

Town of Lakeville  
Conservation Commission  
Tuesday July 27, 2021  
7:00 pm – Remote meeting

Members present: Chairman Bouchard, John LeBlanc, Mark Knox, Joe Chamberlain, Nancy Yeatts and Fred Frodyma and Josh Faherty. This was a remote meeting and recorded by LakeCam.

**4 Devon Drive** - NOI - Foresight Engineering. Darren Michaelis from Foresight Engineering was present for discussion. This is an existing 2-bedroom home on the pond with an existing dock and seawall. The seawall is deteriorating and to repair it they have decided to raze the old cottage to gain access, repair the seawall and rebuild a new home and concrete patio. Chairman Bouchard asked if there were any docks included. Mr. Michaelis said there were not. The docks are already in place and were permitted as well as the seawall. Chairman Bouchard said that there were a lot of patios, porches, decks, etc. How much impervious cover is there? Mr. Michaelis said they were not putting more, they were actually lessening the impervious area from what it was. The only thing that's getting a little bigger is the house. They will be eliminating some of those decks. On the new plan, there's one deck that's a two-story deck. They are also going to remove all the concrete that's like step walls behind the house, and that would be like a walk out behind the house now. It will be a full walkout basement so it'll be one level when you walk out and then one step down to the sea wall and just one deck behind the house. Mr. Michaelis said originally, they were trying to save the old system, but because it's going under the new driveway, the client was advised to replace it now and put the mound in now. That is why they did the perc today, and he will have a new septic plan in to the Board of Health. All that work is outside the 100-foot buffer and the force main will be re-angled to go up the side yard instead. It's a very tight area for soils, it's got a perched water table at 3-feet. The true water table is down about 7 or 8 feet. The house is almost the same size as the pre-existing house. They enlarged it in the front to add a two-car garage. That's what caused the house to get twisted slightly so that it's now parallel with the property lines. That causes us to have to fix the septic tanks that were already there, so they're putting new tanks in the buffer zone, rather than having tanks that are 30-years old in the ground. The first thing that will go in will be the turbidity fence and then the silt fence on top of the existing concrete as they start to demo the site. There's really no way to get to the back of the site without getting rid of everything in the front. Chairman Bouchard asked if any buildings will have to be taken down to do that. Mr. Michaelis said just the house itself. They will just access the lot in between the garage and the yard area. Member Knox said there is a 25% lot coverage maximum in Lakeville. Because of the floodplain, something the Board has tried to do is recharge roof water into the ground so that even if you are over the 25%, it helps to offset and kind of gives back some of that lot coverage with recharge. Mr. Michaelis said that would be really tough here because of the soils. Ground water is at 3-feet so he wasn't sure how he could create a recharge that wouldn't be just a pond most of the year. They could definitely do some piping along side of the house maybe with some filter fabric to make sure all the roof drains are running down through something like a Presby pipe. Other than that, he didn't see how he could get drainage on there that wouldn't be an eyesore or mound. It's not a great area with the slope to get downhill, he would have to put it near the pond. So then he'd be putting something in right next to the pond. Member Knox said it looks like it gets pretty steep right there. Mr. Michaelis said it does. That'll be corrected with the new house, some of that sloping. Because, a lot of it is caused by the multi-decks

in the back and how they graded it. But, the lot in front that's 25,000 square feet is also part of this lot. They do have a total of 36,000 square feet so he didn't think they were near 15 or 20 percent, but he could definitely do a calculation. Member Yeatts asked if the house was any closer, further away, or the same. Mr. Michaelis said the house is further from the pond by about 5-feet and the decks are further by maybe about 5-feet. Everything is further away from the pond and the grading will be pulled back away from the pond too, to create that walkout effect rather than the multi-level dirt layers there now. Member Yeatts also asked how long the demolition would take. Mr. Michaelis said probably a few days at least. The main problem is getting the trucks in and out. Member Yeatts said she would like to make sure the site's cleaned up at the end of the day, the machinery is parked back from the pond, no stockpiling. Any debris falling or blowing into the pond needs to be removed immediately. Everything needs to be in some kind of dumpster off-site or cleaned up by the end of every day. Member Knox asked if they were going to use an excavator with a thumb on it to take down the building. Mr. Michaelis said more than likely yes. Mr. Knox also asked if there is an existing foundation or if it's up on pilings or something like that. Mr. Michaelis replied that it's a foundation that's mortared rock and stone and blocked. It's kind of a mix. Member Knox said there's kind of a hole so that they can actually collapse the building into the hole. There won't be a debris pile up above ground. It's going to be into the hole and then they'll break it up and pick it from there to put in trucks and get it out. Mr. Michaelis said that was correct and it could be added into the conditions that nothing can be stockpiled and the dumpster located across the street. Member Yeatts asked if the whole foundation was coming out. Mr. Michaelis responded yes, everything will be coming off the property. Member Yeatts stated that they were only 3-feet from ground water, what if they hit ground water. Mr. Michaelis said they were lower so groundwater is 3-feet below grade, but that house is almost a walk out, so they won't really be digging into the ground at all. Member Frodyma asked how many additional square feet would the new house be. Mr. Michaelis answered that he wasn't positive, but it looks like mainly the garage, the 24 by 24 was the biggest addition. Probably 500 additional square feet to the house.

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

Voted: to close the hearing and issue an Order of Conditions with all our standard conditions before, during, and after construction conditions, including no stock piling, any debris falling or blowing into the lake will be removed immediately during demolition. If everything is crashed into the foundation that the foundation will be covered at the end of the day, so that nothing will be able to escape. The agent will be called to check the siltation barriers prior to the start of any work, including demolition.

Unanimous approval.

**Residences at Lebaron Hills** - amend ORAD - Goddard Consulting. Chairman Bouchard said that the applicant was still going through the comments from Environmental Partners.

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

Voted: to continue to the August 10<sup>th</sup> meeting at 7 o'clock.

Unanimous approval.

*Discussion:* Member Yeatts said that on the last hearing, she suggested the Order of Conditions is not released until Natural Heritage has had 30-days to respond. She did not think it had to be in the motion to wait the 30 days. Chairman Bouchard said it would probably take that long to get it out the door anyway.

#### **Meeting Minutes -**

- April 13, 2021
- April 27, 2021

Upon a motion made by Member LeBlanc, seconded by Member Chamberlain

Voted: to approve the minutes for April 13, 2021 and April 27, 2021.  
Five in favor, 2 abstention (Knox, Frodyma)

*Discussion -* Member Knox said that he wanted to understand why they were looking at an ORAD for Lebaron, and they are building houses already along the riparian zone. To clarify Member Knox said why are they asking to re-delineate this line. Is there more work along this line that's not approved right now? Chairman Bouchard said these houses were not originally part of the plan. They weren't approved. Member Yeatts added that when she and Chairman Bouchard were there, they explained. She didn't think they were building houses on that line, they want to put two more giant buildings on that line. Member Knox said that answered his question, there was more construction. There was a brief discussion regarding the building at Lebaron. Member Knox asked if Chairman Bouchard could ask Brad Holmes if the Commission has the ability or right to stave off some of the development because of the density that they've already put into that square footage with the five phases that they are working on within the buffer zone. Member Yeatts agreed.

#### **Adjournment - (7:26pm)**

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

Voted: to adjourn  
Unanimous approval.