

TOWN OF LANCASTER  
CONSERVATION COMMISSION  
Town Hall Auditorium  
June 12, 2018

Members Present: Chairman Stevens, Tom Christopher, James Lavalley and Bonnie Mae Smith

Also Present: David Koonce, Conservation Agent

List of Documents:

- Conservation Commission Agenda
- Letter from Goddard Consulting dated June 4, 2018 concerning George Hill Road
- Letter from Eco Tec, Inc. dated June 12, 2018-Wetland Replication Area Evaluation (DEP File No. 193-0433)
- Draft Minutes – May 22, 2018

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

**Public Hearing – Request for Determination of Applicability; Dana Lepore; 108 Fitch Road**

*Present: Dana and Cheryl Lepore, Owners and Applicants*

At 7:06 PM Chairman Stevens read aloud a Notice of Public Hearing thereby convening a public hearing to consider the Request for Determination of Applicability: Dana Lepore; 108 Fitch Road

Conservation Agent David Koonce said that the wood Mr. Lepore was cutting up was not from trees cut down on the property but was brought in from offsite. The Applicant agreed.

**At 7:08 PM James Lavalley made a motion to close the hearing. Bonnie Mae Smith seconded the motion. No discussion. VOTE: 4-0-0.**

**At 7:09 PM James Lavalley made a motion to issue a Negative Determination with the conditions that no further clearing of vegetation in the 100 foot buffer zone and no storage of gasoline within the buffer zone. Bonnie Mae Smith seconded the motion. No discussion. VOTE: 4-0-0.**

**Public Hearing – Abbreviated Notice of Resource Area Delineation; Crescent Builders, Inc.; Off Sterling Road (Assessor's Map 41, Lot 34B)**

At 7:10 PM Chairman Stevens read aloud a Notice of Public Hearing thereby convening a public hearing to consider the Abbreviated Notice of Resource Area Delineation; Crescent Builders, Inc.; Off Sterling Road.

Agent Koonce said that because the Applicant's wetland consultant and the Commission's consultant have not yet been able to meet on-site to review the wetland delineation, the Applicant requested a continuance until June 26, 2018. The Commission took questions from the attendees. The attendees

asked about the dates of the meetings, compensatory wetland replacement areas, and questions about the permitting process. Agent Koonce said the primary purpose of this hearing is for the Applicant and the Commission to agree on the location of wetlands on the property, so the Applicant will know whether he will have to come back in the future for an additional filing or filings.

**Tom Christopher made a motion to continue the hearing until June 26, 2018. Bonnie Mae Smith seconded the motion. No discussion. VOTE: 4-0-0.**

**Items for Approval and Signature**

- Minutes: The Board reviewed the minutes of May 22, 2018

**A motion to approve the minutes of May 22, 2018 was made by James Lavallee. Bonnie Mae Smith seconded the motion. No discussion. VOTE: 4-0-0.**

The Commission signed the Determination of Applicability for 108 Fitch Road and the Order of Conditions for Lot2A Lunenburg Road.

**New Business:**

Discussion – Nicole Hayes, Goddard Consulting, LLC: possible jurisdictional area on Assessor’s Map 37, Lot 26

*Present: Ruth Ghia, Owner, and Mark Arnold, Goddard Consulting, LLC*

Agent Koonce said the lot was proposed in 2013 to be developed for a solar array, and is now proposed to be developed with a single-family house. At the time of the solar array proposal the Commission hired a consultant to look at hydric soils on the property, none were found. The current owner’s consultant recently tested for the presence of hydric soils and also found none, so based on the two consultants’ negative findings the Commission agreed there were no jurisdictional wetlands.

**Public Hearing (cont’d)-Notice of Intent; Onyx Corporation; 2680 North Main Street**

David Koonce said he hasn’t heard from the Applicant, and the Applicant didn’t file with Natural Heritage. The Commission discussed the lost time to do a wildlife study. **Tom Christopher made a motion to continue the hearing until June 26, 2018. Bonnie Mae Smith seconded. No discussion. VOTE: 4-0-0.**

**New Business Continued:**

Discussion- Steve Boucher, Central Mass Sand & Gravel: filling of farm pond

*Present: Steve Boucher, Owner; Tom Bovenzi, Bovenzi & Donovan; and Arthur Allen, EcoTec*

Order of Conditions 193-0503 - Mr. Bovenzi said the extension of the gravel haul road is an Amendment to the Order of Conditions, which was originally issued for construction of the first two FC Stars soccer fields. Agent Koonce stated that an As-Built Plan for the soccer fields and certification of the restoration of degraded Riverfront Area are still needed under the Original Order of Conditions, and there is still some remedial work to be done under the Amended Order, including improved stabilization of the haul

road side-slope, and removal of accumulated sediment from wetlands. Mr. Bovenzi requested a one year Extension to complete the remaining work under the Amended Order of Conditions.

Filling of farm pond - Mr. Bovenzi said that it was allowed within the bounds of the Earth Product Removal Permit. Arthur Allen of Eco Tec stated his company has flagged all wetlands, on the entire site, that are not within the area of the active earth removal operation, and is preparing to file an ANRAD (Abbreviated Notice of Resource Area Delineation) with the Commission in the near future. The Commissioners determined the pond was jurisdictional. Tom Christopher said he would like to see the creation of additional pond replication. Mr. Bovenzi said it can be remediated. Agent Koonce suggested that for the sake of completeness, the filled pond be added to the ANRAD plan based on its location as shown on aerial photos and Assessor's Maps, and the pond be replicated as part of a future Notice of Intent filing. It was agreed to that the farm pond would be shown on the ANRAD plan when filed.

Mr. Robert Depietri of the Capital Group came forward and showed the Commission a concept plan of the entire project.

#### Next Meeting

The Commission's next meeting will be June 26, 2018. The Commission will not be meeting on July 10, 2018 due to vacations, so the next meeting after June 26<sup>th</sup> will be July 24<sup>th</sup>.

#### Adjourn

**At 8:30 PM Tom Christopher made a motion to adjourn the meeting; Bonnie Mae Smith seconded.**

**VOTE: 4-0-0.**

Respectfully submitted,  
Debra Dennis, Office Manager