

**TOWN OF LANCASTER  
CONSERVATION COMMISSION  
Meeting Minutes  
July 12th, 2022**

Members Present: Chair Tom Christopher, Vice-Chair Tom Seidenberg, James Lavallee, Bruce McGregor, Greg Jackson.

Donald Chaisson joined after the roll was called

Also Present: Jasmin Farinacci (Town Planner)

List of documents presented:

- **35 Fire Road Seven – Benoit – Notice of Intent**

The applicant is continued until July 26, 2022.

MOTION: Motion made and seconded to continue the hearing until July 26, 2022.

Roll call vote.

- **580 Fort Pond Road – Rand Whitney – Notice of Intent**

**Chairman Tom Christopher called the meeting to order at 7:02 PM**

**35 Fire Road Seven – Benoit – Notice of Intent**

*Present: Paul Benoit, applicant; Ryan Roseen, Goddard Consultants, LLC (representing applicant)*

1. Mr. Christopher read the public hearing notice aloud for the commission. He said he asked the client to submit an amended notice of intent during a prior meeting, but the applicants submitted a new notice of intent. He also said that he got an email from the Mr. Roseen asking for an informal discussion.
2. Mr. Roseen shared his screen with a site plan. He said an original notice of intent was filed in 2018 to tare down a home a construct a new one on the site. He said that parts of the project were not completed. The property owner (Mr. Benoit) asked the prior conservation agent to conduct a site visit in 2021 and he notice a swing set within the buffer zone that was not approved. There was a request for Mr. Benoit to submit a new notice of intent for the swing set and a proposed dock. He said the old order of conditions is still valid until March of 2023 due to extensions from covid. He said there are no site plans yet because the engineer is busy. He said there is also a previous approved wooden deck that is now being proposed as a smaller deck in a new notice of intent separate for the one concerning the swing set. Discussion ensued.
3. Mr. Jackson said that this is the first hearing where the applicant has been present. He asked if the applicant has to formally withdraw the RDA.
4. Mr. Roseen said he sent an email formally requesting the RDA to be withdrawn. Discussion ensued.

5. Mr. Seidenberg said he would like to see a plan that shows the existing conditions and makes clear the plans that were previously approved, but not built, and what is being proposed in the new filing. He said he is uncomfortable approving the swing set after the fact in the 25 foot no build zone. Discussion ensued.
6. Mr. McGregor asked for the mitigation plan.
7. Mr. Roseen shared the mitigation plan. He said they are proposing native vegetation. He said the plantings will be a benefit to the overall area and that they are looking for approval of a list for several shrubs and plants. Discussion ensued.
8. Mr. Christopher asked for progress that has been done on the grading of the site.
9. Mr. Roseen said they discussed outing in loam and seeding the area. He said the area is very stabilized for 2 years and there is a natural cover of vegetation. He said there are no runoff issues. He said this is not formally in the proposal currently. Discussion ensued.
10. Mr. Christopher said they should file an amended notice of intent that clears the record and that they can add a planting plan for the area of the swing set as part of the amended notice of intent.
11. Mr. Roseen said his understanding was for the RDA and notice of intent to be withdrawn and a new notice of intent to be filed that included the swing set work and the work for the RDA.
12. Mr. Christopher said he strongly disagrees with this. Discussion ensued.
13. Mr. Benoit tried to speak during the meeting but was having microphone issues.
14. Mr. Jackson said he does not understand how this world work if there is a notice of intent still open. Discussion ensued.
15. Mr. Christopher said that an amended NOI is the best way to proceed.
- 16.

MOTION: Motion made and seconded to close the public hearing.

Roll call vote.

MOTION: Motion made and seconded to issue an Order of Conditions with Special conditions.

Roll call vote.

### **Old Business**

580 Fort Pond Road – Rand Whitney – Notice of Intent

### **New Business**

**Items for Approval and/or Signature.**

**Review and Approve Minutes**

**Adjourn**

MOTION: Motion made and seconded to adjourn.

Roll call vote.

DRAFT