

TOWN OF LANCASTER
CONSERVATION COMMISSION
Lancaster Community Center
May 10, 2016

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

Also Present: David Koonce, Conservation Agent

Chair Ken Rapoza asked Vice-Chair Nathan Stevens to Chair the meeting.

There being a quorum present, Vice-Chair Stevens called the meeting to order at 7:01 PM.

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 he has addressed the comments from the Commission on a new plan. Mr. Beauchemin stated that he has added a second row of hay bales to the plan, added the lawn edge and the proposed patio. Mr. Beauchemin also stated that notes have been added to the plans regarding equipment safety on the site.

Mr. Koonce stated that he requested a line of crushed stone be added at the lawn edge.

Mr. Beauchemin stated that the area will be left open and natural as it is now.

Mr. Koonce stated that the Commission does not need to keep the hearing open for the revised plans.

Mr. Beauchemin stated that has two sets of plans that he can mark up and give to the Commission tonight.

Mr. Koonce asked if the septic tank will still be pumped as needed from the parking area.

Mr. Beauchemin stated that the tank will be pumped from the parking area.

At 7:15 PM Mr. Peter Farmer made a motion to close the public hearing for 30 Perry Road. Mr. Jim Lavallee seconded. No discussion. VOTE: 6-0-0.

At 7:16 PM Mr. Thomas Christopher made a motion to issue an Order of Conditions for 30 Perry Road. Mr. Peter Farmer seconded. No discussion. VOTE: 6-0-0.

Items for Approval and/or Signature

Order of Conditions 193-0529 (Gill; Lot 3 Sterling Road)

Mr. Koonce stated that the Commission voted on the Order of Conditions at the last meeting.

The Commission signed the Order of Conditions

Certificate of Compliance 193-0378 (Cole; 995 Sterling Road)

Mr. Koonce stated that he went out to the site to do an inspection and noticed that there was no vegetation growing on site and there had been some erosion.

Mr. Koonce stated that he notified the owner of his concerns so they could be addressed. Since his conversation the site has been hydro-seeded. Mr. Koonce stated that he has not been out to the site but has seen photos.

Mr. Koonce suggested that the Commission vote to issue and sign the Certificate of Compliance tonight and Mr. Koonce will hold the Certificate for a few weeks till the hydro-seed has taken.

At 7:28 PM Mr. Peter Farmer made a motion to issue the Certificate of Compliance for DEP file number 193-0378, but hold until a re-inspection has taken place. Mr. Jim Lavalley seconded. No discussion. VOTE: 6-0-0.

New Business

Request for Certificate of Compliance DEP file number 193-0453, 398 Hilltop Road

Present: Curt Plante, Property owner

Mr. Plante stated that the house is complete and the closing is scheduled for the 19th. The lot has been hydro-seeded for a week and there is no erosion on the property. Mr. Plante stated that he has added wood chips and additional wattles to keep the slope from having any erosion.

Mr. Koonce stated that he looked at the site and there is no vegetation growing at this time. Mr. Koonce also stated that the as-built plan need to be revised as there are several items on the property not listed on the as-built plan.

Mr. Plante stated that he has a Certificate of Compliance from the Board of Health.

Mr. Koonce stated that the deck and retaining walls were missing from the as built plans he received.

At 7:37 PM Mr. Thomas Christopher made a motion to issue the Certificate of Compliance but hold it till as-built plans are received and there is evidence of vegetation growing on site. Mr. Peter Farmer seconded. No discussion. VOTE: 6-0-0.

Discussion, McGovern Blvd.

Present: Dan Leahy, Hannigan Engineering

Mr. Dan Leahy stated that on McGovern Blvd. there will be work done within the river front for a well test. The well is already approved by the Commission. The well application for public water supply is before DEP but a water supply test is required. An access road is in place to access the proposed well head along with an earthen berm. The area were the test will take place is well vegetated.

Mr. Leahy stated that two other wells are proposed in the area and a separate Notice of Intent will be filed for those wells.

Mr. Leahy stated that he is looking for some guidance from the Commission on whether a Notice of Intent would be required or a Request for Determination of Applicability for the well test.

Mr. Stevens asked if this was a new well or the reactivation of an existing well that will be tested.

Mr. Koonce stated that he is fine with a Request for Determination for the well test as long as access to the well is shown.

Discussion, North Main Street Water Main Upgrade and Rehabilitation

Mr. Koonce stated that the Department of Public Works is looking to upgrade the water main on North Main Street. The upgrade will not occur till next year, but wanted to bring the Commission attention since he reviewed the plan this past week.

Chair Rapoza stated that all the streets scheduled for replacement were voted on at town meeting.

Mr. Koonce just wanted to inform the Commission that he looked at the plans and let them know what will be coming.

Discussion, Bolton Flats

Chair Rapoza stated that Ms. Maria Moreira owner of the Bolton Flats land came to him with a request to be on the next agenda to discuss a culvert on the access road.

Old Business

Shirley Water District Environmental Notification Form (ENF)

Mr. Koonce stated that the new well for the Town of Shirley will cross Bow Brook. Mr. Koonce stated that he has not seen the plans for the crossing but stated that there is existing access road in the area.

New Business

Discussion, P.J. Keating Order of Resource Area Delineation

Mr. Koonce stated that when looking through the Keating file he noticed an old Order of Resource Area Delineation that was never recorded.

Mr. Farmer stated that Keating has about 14 acres of wetlands on the property that was brought to the attention of Tighe and Bonde. Mr. Farmer stated that Tighe and Bonde will not do the Order of Resource Area Delineation for the town since they do not handle wetland issues. Mr. Farmer stated that the Commission should request that Keating complete a new Order of Resource Area Delineation to verify they are not doing any work within the Buffer.

Mr. Christopher stated that the Commission should get a copy of the last Order that was done on the site along with the letter that was sent to Keating requesting that they record the Order. And then invite them to come to a meeting to discuss the Commissions concerns to get them into compliance.

At 8:38 PM Mr. Thomas Christopher made a motion to send a letter to P. J. Keating notifying them that their Order of Resource Area Delineation has expired and was never recorded. And request that the come into the next meeting to discuss. Mr. Peter Farmer seconded. No discussion. VOTE: 6-0-0.

Adjourn

There being no further business to discuss, the public meeting adjourned at 8:48 PM.

Respectfully submitted,

Heather Hampson
Office Manager