

TOWN OF LANCASTER
CONSERVATION COMMISSION
Prescott Building, Nashaway Meeting Room
April 23, 2019

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

Also Present: David Koonce, Conservation Agent

List of Documents:

- Conservation Commission Agenda for April 23, 2019
- Meeting Minutes of July 30, 2019; August 14, 2018; August 28, 2018
- 186 Fort Pond Inn Road Request for Determination of Applicability plans
- Zero-Point Development Request for Determination of Applicability plans

There being a quorum present, Acting Chair Tom Christopher called the meeting to order at 7:02 PM.

Public Hearing – Request for Determination of Applicability; James Crosby & Lauren Jennings; 186 Fort Pond Inn Road

Present: James Crosby, Applicant and Property Owner

Mr. Crosby stated that there are four large white pine trees, three of which are in the 100-foot Buffer Zone to Fort Pond, growing very close to his house; he is very worried they present a danger to the house in that they may come down in a high wind storm, or be struck by lightning. He also said the needles and branches pile up on his deck and roof, and need to be constantly removed.

Conservation Agent David Koonce agreed there is a legitimate safety concern with the trees. He said pine trees have comparatively shallow roots, and even though the four trees in question are of large diameters with extensive root systems, there is still a risk they could fall in a severe thunderstorm or micro-burst. He also said that trees on this property have been struck by lightning in the past, most recently in 2013, with the Commission approving the removal of lightning-damaged trees through a Negative Determination of Applicability issued to the previous owners in 2014. He recommended a Negative Determination in this case, with the condition that he be notified at least 72 hours in advance of the start of work, and within 72 hours after the completion.

At 7:09 PM Shawn Corbett made a motion to close the hearing. Bonnie Smith seconded the motion. No discussion. VOTE: 7-0-0.

At 7:10 PM Bonnie Smith made a motion to issue a Negative Determination of Applicability. James Lavallee seconded the motion. No discussion. VOTE: 7-0-0.

Public Hearing – Request for Determination of Applicability (cont'd from 04/09/19); Zero-Point Development, Inc.; Old Union Turnpike

Agent Koonce explained that Scott Miller of Hayley and Ward has not yet completed his peer review of the 100-Year Floodplain elevation; Bill Hannigan of Hannigan engineering sent an e-mail requesting a continuance of the public hearing to May 14th.

At 7:13 PM Bonnie Smith made a motion to continue the hearing to May 14th. Shawn Corbett seconded the motion. No discussion. VOTE: 7-0-0.

Items for Approval and/or Signature

Meeting Minutes of July 30, 2018; August 14, 2018; August 28, 2018

At 7:20 PM Tom Christopher made a motion to approve the minutes of August 28, 2018. Shawn Corbett seconded the motion. No discussion. VOTE: 7-0-0.

At 7:21 PM Tom Christopher made a motion to approve the minutes of July 30, 2018 and August 14, 2018. Bonnie Smith seconded the motion. No discussion. VOTE: 4-0-3.

Adjourn

At 7:23 PM Tom Christopher made a motion to adjourn the meeting. Don Chaisson seconded the motion. No discussion. VOTE: 7-0-0. The meeting was adjourned at 7:24 PM.

Respectfully submitted,
David Koonce, Conservation Agent