

Town of Lakeville  
Conservation Commission  
July 25, 2023 at 7pm

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

**310 Kenneth Welch Drive** - Notice of Intent, SE192-891, continued from 7/11/23. The applicant has requested a continuance.

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

Voted: to continue until the August 8<sup>th</sup> meeting at 7pm.

Unanimous approval.

**Stowe Estates (35 Myricks Street)** - Notice of Intent, SE192-899, continued from 7/11/23. Nyles Zager from Zenith was present for discussion. Mr. Zager said at the last meeting they presented the project and asked for a continuance because they were still waiting for Planning Board approval. He believes they addressed all the concerns from the review consultant. He provided the Commission with the comments. Member Knox said the Planning Board did vote to close the hearing at their last meeting for the definitive subdivision plan. It is on their agenda for this week for a discussion regarding the covenant. He said they were satisfied at this point and there will be no other changes from the Planning Board.

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

Voted: to close the hearing and issue an Order of Conditions on Stowe Estates, SE192-899, with all the standard Conservation conditions for construction with the additional condition that the maintenance of the drainage system will be in perpetuity and will be added to your Certificate of Compliance when it's issued. Also, no snow removal will be deposited in the detention basin.

That will also be in perpetuity to be added to the Certificate of Compliance.

Unanimous approval.

**160 Bedford St.** - Request for Determination of Applicability (RDA). Determination of wetland line. Chairman Bouchard read the legal notice into the record. Aaron Reardon from Prime Engineering was present for discussion. He said the client received an Enforcement Order and they are working toward compliance. He said he would like to redo the wetland line toward the front of the property since he didn't have any information in the file for that. He wanted to see if they would need a Notice of Intent (NOI) for the work that is proposed. After the Enforcement Order, they went out and surveyed the property. They do propose to do work within the 100' buffer zone, which is why they want to redo the wetland line. Member Knox asked about the plan. There is a proposed building where the temporary parking is right now. With the temporary parking, will they keep the concrete barriers to keep people at a distance. Mr. Reardon said they surveyed where the 100' buffer would be and they're not allowed to park there. Member Yeatts said they needed to do a determination. The work requires the filing of a Notice of Intent. Chairman Bouchard said he was in favor of what Mr. Reardon is proposing and would

like to see it come to fruition. Member Yeatts asked who had delineated the wetland. Mr. Reardon said it was Julie Goodwin, who is no longer with the company. He didn't have data sheets for the portion of wetlands at the front of the property. Member Yeatts asked if there was an Abbreviated Notice of Resource Area Delineation (ANRAD) and when it would have been. Mr. Reardon said he thought they filed an NOI. Chairman Bouchard said there was an ANRAD way back. Member Yeatts asked if Member Faherty knew how long an ANRAD was good for. He said he would be hesitant to accept anything over three years. Member Faherty asked about the wetland line in the northeast of the plan. If Mr. Reardon wasn't sure it was accurate or if he was hesitant to say it was accurate because he didn't have the data sheets. He answered that they originally thought it was isolated land subject to flooding, but later in the project they found that it was a trench that goes to the larger wetland. He would prefer to have it delineated better. Member Knox asked if it was viewed differently prior, and now they recognized it was a true wetland so they needed to go through the process. Mr. Reardon said that was correct. Member Yeatts asked about it being surveyed. Mr. Reardon replied that they did have a survey done, but they don't have a PLS stamp on it to signify that the property line is what they're saying it is. With their NOI submission they will obtain that. Chairman Bouchard suggested it would be good if everyone could go out and take a look at the site. Member Yeatts said she had already gone out and had spoken to the neighbor. She added that is what's good about a NOI, the abutters are notified. Member Faherty asked why they even submitted an RDA. Mr. Reardon replied that it was because of the Enforcement Order. Member Knox added that it was to show they were reacting to what the applicant did.

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

Voted: to issue a positive determination number three that requires the filing of a Notice of Intent.

Unanimous approval.

**13 Brookstone Drive** - Request for Certificate of Compliance - SE192-160. Member Knox asked if Chairman Bouchard had gone out to look at Brookstone Drive. Chairman Bouchard said he had gone out the previous day. He said the property was in immaculate condition and recommended approval.

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

Voted: to approve and issue a Certificate of Compliance for 13 Brookstone Drive, SE192-160.

Unanimous approval.

**Meeting Minutes** - May 9, 2023.

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

Voted: to approve the meeting minutes of May 9, 2023 as typed.

Five in favor, one abstains (Knox).

Adjournment - (7:22pm)

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

Voted: to adjourn

Unanimous approval.