coming to the next meeting on February 28, 2017 to discuss the update with the Commission.

Mr. Christopher stated that Ms. Sanford did a lot to help draft the Open Space Plan and the Commission is grateful for her help.

Approval of Minutes from the January 10, 2017 and January 24, 2017 meetings

The Commission reviewed the minutes from January 10, 2017 and January 24, 2017

Ms. Bonnie Mae had a minor correction to the January 10th minutes.

Mr. Thomas Christopher had a minor correction to the January 27th minutes.

At 7:29 PM Mr. Peter Farmer made a motion to approve the minutes from January 10, 2017 and January 24, 2017 as amended. Ms. Bonnie Mae Smith seconded. No discussion. VOTE: 4-0-0.

Executive Session

At 7:30 PM Clerk Thomas Christopher made a motion to close the public meeting of the Lancaster Conservation Commission and enter into Executive Session for the purpose of discussing strategy with respect to litigation, and return to public meeting. Mr. Peter Farmer seconded the motion. Roll Call Vote: Mr. Peter Farmer, Aye; Mr. Jim Lavalley, Aye; Ms. Bonnie Mae Smith, Aye and Clerk Thomas Christopher, Aye.

Adjourn

There being no further business to discuss, the public meeting adjourned at 8:13PM.

Respectfully submitted,

Heather Hampson
Office Manager