

**TOWN OF LANCASTER
CONSERVATION COMMISSION
NOTICE OF REMOTE MEETING via ZOOM®
February 8, 2022**

MINUTES

7:00 PM Open Meeting

Roll Call Vote: Tom Seidenberg
Don Chaisson
Greg Jackson
Jim Lavallee
Bruce McGregor
Tom Christopher

Public Hearing – Notice of Intent; Julia Quill; 65 Eight Fire Road (Assessor's Map 10, Lot 19)

Chairman Christopher read the public hearing notice into the record.

Present before the Commission: Jamie Rheault

Mr. Rheault presents the Notice of intent for proposed work within the 100' buffer zone to demolish an existing single-family dwelling and construct a new single-family home in its place.

There are concerns with runoff and siltation into Spectacle Pond and the buffer zone as well as concerns with re-planting trees to be removed for the project.

Discussion ensued.

MOTION: Member McGregor moves to continue the public hearing until February 22, 2022.
Member Seidenberg seconds.

Roll Call Vote: Tom Seidenberg
Don Chaisson
Greg Jackson
Jim Lavallee
Bruce McGregor
Tom Christopher

Public Hearing – Notice of Intent; Brenda Baer; 303.5 Deershorn Road (Assessor's Map 40, Lot 12C)

Chairman Christopher reads the public hearing notice into the record.

Chairman Christopher reads public hearing comments into the record from Nicholas Hunt, Linda Milton, and Barbara Stocker expressing their concerns with the project.

Present before the Commission: David Sadowski

Mr. Sadowski Presents the Notice of Intent for work within the 100' buffer zone and 25' buffer zone for the construction of a single-family home and related utilities and grading.

The Commission is concerned with the lot, especially with the vernal stream and potential vernal pool on the property.

Present before the Commission: Cara Sanford

Ms. Sanford is concerned with the potential vernal pool on the property.

Discussion ensued. The Commission is not comfortable with the crossing of the stream and the vernal pool.

MOTION: Member Seidenberg moves to continue the public hearing until March 8, 2022. Member Chaisson seconds.

Roll Call Vote: Tom Seidenberg
Don Chaisson
Greg Jackson
Jim Lavallee
Bruce McGregor
Tom Christopher

Public Hearing – Notice of Intent; 217 White Pond Road (Assessor's Map 147, Lot 008.0-0000-0007.0)

Chairman Christopher reads the public hearing notice into the record.

Present before the Commission: Paul McManus, EcoTech

Mr. McManus presents the project for immediate response actions for the remediation of an oil spill and the remediation of the spill on the property. There was an underground oil tank that has spilled and gotten into White Pond. DEP has been involved already in the project.

Discussion ensued.

MOTION: Member Seidenberg moves to continuance until March 8, 2022. Member McGregor seconds.

Roll Call Vote: Tom Seidenberg

Don Chaisson
Greg Jackson
Jim Lavallee
Bruce McGregor
Tom Christopher

Public Hearing (cont'd from 05.11.21) – Notice of Intent; North Lancaster, LLC;
0 McGovern Boulevard (Assessor's Map 14; Lots 4.D, 4.F, 4.G, 4.H, 4.I, 4.J, 4.N, 4.O,
9.O)
Mark Arnold/Goddard Consulting, LLC, representing Applicant

Chairman Christopher recuses himself.

Mr. Arnold reviews the project changes since the last time. The overall scope of the project was reduced. The base flood elevations were discussed, and a new elevation has been proposed to meet bordering land subject to flooding requirements.

Discussion ensued.

Present before the Commission: Cara Sanford

Ms. Sanford voices her concerns for the project.

Discussion ensued.

MOTION: Member Chaisson moves to issue an Order of Conditions with the added condition the applicant paying for a third party peer review of the project. Member Lavallee seconds.

Roll Call Vote: Tom Seidenberg
Don Chaisson
Greg Jackson - No
Jim Lavallee
Bruce McGregor

Chairman Christopher returns to the hearing.

U-Haul – EPA update

U-Haul was fined by the EPA and has agreed to pay the fine.

Old Business

New Business-

Time is reserved for topics the Chair did not reasonably anticipate being discussed.

Finalize and vote on letter to Select Board re: Conservation Commission position

on North Lancaster development.

Mr. Seidenberg has revised this letter to reflect the Commissions comments from the last hearing.

MOTION: Member McGregor moves to approve the letter and submit to the Select Board. Member Chaisson seconds.

Roll Call Vote: Tom Seidenberg
Don Chaisson
Greg Jackson - No
Jim Lavallee
Bruce McGregor

Develop language for a request for funding from regular Town Meeting for Mary Catherine Drive

Chairman Christopher states they must develop language and hold a public hearing on this article at their next hearing to obtain funds for Mary Catherine Drive.

Lancaster Trail Inventory

Chairman Christopher states if they're requesting funds for Mary Catherine Drive they though they should request funds for Lancaster Trail Inventory as well.

Conservation Commission Maintenance Notes

There was a request to plant trees along the Wekepeke Brook and the Commission has agreed to do so.

MOTION: Member Jackson moves to seek site evaluation from an outside source for an estimate for the work proposed and to evaluate their wetland fund. Member Lavallee seconds.

Roll Call Vote: Tom Seidenberg
Don Chaisson
Greg Jackson - No
Jim Lavallee
Bruce McGregor
Tom Christopher

Lancaster DPW Emergency Certification

MOTION: Member Chaisson moves to issue the Emergency Certification. Member Lavallee seconds.

Roll Call Vote: Tom Seidenberg
Don Chaisson

Greg Jackson - No
Jim Lavallee
Bruce McGregor
Tom Christopher

Items for Approval and/or Signature.

Adjourn

MOTION: Member Seidenberg moves to adjourn. Member Lavallee seconds.

Roll Call Vote: Tom Seidenberg
Don Chaisson
Greg Jackson - No
Jim Lavallee
Bruce McGregor
Tom Christopher