

**FINAL – Approved by the Conservation Commission at their April 25, 2017 Meeting**

**Town of Lakeville  
Conservation Commission  
Tuesday, April 11, 2017  
7:00 PM – Lakeville Town Office Building**

On April 11, 2017, the Conservation Commission held a meeting at 7:00 PM at the Lakeville Library. The meeting was called to order by Chairman Bouchard at 7:00 PM. Members present: Robert Bouchard, John LeBlanc, Joseph Chamberlain, Mark Knox, Katherine Goodrow-Robinson (enter 7:05 PM), and Sarah Kulakovich Associate (enter 7:10 PM), Nancy Yeatts, Conservation Agent and Christine Weston, Recording Secretary. Keith Jensen was absent. LakeCAM was recording the meeting.

**7:00 PM**

**NOI – 23 Hilltop Acres Drive - Troiani**

Mr. Bissonnette of Zenith Engineering has requested that the hearing be continued since the project has not yet gone before the Board of Health.

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

**VOTED: To continue the hearing for 23 Hilltop Acres Drive to Tuesday, April 25, 2017  
at the Town Office Building on Bedford Street at 7:00 PM.  
Unanimous in favor**

**RDA – 80 Pickens Street - Esposito**

Chairman Bouchard read the legal notice into the record. *Mr. & Ms. Esposito were present for the discussion, along with Matt Collins from Apollo Pools.*

Ms. Yeatts stated that the filing came in very close to the deadline. Today the Agent had the opportunity to visit the site and take pictures. The Agent has been at this property in the past for a shed in 2014. Pictures were passed around for the Commissioners to view. The Agent noted that there has been quite a bit of fill deposited both in and near the wetland. The Agent distributed copies of the two-page plan. One plan showed the site with the shed and the other plan showed the site with the pool. What has been done is a violation and the Commission now needs to decide what to do. Outback Engineering had done the original wet line flags and some appear to still be there. Usually, in cases such as these, the Commission asks for a restoration plan. The most economical thing for the applicant would be to have Jen Silva, Wetland Scientist with Outback Engineering, return to re-flag the area. Ms. Yeatts noted that there had also been some trees taken down. The stumps have not been removed. The shed project was signed off on by the Agent several years back. It is a non issue. The fill is the issue. The pool is a separate issue. The Commission will meeting again in two (2) weeks, April 25, 2017, for its second meeting of the month. Mr. Esposito apologized about the distances with the shed and the pool and how they did not get plotted properly. Mr. Collins explained that he had pulled a measurement from a property line stake and went from there. Mr. Esposito stated that he is just trying to build an above ground swimming pool, and then this cropped up. He stated that if there

is a violation, he will work with the Commission and try to remedy it. Chairman Bouchard stated that there are two (2) issues and they are linked. There are questions about the pool. Will there be any grading and extra filling proposed for the pool? Mr. Collins responded that there would not be. The proposed pool area is relatively flat. The stumps are not in the way of the pool. He stated that he will do the work when the project is signed off on. Member Knox asked if Mr. Esposito was aware of the pictures of the fill along the driveway and garage? Mr. Esposito responded that he was. Member Knox stated that he was inclined to suggest that the work be made part of the Order of Conditions. Ms. Yeatts explained that this is an RDA, not an NOI. Ms. Yeatts stated that a DOA is not enforceable, an OOC is, because it is recorded at the Registry of Deeds. Member LeBlanc asked if the Commission could approve the pool and then do the rest? Chairman Bouchard explained that traditionally the violation has to be resolved before the rest of the work is done. Ms. Yeatts explained that the Commission could ask for an NOI but requiring a restoration plan would be a more economical solution for the applicant. Member Chamberlain asked if there is a plan with both the shed and the pool on it. Ms. Yeatts responded that there was not. Ms. Yeatts stated that the RDA needs a revised plan with the shed and the pool on the same plan. Member Knox asked if the Commission should have the violation and restoration plan with the pool approved, or have the applicant do an NOI? Ms. Yeatts explained that there is nothing in the RDA that compels someone to follow through with it. It does not have to be recorded in Plymouth. If the Commission wants the applicant to do an NOI that is fine. However, the easier solution is to give a violation notice and have the RDA contingent upon the restoration of the area. The applicant can come back in two (2) weeks with a restoration plan. Then, if they have an acceptable plan, the Commission can then say that the RDA is contingent on the restoration plan. Mr. Esposito asked if the Commission was asking for him to come up with a plan to rectify the grass clippings and the gravel? Chairman Bouchard responded that the Commission was trying to streamline what needs to be. It will involve getting an Engineer or a Wetland Scientist. Mr. Esposito asked if he could call Outback Engineering and have Ms. Silva come out. Would she be the person that the Commission would accept a restoration plan from? Ms. Yeatts responded that she is a Wetland Scientist. The Commission would rely on Ms. Silva's expertise for a solution. Chairman Bouchard stated that a lot depends on Outback's procedures. Ms. Silva may do the work, and develop a restoration plan, but it may then need to be stamped by an engineer. It depends on their process. Member Knox noted that Outback has the capability to all of that in-house. Ms. Yeatts asked that the plan be provided prior to the meeting. She added that she has worked with Ms. Silva before and, Ms. Silva can always contact her to discuss this.

**Upon a motion made by Member Knox; seconded by Member Goodrow-Robinson it was:**

**VOTED: To continue the hearing for 80 Pickens Street to Tuesday, April 25, 2017 at  
the Town Office Building on Bedford Street at 7 PM.  
Unanimous in favor**

### **Other Business**

- Vigers (Rules & Regulations, Signage, Eagle Scout Project, etc.)

Ms. Kulakovich stated that Tyrus is moving forward on his Eagle Scout proposal. A question has come up about the trail getting close to the stream, and an RDA was suggested.

However, it does not look like he wants to pursue that. So what does Ms. Yeatts recommend him to do? He wants to get as close as he can to the stream. Ms. Yeatts stated that an RDA is required. The Scout can call the office and she can walk him through it. He will need to know the submittal deadlines.

Ms. Kulakovich stated she would like to have an Open House at Vigers early May. Mr. Bissonnette has put together an article for the paper. She would also like to have a Clean Up Day. Volunteers are definitely needed. If additional groups want to use the Cowboy house, maybe volunteers from these groups can help maintain the trails. This would help with sustainability. Ms. Yeatts stated that if the Boy and Girl Scouts and 4-H will use the Cowboy House, then that should help with maintaining the property. If something major happens such as a tree or large branch coming down, then the Highway Department is called to come in and remove it.

Member Chamberlain suggested that in order to allow the property to be more “user friendly” maybe the 21 day advanced notice is too long. Ms. Kulakovich explained that she thought it was based on Conservation meetings. Also, airing on the side of caution, if there needs to be a Police Detail or additional insurance. It is hoped to have an online calendar which the public could access. Member Knox asked if there was an application for use of the property. If so, it should be made available online, and easily accessible through the Conservation website. The language regarding the need for a porta potty needs to be clearly laid out. Either by head count or by length of time at the site, should determine if a porta potty is required. Chairman Bouchard noted that these issues have come up before and the Commission feels that it is the responsibility of the applicant. Ms. Kulakovich stated that if it is advertised that there are no services available, then people will know. Member Knox explained that the Commission needs to make sure that it has done its due diligence about porta-potty’s. Ms. Kulakovich noted that parking area is limited to about 50. Member LeBlanc noted that there might be a Board of Health (BOH) regulation that they have to have toilet facilities. Chairman Bouchard asked if the Commission wants to do a review of the regulations. Member Knox stated that he thought the rules would be on a sign, with what has been provided it would take a billboard. Ms. Kulakovich explain that she wants to develop a bulleted version to put on a kiosk. Member Knox-dawn to dusk, no smoking , etc. no children without parents. Ms. Kulakovich-do we need to approve anything to have a clean up day? Member Knox-no. Chairman Bouchard-if want to change a word here and there is that ok? Ms. Kulakovich-that is fine if you want to email it to me can do that. Chairman Bouchard-so any questions or observations, etc please get to Ms. Kulakovich. If minor make the change if it is significant then run it by us.

- Master Plan Discussion

Ms. Yeatts distributed a 17 page document of what the Open Space Committee has been working on for the Master Plan in the section of Natural and Historic Resources for the Committee to review. This document will also be emailed to the Commission.

**Upon a motion made by Member LeBlanc; seconded by Member Goodrow-Robinson it was:**

**VOTED: To continue the discussion on the Master Plan at the April 25, 2017 meeting of the Conservation Commission so that the Commission can review what was provided.  
Unanimous in favor**

- Review interested parties for openings on the Commission

There are four (4) interested candidates and they will be invited to the Commissions April 25, 2017 meeting.

- Approve meeting minutes of 2-28, 2017

Member Knox asked if there had been any further comments from Parkhurst residents regarding these minutes.

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

**VOTED: To approve the Conservation Commission Meeting Minutes of February 28, 2017 as presented.  
Unanimous in favor**

- Pay Bills (if necessary)

Ms. Yeatts stated that she had looked at soil augers and it appears that they are more than \$150; the cost is closer to \$200. There is money in the budget to make the purchase.

### **Schedule next meeting.**

The next meeting was scheduled for Tuesday, April 25, 2017 at the Town Office Building.

### **Adjournment**

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

**VOTED: To adjourn the Conservation Commission meeting at 8:07 PM.  
Unanimous in favor**

The Framingham State College student, Josh Faherty, was also present.

