

FINAL – Approved by the Conservation Commission at their July 11, 2017 Conservation Meeting
Town of Lakeville
Conservation Commission
Tuesday, June 27, 2017
7:00 PM – Lakeville Town Office Building Conference Room

On June 27, 2017, the Conservation Commission held a meeting at 7:00 PM at the Lakeville Town Office Building Conference Room. The meeting was called to order by Chairman Bouchard at 7:00 PM. Members present: Robert Bouchard, Joseph Chamberlain, Mark Knox, Katherine Goodrow-Robinson, Caitlyn Canedy, Keith Jensen, and Richard Hagerman, Associate, Nancy Yeatts, Conservation Agent and Christine Weston, Recording Secretary. John LeBlanc and Sarah Kulakovich were absent. LakeCAM was recording the meeting.

7:00 PM

ANRAD – 63B Bedford Street – Trask (cont'd from 6-13-17)

Chairman Bouchard introduced those in attendance. *Bob Forbes from Prime Engineering and Associate. Dan Maher, from Warren Trask.* Mr. Forbes stated that the first step for Warren Trask is to expand the pavement for adding additional buildings, however, it was important to get the wetland line in order. The flags were done last year and the Agent was contacted to go out and review them. Several flags were re-adjusted.

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

**VOTED: To accept the new plan for 63B Bedford Street for Warren Trask.
Unanimous in favor**

Ms. Yeatts went over the new Plan of Record with the Commission. She stated that wetland flags; A69-A123, B5-B19, and C5-C48 have been approved. Flags A9-A68 have been verified for determining upland area for zoning purposes only. Mr. Forbes indicated that they may put one area under a Conservation Restriction. There is an extensive area which could be considered transitional on this property, therefore, any further work that is proposed within the wetland flag line of A9-A68, may require a peer review.

Mr. Forbes stated that with zoning regulations, the property is only allowed 50% coverage. The property can go up to 70% coverage, with a density bonus approved by the Planning Board. Ms. Yeatts stated that the ANRAD is just for purposes of determining where the wetlands are.

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

**VOTED: To close the hearing and issue an ORAD for 63B Bedford St. for Warren Trask. Flags A69-A123, B5-B19 and C5-C48 have been approved by the Conservation Commission. Flags A9-A68 were verified for purposes of determining upland area for zoning only. Any actual work proposed in this area will require additional review of the wetland line.
Unanimous in favor**

RDA – 7 Quail Run - Zion

Chairman Bouchard read the legal notice into the record. *Scott Zion was present for the discussion.*

Ms. Yeatts explained that the project is for the demolition of an existing shed structure 20' from Long Pond, to be replaced by a smaller structure 65' from Long Pond. The applicant would also like to remove three (3) trees. The stumps are not to be removed but can be ground down. A siltation barrier will be installed, and if any debris goes into the pond it is to be removed immediately. The hill is steep, but there is a flat area for the structure. Mr. Zion stated that the new building is prefab and he will put it together on site. Member Knox noted that the new structure is 360 square feet. Mr. Zion mentioned that when he took measurements for where the new structure would be and there is a tree 65' back which may create a problem. Ms. Yeatts asked if he would like to put four (4) trees to be removed rather than three (3)? Mr. Zion responded that he would. Ms. Yeatts agreed for four (4) trees with the same conditions.

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

**VOTED: To close the hearing and issue a Negative 3 Determination of Applicability to demolish a small shed and install a new shed further back from the pond. A siltation barrier will be in place and checked by the Agent prior to the start of work. All stumps will be ground down, *not* pulled. Any debris falling into the pond will be removed immediately.
Unanimous in favor**

RDA – 117 Nelson's Grove Road - Sheedy

Chairman Bouchard read the legal notice into the record. *Chris Sheedy was present for the discussion.*

Ms. Yeatts explained that the project is for an enclosed porch which has the same roof line as the home. Mr. Sheedy stated that it is a hip roof and the porch is captured in the roof line. Ms. Yeatts expressed her concern about materials going into the pond since it is a windy area. The area is very flat, he will hand dig the holes. The Agent did not see the need for a siltation barrier. Mr. Sheedy explained that originally he wanted to use an excavator to dig the holes, but if he has to hand dig them then he will do that. Ms. Yeatts stated that the project is within 14' of the pond and this is what the Commission has been doing with each applicant that close to the water. Member Knox asked who would use the excavator. Mr. Sheedy responded that he would. Ms. Yeatts stated that if he was to use an excavator then there should be a siltation barrier. Mr. Sheedy agreed to put one in. Member Chamberlain stated that an excavator is not designed to dig holes; it would be a different machine. Member Jensen suggested a small auger. Ms. Yeatts suggested a hay bale line or maybe a 12" silt sock staked in every 3' feet. Member Knox noted that they come in 100' foot rolls. The Agent will inspect the siltation barrier prior to start of work. The silt sock should be placed from the middle of the deck, around the property line and up the side.

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

**VOTED: To close the hearing and issue a Negative 3 Determination of Applicability for the rebuilding of a small porch. With the condition of the installation of a 12” silt sock, staked every three feet. The use of a small excavator is allowed. Any materials that may go into the pond are to be immediately removed.
Unanimous in favor**

Brief discussion took place amongst the Commission on the topic of making sure that the Commission has consistency when rendering decisions on filings. Including, possibly having guidelines to follow when particular aspects are similar and occurring with filings. Ms. Yeatts explained that the two filings this evening were RDA's. NOI's are more extensive and there are other conditions included about using equipment and having a back-up plan for equipment failure. It is the applicants responsibility to remediate the situation in the event of an equipment failure. Member Knox explained that there is not a hard guideline; the projects are taken case by case. Some of the factors that the Commission considers are; the size and impact of the project, the slope of the land, and the proximity of the project to the wetland/pond. Member Chamberlain added that the Commissions decisions do not set precedent, each project is looked at individually. Ms. Yeatts explained the difference between an RDA and an NOI. Chairman Bouchard stated that RDA's are usually done by the owner, and when the owner explains the project, there is usually some information missing.

Other Business

- Master Plan Review

Ms. Yeatts distributed the draft statement for the Commission members to review. Member Chamberlain pointed out a few minor changes to be made.

Member Jensen was asked if he had anything to report as representative on the Master Plan Implementation Committee (MPIC). He noted that there is a website "Lakeville Helping Lakeville" where some matters seem to get carried away through discussions from residents and others, especially since the recent Annual Town Meeting. One point to take into consideration is the number of Registered Voters in Town, the number of Registered Voters who attended Town Meeting, the number who went out to vote and how many people in the on-line discussions are actually residents of the Town! Ms. Yeatts suggested the possibility of hosting an Open House this winter to provide understandable information. Member Goodrow-Robinson asked if it was appropriate to comment on the websites. Chairman Bouchard stated that she could, however, she should make it clear that she is speaking for herself, not the Commission. Member Goodrow-Robinson noted that the Environmental Impact Report (EIR) was mentioned, by a former Chairman of the Commission (Emery Orrall), in relation to the LeBaron project and someone had put up a picture of a spotted turtle. Ms. Yeatts explained that the EIR/Study has been done for Phases 1 and 2 of the LeBaron project, but not for Phase 3. The project has been in the works

for almost two (2) years and the Commission has provided a great of information about the forthcoming project. The Commission has done all that they are able to do.

- Approve meeting minutes of June 13, 2017

No meeting minutes were presented for approval this evening.

- Pay Bills (if necessary)

Ms. Yeatts distributed the two (2) invoices from W.B. Mason for the Commissioners signatures. She briefly went over the items purchased for the office.

Schedule next meeting.

The next meeting was scheduled for Tuesday, July 11, 2017 at the Lakeville Public Library at 7 PM.

Adjournment

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

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

Student: Joshua Faherty, was present.

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