

TOWN OF LANCASTER
CONSERVATION COMMISSION
Lancaster Community Center
April 26, 2016

Present: Nathan Stevens, Vice-Chair; Jim Lavallee; Tom Christopher, Ruth Anderson and Peter Farmer

Absent: Ken Rapoza, Chair

Also Present: David Koonce, Conservation Agent

There being a quorum present, Vice-Chair Stevens called the meeting to order at 7:00 PM.

Public Hearing – Request for Determination, Barry, 207 White Pond Road

Present: Mr. & Mrs. Barry, Owners

At 7:01 PM Vice-Chair Nathan Stevens read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering a Request for Determination filed by Alida Barry for proposed work within the 100-foot Buffer Zone to White Pond at 207 White Pond Road, further identified as Assessor's Map 8, Lot 6. The project entails the replacement of an existing 16' X 20' deck with a 14' X 26' deck and staircase.

Ms. Alida Barry stated that she is looking to replace an existing 16' X 20' deck on the house with new deck measuring 14' X 26'.

Mr. David Koonce stated that he went out to the site. The area is very flat and all lawn leading to the pond and stated that there will only be 5 sona tubes installed for the new deck. Mr. Koonce suggested that some form of erosion control be installed.

Mr. Thomas Christopher asked if the existing deck would be taken down by hand.

Builder Michael Sasrale stated that the existing deck will be removed by hand.

Mr. Koonce stated that the project is for a non-permeant structure that is replacing an existing structure with minimal digging. Mr. Koonce stated that he suggested that the Commission issue a Negative Determination of Applicability.

At 7:04 PM Mr. Jim Lavallee made a motion to close the public hearing for 207 White Pond Road. Mr. Peter Farmer seconded. No discussion. VOTE: 5-0-0.

At 7:05 PM Mr. Jim Lavallee made a motion to issue a Negative Determination of Applicability for 207 White Pond Road. Mr. Peter Farmer seconded. No discussion. VOTE: 5-0-0.

Public Hearing – Notice of Intent, Michael Gill, Lot #3 Sterling Road

Present: Michael Gill

At 7:05 PM Vice-Chair Nathan Stevens read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering a Notice of Intent filed by Michael Gill for proposed work within the 200-foot Riverfront Area to an Intermittent Stream at Lot 3 Sterling Road, further identified as a portion of Assessor's Map 41, Lot 34. The project entails construction of a new single-family house and associated driveway access, installation of utilities, and grading/landscaping.

Mr. Koonce stated that at the last meeting the Commission issued a positive Determination of Applicability, and now Mr. Gill is before the Commission for the Notice of Intent due to increased wetlands on the site. Mr. Koonce stated that erosion controls will be needed due to topography.

Mr. Koonce then explained the work that will be done on the property within the buffer zones. .

Mr. Koonce asked if there will be gutters on the house.

Mr. Michael Gill stated that there will be gutters on the house the go into a down spout and into the proposed foundation drain.

Mr. Koonce stated that the Order of Conditions will not give specific details on how the runoff should be handled but will state that no erosion can take place on the property. Mr. Koonce also stated that the driveway is proposed close to the 25 foot no disturb area and it was discussed with Mr. Gill that no salt or deicer will used on the driveway.

Mr. Farmer asked if the driveway will be pitched towards the wetlands.

Mr. Gill stated that it will be.

Mr. Koonce stated that he had no concern with that as long as no erosion occurs within the 100 foot buffer.

Both Mr. Thomas Christopher and Mr. Jim Lavallee stated that they had no issues with the proposed plan.

Mr. Koonce stated that a letter from an area resident was submitted to the Commission commenting on the proposed project.

Mr. Stevens read the letter into the record.

At 7:23 PM Mr. Thomas Christopher made a motion to close the public hearing for Lot 3 Sterling Road. Mr. Jim Lavallee seconded. No discussion. VOTE: 5-0-0.

At 7:24 PM Mr. Thomas Christopher made a motion to issue an Order of Conditions for Lot 3 Sterling Road. Mr. Jim Lavallee seconded. No discussion. VOTE: 5-0-0.

Public Hearing (cont'd) – Notice of Intent, I.C. Federal Credit Union, 30 Perry Road

Present: Tim Beauchemin, Beauchemin Engineering, representing the Applicant.

Also present: Bonnie May Smith, prospective buyer of the property.

Mr. Tim Beauchemin stated that the proposed septic system plan for the property has not changed. The Kaleva lodge has met with Mr. Beauchemin and agreed upon access to bring the tank on to the property. Mr. Beauchemin stated that he had submitted two plans to the Commission. The first plan shows the details on the property and the location of the tight tank which has not changed from the original plan. The second sheet shows details of temporary access to the property for the installation of the tank.

Mr. Beauchemin stated that the trees in the area will be wrapped in order to protect them during construction, and the trees that need to be removed will be done by hand and the logs will be taken off the property with a bobcat.

Mr. Christopher stated that he would like to see both hay bales and silt fence installed to protect the slope on the property. Mr. Christopher also stated that he would like either Mr. Koonce or a member of the Commission on site when work is being done.

Mr. Koonce stated that he can add a condition to the Order of Conditions requesting that a member be present on site.

Mr. Koonce had a question on how the tight tank will be installed.

Mr. Beauchemin went over the construction sequence over the installation of the tight tank which includes the removal of two large pine trees.

Mr. Christopher asked if there were any plans to revegetate the slope after construction.

Mr. Beauchemin stated that the slope will have wood chips placed on site during construction for erosion control and the plan was to leave them in place, since the slope has little vegetation now.

Mr. Koonce asked if there are plans to revegetate after the tank is installed.

Mr. Beauchemin stated that they are planning to place crushed stone and brick pavers in the area after the installation of the tank. Mr. Beauchemin went on to state that with the tree cover there is little growth in the area.

Mr. Koonce stated that the proposed patio needs to be on the plans.

Mr. Koonce stated that he needs a letter from Kaleva Lodge allowing access through their property for the work being done at 30 Perry Road for the record.

Mr. Beauchemin stated that he can get a letter or email from the Kaleva Lodge stating the access and will make revisions to the plans to include the additions discussed.

Mr. Beauchemin requested a continuance to the next meeting on May 10th.

At 7:55 PM Mr. Peter Farmer made a motion to continue the public hearing for 30 Perry Road to the next meeting on May 10th. Mr. Jim Lavalley seconded. No discussion. VOTE: 5-0-0.

Items for Approval and/or Signature

Minutes from April 12, 2016 Meeting

Mr. Peter Farmer and Vice-Chair Stevens both had some minor corrections to the minutes.

At 7:58 PM Mr. Thomas Christopher made a motion to approve the minutes as amended. Mr. Peter Farmer seconded. No discussion. VOTE: 5-0-0.

The Commission signed the Determination for Pan Am Railways that was approved at the April 12th meeting

The Commission signed the Order of Conditions for 39 Ponkin Road, DEP file number 193-0528 that was approved at the April 12th meeting.

New Business

Discussion, National Grid, Melissa Kaplan BSC Group Tree Removal and Utility poles along Seven Bridge Road

Present: Melissa Kaplan, BSC Group; Eric Gemborry and Rob Hessick, National Grid

Ms. Melissa Kaplan stated that the existing distribution line for National Grid that is located along Route 70 behind the Bolton Fairgrounds will be removed and relocated along the road way of Route 70. The current line is located within wetlands and gets flooded making it difficult to repair and causes many outages.

Ms. Kaplan stated that a new line will be placed along the road with all new poles. The existing poles will be removed. The plan for the removal and installation of the new line includes work within the wetlands and river front area.

Mr. Stevens asked if the lines were being removed from the fairgrounds.

Ms. Kaplan stated that they will be removed from the fairgrounds and moved to the road way.

Mr. Stevens stated that the town has a 25 foot no disturb zone.

Ms. Kaplan stated that the project is exempt as it is a replacement for existing utilities in that area, but will be installing erosion controls.

Mr. Koonce stated that he is fine with a Request for Determination filing for the proposed work for the removal of the existing poles. Mr. Koonce stated that he would like to see details included in the application for the removal and installation of the poles.

Ms. Kaplan stated that swap mats will be placed during the winter season per Natural Heritage's request.

Mr. Christopher asked when the project would begin.

Ms. Kaplan stated that they are looking to start in October of this year. Ms. Kaplan stated that she will prepare a Request for Determination of Applicability and submit the application to the Commission as soon as possible.

Discussion, Shirley Water District Environmental Notification Form (ENF)

Mr. Koonce stated that Ms. Noreen Piazza, Planning Director, Mr. Ryan McNutt, Town Administrator, and himself attended a meeting at Shirley Water District to discuss the a new well proposal for the Town of Shirley. Mr. Koonce stated that it was an interesting meeting with many different groups in attendance, including DEP and Mass Wildlife.

Mr. Koonce stated that at the meeting there was a fairly long discussion to pressure the District to not withdraw out of the well from May to September to limit the effect Bow Brook.

Mr. Koonce stated that the comment period has been extended for the report and asked the Commission members to get any comments regarding the report to him by May 10th so that he may be able to include them in his own comments.

Adjourn

There being no further business to discuss, the public meeting adjourned at 8:30 PM.

Respectfully submitted,

Heather Hampson
Office Manager