

TOWN OF LANCASTER  
CONSERVATION COMMISSION  
Lancaster Community Center  
June 13, 2017

Present: Nathan Stevens, Vice-Chair, Thomas Christopher, Peter Farmer, Jim Lavallee and Bonnie-Mae Smith

Absent: Ruth Anderson and Chair Ken Rapoza,

Also Present: David Koonce, Conservation Agent

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There being a quorum present, Vice-Chair, Nathan Stevens called the meeting to order at 7:02 PM.

**Public Hearing ,Notice of Intent, Robert Redmond dba Benters/FC Stars, 70 McGovern Blvd**

*Present: Mr. Bill Hannigan, Hannigan Engineering, Inc.*

**At 7:02 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 Robert Redmond on behalf of property owner Benters, LLC for proposed work within 200-foot Riverfront Area at 70 McGovern Boulevard, further identified as Assessor's Map 14, Lot 9. The project entails construction of two new synthetic turf fields at an existing facility operated by the Applicant/Property Owner.**

Mr. Bill Hannigan stated that there is no DEP file number for the project at this time, but has contacted them to ensure they received the Notice of Intent.

Mr. Hannigan went over the details of the project which includes the construction of two new turf soccer fields within the river front area. Mr. Hannigan stated that all drainage and Stormwater were previous approved under the original plan for the site with the Planning Board.

Mr. Hannigan went through the River Front area conditions that include mitigation for disturbed areas. Mr. Hannigan stated that 36,800 surer feet of river front are will be disturbed with this project with 31,900+ square feet of restoration area is proposed.

Mr. David Koonce stated that he would like to see a time line on the plans for the project along with more detail on the restoration area.

Mr. Koonce also stated that he has some concerns with the amount of alteration and the amount of restored area, and suggested that an alteration analysis be completed.

Mr. Hannigan stated that he did not need an alteration analysis.

The Commission held a discussion regarding the need for an alternation analysis along with their concerns for the project and the amount of restoration area compared the amount of disturbed area.

The Commission also discussed the amount of mitigation work that has been completed on site from the river front disturbance that was done for the first two fields.

Mr. Hannigan stated that he was not sure how much of the mitigation work from the first fields has been completed at this time.

Mr. Hannigan stated that he would to continue the hearing to the next Commission meeting in order to gather more information for the project for the Commission.

**At 7:42 PM Mr. Thomas Christopher made a motion to continue the public hearing for Benters/FC Stars in order to gather additional information for the Commission. Ms. Bonnie Mae-Smith seconded. No discussion. VOTE: 5-0-0.**

### **Items for Approval and Signature**

#### **Minutes May 23, 2017**

The Commission reviewed the minutes from the May 23, 2017 meeting.

**At 7:58 PM Mr. Jim Lavallee made a motion to approve the minutes of May 23, 2017 as written. Ms. Bonnie Mae Smith seconded. No discussion. VOTE: 5-0-0.**

#### **Order of Conditions DEP file number 193-0541 and Amended Order of Conditions DEP file number 193-0457**

The Commission signed both the Order of Conditions for DEP file number 193-0541 and the Amended Order of Conditions for DEP file number 193-0457.

### **New Business**

#### **LAND Grant Application for Dyment-Dolan property Parcel 29-22**

Mr. Koonce stated that the land is adjacent to the Town Forest and is approximately 26.8 acres. Mr. Koonce stated that the grant would cover 66% of the cost of the land and he would look for other grants to cover the remainder or use trust fund monies if necessary.

Mr. Koonce stated that town council has drafted the P&S and it was signed by the owner and will meet with the Board of Selectman next week to have them sign it as well.

The Commission signed the LAND Grant application for the Dyment-Dolan property.

### **Old Business**

#### **McGovern Boulevard Violations**

*Present: Bill Hannigan, Hannigan Engineering*

Mr. Koonce stated that he had sent the Commission members a copy of the Enforcement Order along with the proposal from Haley and Ward, Inc. for 3 months of monitoring. Mr. Koonce stated that he

spoke to Mr. Thomas Bovenzi and he was fine with the proposal and having Mr. Steve Boucher pay the \$11,000 for the monitoring of the site.

Mr. Koonce stated that he went out to the site today and is has not gotten any worse. Mr. Koonce stated that he does have some concerns for the long term conditions of the berm on the property. Mr. Koonce stated that he believes ground water is seeping through the berm.

Mr. Bill Hannigan stated that he has not been out to the site and will stop over and look at it. Mr. Hannigan stated that drains may need to be installed in the berm if ground water is coming in.

Mr. Koonce stated that the Commission needs to vote to ratify the Enforcement Order and to approve the proposal from Haley and Ward, Inc.

**At 8:16 PM Mr. Peter Farmer made a motion to ratify the Enforcement Order issued to McGovern Boulevard. Mr. Thomas Christopher seconded. No discussion. VOTE: 5-0-0.**

**At 8:17 PM Mr. Thomas Christopher made a motion to accept the proposal from Haley and Ward, Inc. for the monitoring at McGovern Boulevard. Mr. Peter Farmer seconded. No discussion. VOTE: 5-0-0.**

#### **New Business**

#### **Discussion – 10 Year Capital Plan for Plan acquisition**

Mr. Koonce informed the Commission that the Town Administrator, Orlando Pacheco, wants the Commission to submit a 10 year Capital Plan for land acquisition. Mr. Koonce stated that he is not sure how to respond to the request.

The Commission had a discussion regarding potential land for conservation and their costs and tax revenue.

Mr. Koonce stated that he as a list of high property land that he could try and figure an amount on their cost to give Mr. Pacheco a proposed Capital Plan.

#### **Adjourn**

There being no further business to discuss, the public meeting adjourned at 8:40 PM.

Respectfully submitted,

Heather Hampson  
Office Manager