

Town of Lakeville
Conservation Commission
January 9, 2024 at 7pm

Members present: Chairman Robert Bouchard, Mark Knox, Joseph Chamberlain, Nancy Yeatts, Josh Faherty. Members absent: John LeBlanc. Chairman Bouchard called the meeting to order at 7pm. LakeCam was present to record.

310 Kenneth Welch Drive - Notice of Intent (SE192-891) - Goddard Consulting - increase parking and wetland replication. Chairman Bouchard said the applicant had requested a continuance to the next meeting.

Upon a motion made by Member Knox, seconded by Member Faherty, it was:

Voted: to continue the 310 Kenneth Welch Drive Notice of Intent public hearing until January 23rd at 7pm.

Unanimous approval.

9 Cross Street - Notice of Intent (SE192-902) - Zenith Consulting Engineers - new single-family dwelling, septic system, well, grading, lot clearing, utilities, driveway crossing, and replication area. Nyles Zager from Zenith was present to give the Commission an update on the project. He said Prime Engineering had reviewed the crossing itself and agreed with the design as proposed. However, the botanist has not gotten out there to review the wetland line. They would like to request a continuance.

Upon a motion made by Member Knox, seconded by Member Faherty, it was:

Voted: to continue the 9 Cross Street Notice of Intent public hearing until January 23rd at 7pm.

Unanimous approval.

3 Hickory Lane - Abbreviated Notice of Resource Area Delineation (SE192-908) - Outback Engineering - confirmation of 728' of BVW and 467' of top of bank. Jason Youngquist from Outback was present for discussion. Chairman Bouchard said he had walked the site with Greg Drake from Outback and didn't have any concerns on the wetland flags. Mr. Youngquist said at the last hearing they had presented the stream reports and calculations that show the stream is intermittent and not perennial. Chairman Bouchard said he agreed.

Upon a motion made by Member Yeatts, seconded by Member Knox, it was:

Voted: to close the hearing and issue an ORAD for SE192-908 for 3 Hickory Lane.

Unanimous approval.

8 Oak Street - Notice of Intent (SE192-909) - Farland Corp. - Construction of on-site absorption system. Chairman Bouchard read the legal notice into the record. There was no representative present for this project. Member Chamberlain said he had gone through the abutter notifications and everyone had been notified. There was a brief discussion regarding the plan.

Upon a motion made by Member Knox, seconded by Member Faherty, it was:

Voted: to continue this public hearing until January 23rd at 7pm for 8 Oak Street.

Unanimous approval.

3 Trapper's Path - Certificate of Compliance (SE192-296) - roadway for subdivision. Chairman Bouchard said he had gone out to the site and it had been completed a long time ago. He recommended approval.

Upon a motion made by Member Knox, seconded by Member Faherty, it was:

Voted: to issue a Certificate of Compliance for 3 Trapper's Path SE192-296.

Unanimous approval.

2 Bedford Street - Notice of Intent (SE192-910) - Zenith Consulting Engineers - new contractor bay facility. Chairman Bouchard read the legal notice into the record. Nyles Zager from Zenith was present for discussion. Mr. Zager said the property is approximately 2.04 acres in size with wetlands located to the north, off site. The plan does show a 50-foot and 100-foot buffer zone to the wetland. The elevations range from 61 at the rear down to elevation 41 at the wetland area. The property is located in a Zone-X which is outside the 500-year flood zone. It is not located in any Natural Heritage or endangered species area, or any area of critical environmental concern. It is located within Lakeville's business zone. The proposal is for two 50x100' and two 50x60' contractor bays. There is an associated parking lot with 26 spaces, two of those being handicapped and accessible. The buildings will be serviced by municipal water and an on-site septic system which will be located in the rear of the property. Percolation tests were done with the Board of Health. Drainage will be by deep catch basins, drain manholes, and then will be discharged either to sediment forebay infiltration basin or a sediment forebay to a detention basin. They have all been designed to comply with DEP stormwater management standards to meet the 100-year storm event, which is 7-inches of rain in a span of 24-hours. Mr. Zager said this plan has not been in front of the Planning Board yet, that will be at the end of January. At that point, it will most likely be sent out for review so they are basically here to give the Commission an initial presentation and to ask if there are any concerns. Chairman Bouchard said this property at one time had two wells. One had already been abandoned. He asked Mr. Zager how they were going to abandon the remaining well. Mr. Zager said they would be filing with the Board of Health and it would be a well driller that would handle that. Member Yeatts said she was thinking about the auto repair that used to be in the back of the property. She asked if a 21E was done. Chairman Bouchard said one had been done with the prior owner and there was nothing found on site. Member Yeatts asked if there was a copy of the report. Chairman Bouchard said the lawyer said it was their policy not to release that kind of information, but a letter was received stating that the report had been reviewed and there were no hazardous materials found. There was some continued discussion. Steve McCarthy, an abutter, asked what these buildings were being used for. Mr. Zager explained that they would be contractor bays, individual contractors would lease them. They still needed to find out from the Building Inspector if that can be done, but that's the intent at this time. Member Yeatts said this looks like the project that was going to be at the Lakeville Nursery. Those bays all needed oil and gas tanks. Mr. Zager said the Plumbing Inspector will require industrial waste holding tanks and drains in the floors. It will require the proper piping and the holding tanks have to be double sealed with an alarm and a leak detection alarm. It also needs to be proven watertight and have proper venting.

Upon a motion made by Member Yeatts, seconded by Member Faherty, it was:
Voted: to continue 2 Bedford Street, SE192-910, to February 13th at 7pm.
Unanimous approval.

19 Shore Ave - Notice of Intent (SE192-911) - Dean's Point Survey Consultants - relocation of well. Chairman Bouchard read the legal notice into the record. Bob Lucey from Dean's Point Survey Consultants was present for discussion. He explained they want to relocate the well and this is pretty much the only place they can put it. The location has been approved by the Board of Health. Member Knox explained they would have to decommission the old well according to DEP or Board of Health regulations. He asked if there was a location for a dewatering pit. Mr. Lucey said there wasn't one shown, but it was notated on the plan to have a dewatering truck available. Member Chamberlain asked why a new well was needed. Mr. Lucey explained it was an old 2-inch well that was probably hand dug. Member Yeatts said it appears to be in a flood zone. Mr. Lucey said the whole site is in the flood zone. Member Knox asked if they make a well cap that sealed. Mr. Lucey responded it was sealed. Member Knox explained that was the concern back with the flood, everything got contaminated from all the septic being flooded. Chairman Bouchard asked if they had a drill rig that was going to come in and was it difficult access. Mr. Lucey said the driller said they would be able to access it between the shed and the house. Chairman Bouchard said with two trucks, the drill rig and dewatering truck, would that be do-able. Member Chamberlain said they could park and run a line. Member Yeatts said she would like to see it copied on the Order of Conditions.

Upon a motion made by Member Yeatts, seconded by Member Knox, it was:
Voted: to close the hearing and issue an Order of Conditions with all the standard conditions, plus an additional condition. If required, to prevent any water from leaving the work area, pump truck must be utilized and the phone number of the trucking company must be provided to the Conservation Agent.
Unanimous approval.

Meeting Minutes - October 10, 2023 and October 24, 2023 -

Upon a motion made by Member Chamberlain, seconded by Member Knox, it was:
Voted: to accept the minutes of October 10th 2023 and October 24th 2023 as presented.
Unanimous approval.

Adjournment - (7:38pm)

Upon a motion made by Member Yeatts, seconded by Member Knox, it was:
Voted: to adjourn.
Unanimous approval.