

Town of Lakeville
Conservation Commission
February 28, 2023 at 7pm

Members present: Chairman Robert Bouchard, John LeBlanc, Josh Faherty, Mark Knox, Joe Chamberlain, and Nancy Yeatts. Chairman Bouchard called the meeting to order at 7pm. This meeting was recorded by LakeCam.

12 Settler's Drive - Notice of Intent - Zenith Consulting Engineers. Installation of an in-ground pool. Nyles Zager from Zenith was present for discussion. Mr. Zager said the applicants would like to install a 20x40 in-ground swimming pool with a block patio and a 14x24 cabana. They will be removing the existing above ground pool and deck. The work is being done outside the 25' buffer zone in an existing landscaped area. Vegetation will not be taken out, everything is within the lawn area. A silt sock is proposed as well as a stockpile area for material to be removed. Mr. Zager explained that this filter system does not have a backwash, it's a cartridge system. Member LeBlanc asked about a dewatering basin. Mr. Zager said the detail was on the plan, but it wasn't demonstrated on the plan. He didn't think it would be necessary but pointed out where it would go if needed. Member LeBlanc also asked about Natural Heritage. Mr. Zager said they had submitted a letter and hadn't heard back yet. He added that this was an exempt project because it's within an existing landscaped area and it's a pool associated with a single-family home. Chairman Bouchard said there was a clear delineation between the wetland and the buffer zone on this lot. He wasn't sure if this project should require markings, which has been made a stipulation in the past. It's such a clear break that he didn't think anyone would have a problem defining it. Member Yeatts said this project could clearly have been kept outside the 50'. Mr. Zager pointed out on the plan where the access to the pool would be from the home. Member Chamberlain asked what the change in permeable area of the lot was. Mr. Zager said he wasn't sure, but it was minimal. The lot is 3.3 acres, so it's possibly a percent or two. There was a brief discussion regarding the existing grades on the property. Member Knox said the cabana is at the existing low point and asked if they would be changing the grades so everything was level. Mr. Zager explained that the cabana foundation would be a slab on grade and it wouldn't change much. There was continued discussion regarding the site.

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

Voted: to close the hearing on 12 Settler's Drive and issue an Order of Conditions for SE192-886 with the standard order of conditions and that if the pool needs to be drained, it won't be drained into the wetlands.

Unanimous approval.

130 S. Pickens St - Notice of Intent - Zenith Consulting Engineers - home addition. Nyles Zager from Zenith was present for discussion. This project consists of a 26x30 addition off the south side of the home, a deck, sunroom, and garage. This is an almost 4-acre lot with a bordering vegetated wetland at the tree line. They have proposed an erosion control line just off the addition that will wrap around the back. Additionally, there will be an extension of the driveway which will be outside the 100' buffer. A dewatering basin is also proposed. Mr. Zager asked if there was anything the Commission would like as far as a delineation to the limit of work, maybe a split rail fence or some signage. Chairman Bouchard

said there is definitely a clear line at the wetland and it doesn't seem to have been encroached. Member Yeatts said the silt sock is going just outside the 25' buffer so she's concerned with what is inside the silt sock for materials. Mr. Zager said it was a blown-in filter mix and they weren't easy to move. Member Knox reviewed the grading with Mr. Zager and thought they probably needed a better set-up for dewatering, not necessarily a truck, but to be prepared for more water. There was some continued discussion regarding the grading. Member Yeatts asked where they were proposing the fence. Mr. Zager said it was up to the Commission. He didn't show it on the plan, it's not something they've done in the past. Member Yeatts asked about markers. Mr. Zager described some markers that were used on a site in Middleboro that were on a 4x4 pressure treated post and placed every 20-30'. Member Knox thought maybe markers 5 or 10' from the wetlands along the edge. Member Yeatts said signs can disappear after a few years. Chairman Bouchard said the applicants have gone this long without any encroachment. Member Knox said signs and on the plan of record would probably be a better process than a fence. Member Yeatts said maybe 3 monuments, 20' apart. Member Knox suggested going from wetland flag 2 to 7 with 3 evenly spaced monuments would cover the area that's the most vulnerable.

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

Voted: to close the hearing and issue a standard Order of Conditions for SE192-0887 with additional special condition, 3 monuments from wetland flags 2-7 evenly spaced 10' from the wetlands, to be shown on a revised plan. Order of Conditions is not to be released until the revised plan is received.

Unanimous approval.

Staples Shore Rd. - Notice of Intent - Tighe & Bond - Continued from 2/14/23, issue Order of Conditions for SE192-882. Chairman Bouchard said at the last meeting the hearing was closed. We were waiting for an Order of Conditions from Middleboro. Member Yeatts said they should include all the Natural Heritage conditions and that Middleboro had added a condition that no chipping materials from trees and brush shall be deposited into the wetland, on top of their standard conditions. She said the major earthenware part of the dam is in Middleboro, and access will be from Middleboro. Member Knox said that the onus is really on the Middleboro Conservation Commission since all the access, loading, exiting, any waste product is on their side. Member Yeatts said there is some brush on the other side that they might have to access at one point, but the majority of the work is along Middleboro's part of the dam.

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

Voted: to use Middleboro's Order of Conditions with special conditions that the applicant will comply with all of Natural Heritage's conditions, and no chipping from trees and brush shall be deposited into the wetland area.

Unanimous approval.

Residences at LeBaron Hills - Notice of Intent - Outback Engineering. Continued from 2/14/23. Modifications to Phase 5. A continuance was requested by the applicant.

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

Voted: to continue the LeBaron Hills Notice of Intent until March 14th at 7pm.

Unanimous approval.

Adjournment - (7:37pm)

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

Voted: to adjourn.

Unanimous approval.