

TOWN OF LANCASTER  
CONSERVATION COMMISSION  
Prescott Building, Nashaway Meeting Room  
April 9, 2019

Members Present: Tom Christopher, Vice-Chair; James Lavallee; Don Chaisson; Bonnie Smith; Shawn Corbett; Thomas Seidenberg

Member Absent: Nate Stevens

Also Present: David Koonce, Conservation Agent

List of Documents:

- Conservation Commission Agenda for April 9, 2019
- Meeting Minutes of January 22, 2019
- Zero-Point Development Request for Determination of Applicability plans

There being a quorum present, Acting Chair Tom Christopher called the meeting to order at 7:06 PM.

Public Hearing – Request for Determination of Applicability; Zero-Point Development, Inc.; Old Union Turnpike

*Present: Jim Basile, Hannigan Engineering, Inc., representing Applicant*

Mr. Basile explained that the Subject Property is proposed to be developed with a 5 megawatt commercial solar array, and the intent is to keep the project entirely outside the Conservation Commission's jurisdiction, which includes not only the 100-Year Floodplain but also its 100-foot Buffer Zone under the Town of Lancaster Wetlands Protection Bylaw. He said the boundary of the 100-Year Floodplain shown on the Federal Emergency Management Agency (FEMA) Flood Maps for the Subject Property is wrong, so the correct floodplain elevation had to be calculated by flood modelling software from on-site topographic measurements. He said his office using this method has determined the base elevation of the 100-Year Floodplain to be 406.7 feet.

Conservation Agent David Koonce said the peer review of Hannigan Engineering's floodplain determination has been delayed by unexpected difficulties in getting all the information to peer reviewer Scott Miller, so the hearing will have to be continued to the next meeting on April 23<sup>rd</sup>.

**At 7:18 PM Bonnie Smith made a motion to continue the hearing until April 23<sup>rd</sup>. James Lavallee seconded the motion. No discussion. VOTE: 6-0-0.**

Items for Approval and/or Signature

Certificate of Compliance 193-0534 (35 Holiday Lane)

Agent Koonce explained that this was a septic system repair. He said he has inspected the site and the vegetation is fully established and growing well, he recommends the Commission issue the Certificate of compliance

**At 7:21 PM James Lavalley made a motion to issue the Certificate of Compliance for Order of Conditions 193-0534. Shawn Corbett seconded the motion. No discussion. VOTE: 6-0-0.**

Meeting Minutes of January 22, 2019

**At 7:26 PM James Lavalley made a motion to approve the minutes of January 22, 2019. Bonnie Smith seconded the motion. No discussion. VOTE: 6-0-0.**

### New Business

- **Tom Christopher reported on a workshop on invasive vegetation he attended this morning at Nashua River Watershed Association.**
- **Tom Christopher also reported that the bridge replacements at Cook Conservation Area are nearly complete; all that remains to be done is the bridge planking.**
- **Bonnie Smith reported on a survey of users of Cook Conservation Area she is doing as part of a project she is working on for her graduate degree program at Fitchburg State University. She is still tabulating the results of the survey, will share and discuss them with the Commission once the project is completed.**

### Adjourn

**At 7:46 PM Bonnie Smith made a motion to adjourn the meeting. Tom Seidenberg seconded the motion. No discussion. VOTE: 6-0-0. The meeting was adjourned at 7:47 PM.**

Respectfully submitted,  
David Koonce, Conservation Agent