

FINAL – Approved by the Conservation Commission at their October 13, 2015 meeting

**Town of Lakeville
Conservation Commission
Tuesday, September 22, 2015
7:00 PM – Lakeville Town Office Building**

On September 22, 2015, the Conservation Commission held a meeting at 7:00 PM at the Lakeville Town Office Building. The meeting was called to order by Chairman Bouchard at 7:01 PM. Members present: Robert Bouchard, Mark Knox, John LeBlanc, and Martha Schroeder (exit 7:34 PM), and Katherine Goodrow-Robinson, Associate. Members absent: Derek Maksy, Joseph Chamberlain and Sarah Kulakovich. Also present: Nancy Yeatts, Conservation Agent and Christine Weston, Recording Secretary. LakeCam was recording the meeting.

7:00 PM

RDA – 26 Dunbar Road – Myrtle Haworth Trustee

Chairman Bouchard read the notice into the record. *Ms. Haworth and her engineer, Darrin Michaelis, were present for the discussion.* Mr. Michaelis of Foresight Engineering explained that the project is the installation of new septic system components, it requires the decommission of the existing tanks which are within the 100' buffer zone of Long Pond. This work requires limited excavation. All disturbance is within areas already disturbed. The existing dwelling and lawn area are between the work and the resource area. The area is well maintained and flat, however, a silt fence will be in place throughout construction. Ms. Yeatts noted that the work seems to be mostly outside the buffer. Mr. Michaelis stated that there is the one area where the utilities meet and where the c/o (clean out) is. Ms. Yeatts noted that the Commission has been approving the installation of straw wattles, however, there has been some difficulty since they are not being installed correctly. Straw wattles need to be trenched in about three (3)" and the ends need to be butted up against one another. Mr. Michaelis stated that he would let Redlon know about using the straw wattles.

Upon a motion made by Member Schroeder; seconded by Member Knox it was:

VOTED: To close the hearing and issue a Negative 4 ruling (*the work described in the Request is not within an Area subject to protection under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to protection under the Act*) and that a silt fence will be put in place and reviewed prior to the project beginning. Unanimous in favor

Meet with Jeffrey Youngquist of Outback Engineering to discuss 5 Harding Street

Mr. Youngquist, Outback Engineering, and applicant Timothy Spillane; were present for the discussion. Mr. Youngquist stated that the property was previously a nursery, and another nursery is being proposed. Both Mr. Youngquist and Mr. Spillane explained the plans as presented. There is to be a growing area at the back of the site, a retail area with a paved parking and drive, and four (4) buildings are being proposed. Heading to the growing area the road will

remain dirt. Most of the area around the border of the property is being restricted since it is basically Natural Heritage. Only three (3) additional acres are intended to be disturbed, or 10% from what was originally disturbed. The wetlands have been flagged and approved. This plan has been sent to Natural Heritage but there has not yet been a reply from them. There will be a Greenhouse, two buildings (7500 Square feet each) and a retail building. It may be that the two (2) 7500 Sq. Ft. buildings are combined into one (1) 15,000 square foot building. Customers will not be allowed into the back growing area. Member Knox asked if the isolated and restricted areas will have some sort of signage set into place so that it does not get encroached over time or people wander in. Mr. Youngquist responded that there would be signage. Mr. LeBlanc asked about fencing, especially in the nesting area. Mr. Spillane stated that it is difficult terrain to be walking in. Mr. Spillane explained that some fencing could be installed around the retail area, which would be vinyl; however he would like to only have separation fencing, not barrier fencing in order to leave things as natural as possible. The topsoil has been stripped from the site. It is hoped to put in a sitting area with the plants and trees labeled as examples for homeowners, architects and engineers of what wetland and other plants look like. Mr. Knox stated that he is fine with no fencing but the area should be distinguished somehow so that people are aware of the bounds. Monument markers would show delineation and allow it to look aesthetic. Ms. Yeatts asked if Natural Heritage has been told that they want to put wetland plants there? Mr. Youngquist responded that Natural Heritage has received the same plans as have been presented this evening. Mr. Spillane stated that the plants could be placed in the upland area to be shown since it is a big part of what is sold by his nursery each year. Ms. Yeatts explained that another party had wanted to purchase the same property several years ago and Natural Heritage had provided them with a lengthy request of what they would want set into place and they had wanted a CR (Conservation Restriction) placed on it. Chairman Bouchard asked if the mink cages that had been left there would be cleared out? Mr. Spillane responded that it would be along with the cement footings. The parking will be limited to where it shows on the plan. There will be container plants, etc., sold for retail and commercial. The invasive plants, such as Autumn Olive and Bittersweet will be gotten rid of. Ms. Yeatts stated that there had been controversy with Natural Heritage regarding the mink cages and whether or not it would be worse to get rid of them or just leave them. Mr. Youngquist stated that the cages are in the restricted area so they can be left alone. The Conservation Agent asked what would be happening in the white triangle area on the plan where nothing is marked on it. Mr. Youngquist stated that it will be left alone since you cannot get to it, unless Natural Heritage needs the area for something else. Mr. Spillane stated that he would like to use the Cross Street road as a secondary access for employees since the traffic flow is extremely heavy in the AM. It would allow for the employees to safely arrive to work. He added that should be a light installed somewhere along Route 44 since it gets dark there at night. Ms. Yeatts stated that Cross Street is very narrow and curvy. Mr. Spillane stated that there would be maybe 12 cars entering in the AM and exiting in the PM. Presently the area is an overgrown driveway. Chairman Bouchard noted that the parking area seems to be small and additional room will be needed for trailers to turn around. Mr. Spillane produced an RDA plan. By SITEC, dated 2008 listed as High Rock Harding Wetland Delineation Plan for the Conservation Agent to review. Member Schroeder asked about the chemicals that nurseries typically have. Mr. Spillane responded that he is very cautious about what types of chemicals are used. He tries to use best practices for growing. Water will be supplied from the City of Taunton. A well will also be installed for irrigation but City water will be needed for fire suppression, bathroom and other facility (domestic) needs. Mr.

Youngquist noted that the plans had been provided to Natural Heritage about a week ago. Ms. Schroeder stated that she would have some concerns with the roadway since it was set aside for turtles. Mr. Youngquist stated that another road could be built also. Mr. Knox stated that if there is an existing road it should be utilized rather than building another. Ms. Yeatts asked if Natural Heritage would need to see a more definitive plan? Mr. Youngquist responded that they would, however, this plan is just for the initial asking for an opinion, to provide a starting point before the filing takes place. The comments that come back from Natural Heritage are going to be important to see.

Island Terrace – reporting condition

Ms. Yeatts explained that the construction has been completed on the Island Terrace project and most of the areas have been stabilized. When all the areas have been stabilized and grown in they will be applying for a Certificate of Compliance (COC). In the meantime, the engineering firm is requesting relief from the reporting mandated on their Order of Conditions. The reporting was important during construction because of the size of the project. It is felt that it is no longer necessary as the construction has been completed and they are basically just waiting for the disturbed areas to “grow in”.

Upon a motion made by Member Schroeder; seconded by Member Knox it was:

**VOTED: To remove the reporting condition from Island Terrace.
Unanimous in favor**

Straw Wattle Installation – Coconino County – You Tube video

The Conservation Agent presented pictures of a few projects that have installed Straw Wattles as opposed to hay bales, however, the straw wattles are not being installed correctly. A video was shown to the Commission regarding the proper installation of straw wattles (Coconino County). It is hoped to set up the link to the video on the Conservation Commission website so that Applicants, Engineers, builders, etc. could review prior to installing straw wattles, along with creating a handout to provide to people. If the trenching is done and the wattles are installed properly, then they can be staked five (5) feet staked apart. Straw wattles are more economical and will come through on plans as hay bales, but the Commission will be asking for the straw wattle alternative. Either using the straw wattles or the hay bales will be through approval on an individual basis. Since this is new, the Commission needs to educate people on how to do it and provide the opportunity to have it done correctly.

Review interested applicants to the ConComm for recommendation to the BOS for their October 14th meeting

Ms. Yeatts stated that Member Rogers has resigned from the Commission and the Board of Selectmen has advertised the vacancy. One person has responded to the ad, Peter DeFusco. The Commission is not able to make a decision tonight since it no longer has a quorum. Mr. DeFusco can be invited to the next meeting of the Commission.

Appoint Representative to the MPIC

Ms. Yeatts stated that she had received an email from Associate Member Kulakovich regarding her interest in serving as Representative to the MPIC (Master Plan Implementation Committee), however, it is not known if an Associate Member would be allowed to serve on the committee. The charge of the MPIC was then reviewed;

The Town of Lakeville, Massachusetts shall establish a Master Plan Implementation Committee to oversee and update the Town's Master Plan, published in 2005. The duties and responsibilities of the Master Plan Implementation Committee shall be as follows:

- *To meet monthly to update Lakeville's 2005 Master Plan;*
- *To research possible funding sources, and make application for grants, to update various sections of the 2005 Master Plan.*
- *To work with key Boards to assist the Committee in updating various sections of the 2005 Master Plan and foster public participation in the planning process.*

The Committee shall consist of nine (9) Members to be appointed by the Board of Selectmen for one (1) year terms. The Committee will consist of a Member of the Planning Board, the Town Administrator, a Member of the Board of Selectmen, a Member of the Open Space Committee, a Member of the Conservation Commission, and four (4) Members-at-large.

The next meeting of the MPIC will be on Wednesday, October 21, 2015 at 7 PM at the Senior Center. Presently those serving on the committee are; Rodney Dixon, Chair, James Rogers, Vice Chair, Robert Mello, Rita Garbitt, Ted Bunn, Aaron Burke, Sylvester Zienkiewicz and Patrick Marshall.

Other Business

Ms. Yeatts stated that she has asked Associate Member Robinson to assist with developing a Conservation website and she has agreed. Mr. Darling, Building Commission, has indicated that the Town of Freetown has a wide variety of information on their website. It is important to note though that many Towns have more hours available to them for their Conservation Agent and Clerk. The Town of Lakeville only has an Agent for 15 hours a week and a Clerk for 15 hours a week. Ms. Yeatts also stated that she is working on a list with the Building Commissioner regarding what projects a simplified permit would cover.

Ms. Yeatts stated that the Commission voted to obtain books and materials for the Children's section at the Library, thus she had ordered three (3) copies of the book, "A Wetland Walk", written and illustrated by Sheri Amsel. Two (2) copies will be provided to the Library and one (1) copy will be available in the office.

Approve meeting minutes of 9-8-15

The meeting minutes were not approved since there was no longer a quorum present.

Pay Bills (if necessary)

There were no bills to pay at this time. Ms. Yeatts stated that she is waiting for the vacancy to be filled prior to signing up the Commission with their annual memberships with the MACC (Massachusetts Association of Conservation Commissions). The Agent is also hoping to schedule a training to take place at the Library rather than having everyone try to attend a training elsewhere. The Commission has a budget for educational purposes.

Schedule next meeting.

The next meeting was scheduled for Tuesday, October 13, 2015 at 7 PM at the Library on Precinct Street.

Adjournment

Chairman Bouchard declared the meeting adjourned at 8:06 PM.

ConComm9-22-15final