

Town of Lakeville
Conservation Commission
Tuesday December 14, 2021, 7pm

Members Present: Chairman Bob Bouchard, Nancy Yeatts, Joseph Chamberlain, Mark Knox, John LeBlanc, Fred Frodyma and Josh Faherty. This was an in-person meeting and recorded by LakeCam.

6 Shore Ave - RDA - Zenith Consulting Engineers. Nyles Zager from Zenith was present for discussion. This property is on the corner of Shore Ave. and Second Ave. with Long Pond located to the south of the property. The project includes keeping the existing footprint, an existing single-family home, and raise it on precast concrete piles. They would like to raise up to elevation 59 ½ where the finished floor right now is at 57.8. The flood zone elevation is at 57 with the grade range on this property from 56.7 to 56.9. Member Chamberlain asked what the pond level was. Mr. Zager said it was 54.2 but it does fluctuate. He said the only real concern with this project is the dewatering. Typically, they would propose a dewatering basin, which they are showing on the southeast corner of the property. What they have also proposed is if the dewatering basin can't keep up, a water truck would need to be present on site at all times. The landscape and grades on this property will stay the same, the only difference will be the house is going to be raised up almost two-feet in elevation. Member LeBlanc asked about the garage. Mr. Zager said the garage is on a slab, so that is staying as is. He explained that they will bring in a crane and lift the house about six-feet, enough to get under it with a mini excavator, scoop the material out, put the piles in and backfill. Chairman Bouchard asked where the septic system and well are located. Mr. Zager pointed out the location of the tight tank and said this property is on Clark Shores water supply. The property was serviced by a shared well that got disconnected and abandoned and they tied into the water. Member LeBlanc asked if any type of erosion control was needed even though it was over 100-feet away. Member Knox asked how many piles would be put in. Mr. Zager said it was between 10 and 12. Member Knox also asked how much excavation there would be. There won't be a giant stockpile of material, there will be small piles mostly used for backfill and re-grading. The owner is aware that any excess on site will need to be trucked out, they cannot change the grade of the site. There was a discussion about the precast piles. Mr. Zager said when you dewater, you need to get the pile in quick. With precast you can get it in quick, but the holes will need to be pumped. Chairman Bouchard cautioned that under no circumstances could water be pumped into the pond.

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

Voted: to issue a negative three determination with two conditions. A water truck should be available at time of construction in the event that a dewatering basin is insufficient. And, siltation barrier will be installed and the Agent will be called to inspect.
Unanimous approval.

Member Yeatts asked that the Agent be given the name and phone number of the water truck company.

30 Staples Shore Rd - NOI - Zenith Consulting Engineers. Nyles Zager from Zenith was present for discussion. This is a proposed septic upgrade. There is an existing bordering vegetated wetland (BVW) which borders a tributary to a surface water supply. With the buffer zones and the 100-foot radius for the well, there is no choice but to go within 100-feet. They are proposing a new 1500-gallon, two compartment tank and 36 infiltrated Quick4 chambers. There is a significant slope from the erosion control down to the wetland so they are proposing silt sock. Everything will be loamed and seeded once it's done. There will be no vegetation other than lawn being removed. Member LeBlanc asked if the erosion control could be extended to the property line and up a little. Member Yeatts agreed since the property just touches outside Natural Heritage. Mr. Zager said that was correct, and properties are exempt if it's an existing landscaped area. Member Yeatts commented that the silt sock says 12 to 18-inches and 12-inches is not enough. She asked what kind of silt sock it was going to be. She preferred the filled in silt socks since they work better than the straw ones. Mr. Zager said these septic repair jobs are usually about a week long, so they wouldn't be there for months on end. Member Yeatts asked if they could compromise and stake on 5-foot instead of 10. Mr. Zager agreed. Member Knox asked if the new septic was basically in the same location as the existing. Mr. Zager said it was in the exact same location. Member LeBlanc said they were removing and replacing 5-feet of soil. Mr. Zager stated that was correct.

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

Voted: to close the hearing and issue an Order of Conditions for 30 Staples Shore Road with all the Commission's standard special conditions including an additional - extend erosion control beyond the shed and upgradient on the south property line and stake erosion control at 5-foot, and pending Board of Health approval.

Unanimous approval.

Hazard Mitigation Plan - Member Chamberlain said this was a two-hour meeting with all departments. Of the 32 items, 20 of them have to do with flooding. Member Yeatts spoke about conservation bylaw in Lakeville, but said it would never pass because everyone is affected, everyone lives near a pond or wetland. There was discussion regarding some of the items on the Hazard Mitigation Plan.

Wildlands Trust - Member Yeatts said she received an email from Wildlands Trust. They are getting another 17-acres from the Richmond Trust that abuts another 20-acre property. Wildlands Trust would also like Member Yeatts to look into the Sopa property. One of the Striar properties has 7.7 acres that they had asked Wildlands Trust to take and they think it would be better if the Commission took it. Member Yeatts said she would send everyone the map so members could go see it and they could discuss it at the next meeting. She thought if it was a wildlife corridor that would be a plus. Member LeBlanc asked if the Commission was to hold the conservation trust on something like that, what would it mean for the Commission. Is there a maintenance cost or anything like that? Member Yeatts said the Commission would probably want an endowment, and somebody would have to watch what happened. Member Knox said one reason the town might have an interest is a land swap. That was a potential option.

Meeting Minutes -

- August 24, 2021
- September 14, 2021

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

Voted: to accept the Conservation Commission minutes for the meeting of Tuesday August 24, 2021.

6 in favor, 1 abstention (Yeatts).

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

Voted: to accept the minutes for September 14, 2021

Unanimous approval.

Announcements- Chairman Bouchard said this would be the last in-person meeting, the meetings would go back to being held via Zoom.

Adjournment - (7:51pm)

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

Voted: to adjourn.

Unanimous approval.