

Town of Lakeville
Conservation Commission
January 27, 2022 7pm

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

39 Cross St & 5 Harding, 5 Harding St & lot 1 Bella Way, Lot 1 Bella Way, Lot 2 Bella Way, Lot 3 Bella Way, 5 Harding St. - Request for partial Certificates of Compliance - Zenith. Jamie Bissonnette from Zenith was present for discussion.

- **38 Cross St & 5 Harding** (SE192-844) - Mr. Bissonnette said at the beginning of the project there were two parcels, 5 Harding St. and 39 Cross St. The 39 Cross St. parcel was around 70,000 square feet, 5 Harding St. was over 20 acres. The two parcels together ended up being developed into a three-lot residential subdivision and a commercial site design. There are six Orders of Conditions, one for each of the three residential lots, one for the commercial site plan, one for the residential roadway construction and drainage, and one for the turtle nesting area with access to it. Since the properties are starting to convey title, for example, lot three of the residential subdivision shouldn't be linked anymore to the 5 Harding St. commercial site plan. The Order of Conditions was issued for the construction of a subdivision roadway with associated tree removal, drainage, grading, utilities, driveways, including wetland crossing for the Bella Way roadway and associated lots. This request is for a partial Certificate of Compliance to release 5 Harding St.

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

Voted: to grant the request for a partial Certificate of Compliance for SE192-844, 39 Cross St. and 5 Harding.
Unanimous approval.

- **Lot 1 Bella Way** (SE192-859) - This Order of Conditions was issued April 23, 2021 and was for the construction of a single-family dwelling with associated septic system, well, grading, and utilities for lot 1 Bella Way (house #2). They are requesting a partial Certificate of Compliance releasing lot 2, lot 3, the Bella right-of-way, and 5 Harding St. from the Order of Conditions for the construction on lot 1 Bella Way. This would take out the surrounding properties from lot 1 Bella Way since this is only dealing with the construction on lot 1 Bella.

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

Voted: to grant the request for partial Certificate of Compliance for lot 1 Bella Way SE192-859.
Unanimous approval.

- **Lot 2 Bella Way** (SE192-860) - This Order of Conditions was issued for the construction of a single-family dwelling with associated septic system, well, grading, and utilities for lot 2 Bella Way (house #5). They are requesting a partial Certificate of Compliance to release lot 1, lot 3, Bella right of way, and 5 Harding St.

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

Voted: to approve a partial Certificate of Compliance for SE192-860.

Unanimous.

- **Lot 3 Bella Way** (SE192-861) - This Order of Conditions was for the construction of a single-family dwelling with associated septic system, well, grading and utilities for lot 3 Bella Way (house #3). The partial Certificate of Compliance would remove lot 1, lot 2, Bella Way Right of Way and 5 Harding St.

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

Voted: to approve the partial Certificate of Compliance for SE192-861.

Unanimous approval.

- **5 Harding St.** (SE192-831) - This was the first Order of Conditions which was for the construction of the commercial building with drainage and utilities. The partial Certificate of Compliance would make it just for 5 Harding and remove lots 1, 2,3 and the roadway.

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

Voted: to grant the request for partial Certificate of Compliance for 5 Harding St. (SE192-831).

Unanimous approval.

- **5 Harding & 39 Cross St.** (SE192-865) - This was for the construction and access for the turtle nesting area on 5 Harding St. To minimize the disturbance for the turtle nesting area to be constructed, they accessed through lot 1 into the turtle nesting area. This did include usage of lot 1 and 5 Harding. They are requesting the release of lot 2, lot 3, and Bella Way right of way. They will keep lot 1 in case access is still needed, and 5 Harding. Member LeBlanc asked if the easement will stay on lot 1 for access forever. Mr. Bissonnette said there is no easement because the developer owns both lots. If the developer wanted to get a temporary easement, he could, but Mr. Bissonnette said he didn't think that was necessary. Member LeBlanc asked if it was a drainage easement located on lot 1. Mr. Bissonnette said that was correct. Member Frodyma asked if any work had started on the turtle nesting. Mr. Bissonnette replied that it was completed. They do need the biologist to go out and take a look at it. They brought in hundreds, if not thousands of yards of sand mounded up in piles for the turtles to be able to nest and lay eggs.

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

Voted: to grant the request for partial certificate of compliance for 5 Harding St., lot 1 Bella Way SE192-865.

Unanimous approval.

Chairman Bouchard asked if there were any partial Certificate of Compliances that would change to a full. Mr. Bissonnette said they have started construction on two of the three houses. He thought by summer into fall they would probably have grass established on at least two of the lots and they will be ready to get some of the releases started. As far as the nesting area, the biologist has to come back out in the spring. Chairman Bouchard asked if there would be any more partials requested. Mr. Bissonnette thought that there could be one with the turtle nesting area if they need to release lot 1 from the turtle nesting area.

Adjournment - (7:22pm)

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

Voted: to adjourn.

Unanimous approval.