

**Conservation Commission  
Meeting Minutes  
Tuesday, June 9, 2015**

On June 9, 2015, the Conservation Commission held a meeting at 7:00 PM at the Lakeville Public Library – Conference Room. The meeting was called to order by Chairman Robert Bouchard at 7:01 PM. Members present: Robert Bouchard, Joseph Chamberlain, Linda Grubb, Hugh Rogers, Jr., Martha Schroeder, Derek Maksy and Nancy Yeatts. Members absent: (with prior notice): Ryan Trahan, and Sara Kulakovich Associate Member. Also: Christine Weston, Recording Secretary. LakeCAM was recording the meeting.

**7:00 PM NOI (Notice of Intent) 39 Shore Avenue – William and Susan Furtado**

Chairman Bouchard read the notice of the hearing into the record. Jamie Bissonnette, of Prime Engineering was present with the owners. Mr. Bissonnette explained that the project will consist of razing the existing family house, shed, and reconstructing a new house with an associated septic system, grading, utilities and retaining wall. The lot has seasonable water. The septic system will have a sand filter. The footprint will be smaller when built, which is rare. Ms. Yeatts had spoken with Mr. Bissonnette about compensatory storage and the topographical lines for clarification. Member Chamberlain asked if the property will remain seasonal? Mr. Bissonnette responded that it would with the seasonal water. Ms. Yeatts brought up percent lot coverage which is something she has been asking about due to impacts taking place on small parcels of property. 23% is the coverage pointed out by Mr. Bissonnette. It is a 4,500 square foot lot. Ms. Grubb noted that she only has the Assessors information to reference the original coverage, so it is not known what the original percentage was. Mr. Bissonnette stated that they will be eliminating one shed and moving another one. The driveway will continue to be gravel. Member Chamberlain asked about the plywood with the retaining walls. Mr. Bissonnette explained how the bottomless sand filter is built. He stated that the BOH (Board of Health) has been pushing towards concrete block. However, Mass DEP conditions, is what they are following, with 6x6 timbers. There will be 2x4's below the ground to set up the initial framework to hang things. It will be used below grade to establish things. One will only be able to see the 6x6 timbers and concrete blocks. A Retaining wall will be built around it. It all ultimately depends on the quality of the PT (Pressure Treated) wood of how long it will last. Maintenance is key. Member Maksy asked if there was any chance of siltation infiltrating onto the neighbors property. Mr. Bissonnette responded that the intention is to build the wall first on three sides. Mr. Bissonnette would also like to meet with Ms. Yeatts onsite regarding the silt fence. The site is extremely flat, there is no topography. That can be a condition, that Ms. Yeatts does the onsite visit. Ms. Yeatts stated that she had the same questions about compensatory storage and the fact that part of the project is only one foot away from the neighbors. The retaining wall will not trigger a filing with the ZBA. 57.08 is the finished elevation. There will be a crawl space underneath the structure. The new flood elevation is 57.02. Member Maksy noted that this conflicts with the building code. Mr. Bissonnette stated that he does not have access to the projected flood maps. He only has handwritten notes from people talking about it at Town Hall. Ms. Yeatts stated that as a Lakeville homeowner, she has

found that it is important to tell people that if the new flood maps are accepted and pass at Town Meeting, people's insurance will be increasing by at least 10% of the value of the house. Ms. Yeatts stated that the regulations call for the engineering calculations and Mr. Bissonnette stamped this so we need to answer the question of compensatory storage since it is on the regulations. Mr. Bissonnette stated that if DEP says that it is mandatory when it is not even privy to the general public, how can he comply? Member Chamberlain spoke on the ground water elevation and going by the mottling encountered. Ms. Yeatts stated that due to all the flooding, those with shore front properties are concerned about the displacement of the water with what they are doing. With the compensatory storage, if you are taking away from an area where the water would come in a flood, something needs to be done to offset this. Mr. Bissonnette stated that all the flood elevations are 55. With every cubic foot changed, it has to be replicated at the same elevation somewhere else, so that it does not raise the flood levels on anyone else. The retaining wall is a dramatic expense to the owner, but it will prevent erosion and also allow the house to be better protected. There will be weep hole in the retaining wall. Ms. Yeatts stated that if the driveway is to be paved in the future, it will require a new filing. The before, during and after construction standards need to be complied with and organic lawn standards. Ms. Yeatts asked if there was any dewatering proposed? Mr. Bissonnette explained that the intention is to do the work during the dry season. It can be made available though. Ms. Grubb asked to get a breakdown on the impervious coverage since she could not come up with Mr. Bissonnette's 1070 figure. She would like to see the figures. Mr. Bissonnette agreed. Member Chamberlain asked if there are any plans for a dock or pier. Mr. Furtado responded that there is a dock there. Mr. Bissonnette added that they have removable dock and if it is not permitted he can provide them with that service. Mr. Furtado stated that when he bought the house the previous owners said it had a Chapter 91 license.

**A motion was made by Member Maksy; seconded by Member Chamberlain and it was:**

**VOTED: To close the hearing and approve the NOI for 39 Shore Avenue with the following conditions:**

**The Conservation Agent will be contacted prior to the start of work to schedule a pre-construction meeting and to review placement of the siltation barriers.**

**There will be no paving of the driveway, this and any other work will require a new filing with the Commission.**

**Organic Lawn Care Standards will be adhered to.**

**It will be up to the Agent to determine if de-watering is necessary.**

**All Special Conditions shall apply, including before, during and after construction.**

**Unanimous in favor.**

### **Other Business**

1. Signature page for duplicate OOC for recording SE192-593 – 47 Loon Pond – Mark Knox

**A motion was made by Member Maksy; seconded by Member Chamberlain and it was:**

**VOTED: To sign the duplicate OOC for 47 Loon Pond.  
Unanimous in favor.**

2. Approve meeting minutes of 4-14-15 & 4-28-15

**A motion was made by Member Chamberlain; seconded by Member Maksy and it was:**

**VOTED: To approve the Conservation Commission meeting minutes as amended for the  
April 14 and the April 28, 2015 meetings.  
Unanimous in favor.**

3. Paybills

Ms Yeatts presented her phone bill in the amount of \$79.44 and stated that she uses the phone significantly more for matters of with Conservation than those with the APC.

**A motion was made by Member Maksy; seconded by Member Chamberlain and it was:**

**VOTED: To sign and approve the phone bill as provided from Ms. Yeatts in the amount of  
\$79.44.  
Unanimous in favor.**

### **Old Business**

There was no old business presented for discussion.

### **New Business**

Discussion took place on Chapter 91 licenses and the process that people have to go through to obtain one. Ms. Yeatts explained that having someone go through the entire process and expense of an NOI for a small aluminum dock that goes in and comes out of the water, on a seasonal basis, seems to be rather cumbersome. It is felt that an RDA is appropriate so that the applicant does not have to go through all the costs and requirements with engineering plans, etc., unless it is a permanent type dock/pier. Member Chamberlain stated that he has suggested before that magnetic medallions should be provided so that the client can place one on the outside of the dock facing the water and one on the inside facing the street so that it is visible whether they have filed and received their Chapter 91 license. Member Maksy suggested having a meeting explaining the Chapter 91 process so that people could learn about it and know that it is not such an in-depth difficult process to apply and obtain their Chapter 91 dock/pier license, in most cases. Member Rogers mentioned that the materials that the docks are being made of recently are not with pressure treated wood since that was too heavy and people had difficulty lifting the docks in and out of the water on a seasonal basis. Docks are more typically now made of aluminum and are low maintenance. Maybe a simplified drawing could be provided. Member

Grubb noted that people need to understand that there is a responsibility when living on the water, and to be able to enjoy that, they need to respect it.

**Schedule next meeting**

The next meeting was scheduled for Tuesday, June 23, 2015 at 7 PM at the Town Office Building.

**Adjournment**

**Upon a motion made by Member Maksy; seconded by Member Chamberlain it was:**

**VOTED: To adjourn the Conservation Commission meeting at 7:52 PM.  
Unanimous in favor**

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