

TOWN OF LANCASTER  
CONSERVATION COMMISSION  
Prescott Building, Nashaway Meeting Room  
October 8, 2019

Members Present: Acting Chair Tom Christopher, Shawn Corbett; Thomas Seidenberg and James Lavallee

Members Absent: Don Chaisson, Nate Stevens and Bonnie Smith

Also Present: David Koonce, Conservation Agent

List of Documents:

- Conservation Commission Agenda for October 8, 2019
- Meeting Minutes of June 11, 2019

There being a quorum present, Tom Christopher called the meeting to order at 7:05 PM.

Public Hearing – Request for Determination of Applicability; Town of Lancaster; Main Street Right-of Way

Acting Chair Tom Christopher read the public hearing notice into record thereby convening the public hearing.

*Present: Chris Langdon, Engineer, representing Applicant*

Mr. Langdon went over the construction plan. The area if from Newcomb drive to the Nashaway River Bridge along Main Street (Route 70). The existing HMA sidewalks will be replaced with five feet concrete sidewalk. Some of the major driveways they will put in wheelchair ramps for better accessibility. Where there are catch basins they will place filtration filters. Erosion control will be placed in riverfront areas.

**Tom Seidenberg made a motion to close the hearing and Shawn Corbett seconded the motion. VOTE: 4-0-0.**

The Conservation Agent David Koonce recommended a negative determination with conditions that they install catch basin filters, compose filter strips and have him do a site visit prior to construction.

**James Lavallee made a motion for a negative determination with the conditions to install catch basin filter, compose filter strips and have the Conservation Agent do a site visit prior to construction. Tom Seidenberg seconded the motion. VOTE: 4-0-0.**

Public Hearing-Request for Determination of Applicability; Fort Pond Inn Road Association; Fort Pond Inn Road Right-of Way

*Tom Christopher, Christopher Environmental Associates, representing Applicant*

Tom Christopher said Fort Pond Road Association submitted last week a Request for Determination of Applicability. He said he is the president of the Association. He said he spoke to the Ethics Commission and he should not be presenting. At this time he is asking the Conservation Agent to withdraw the application. The Association will be resubmitting another request at a future date.

Public Hearing-Notice of Intent (con't from 9-10-19); Crescent Builders, Inc.; Sterling Road (Map 41, Lot 34.B)

Agent Koonce said the Commission's peer reviewer has finished his review of the vernal pool boundaries.

Steve Ackerman, Tighe & Bond came forward. He presented his findings. He concluded there is a distinctive upgraded soil between the vernal pool flags 20 and 21 separating the two areas. The egg mass is not part of a larger vernal pool. GSS8 egg mass is in an area that is shallow not a vernal pool. He agrees with the applicant's consultant. Tom Christopher asked if he thinks additional studies should be done. Steve Ackerman said no additional investigation is required.

Mark Arnold, Goddard Consulting, LLC, representing the Applicant came forward. Agent Koonce asked for the vernal pool habitat and the buffer zone shown on the new plans. Mr. Arnold asked about the Hydrologist peer reviewer. Agent Koonce said he received one proposal back from Novis Engineering. He said this will be on the next agenda. Mr. Iqbal Ali, Crescent Builders said all the peer reviews are focused on the egg masses and the vernal pool. He would like only to dig into it if required by law.

Mr. Fran said he wants the Commission to do a thorough pervasive review of the project. He wants every rule and regulation followed.

Mark Arnold on behalf of the applicant asked for a continuance until the next meeting.

**A motion was made by James Lavalley to continue the public hearing until October 22, 2020. Shawn Corbett seconded the motion. VOTE: 4-0-0.**

**New Business:**

- Agent Koonce said he had a call from a resident at 34 Sevenbridge Road who has concerns with the pond in back of house. He said there is a perennial stream shown on the GIS system with water flowing in and out. He said he did a site visit and the pond is low and the stream is dry. Shawn Corbett said the pond level goes up and down. The stream does dry out. Agent Koonce said he will ask the owners to keep him informed.

- Agent Koonce said the Commission approved previously a couple bridges at Cook Conservation Area. He informed the Commission that the bridges are complete.

**Items for Approval and/or Signature**

- **A motion was made by Thomas Seidenberg to approve the meeting minutes of June 11, 2019. James Lavalley seconded the motion. VOTE: 4-0-0**
- The members signed the Order of Resource Area Delineation 193-0559 (Fort Pond Realty, LLC; 696 Fort Pond Road).

**A motion was made by James Lavalley and seconded by Shawn Corbett to adjourn. VOTE: 4-0-0.**

The meeting was adjourned at 8:04PM.

Respectfully submitted

Debra Dennis