

**Conservation Commission  
Meeting Minutes  
December 15, 2009**

The Conservation Commission held a meeting on December 15, 2009 in the Lakeville Town Office Building. The meeting was called to order by Chairman Orrall at 7:04 p.m. Members present were Bob Bouchard, Joseph Chamberlain, Randall Kenney, Emery Orrall and Martha Schroeder. Tara Martin, Conservation Agent and Jennifer Jewell, recording secretary were also present.

**7:04 P.M. – Beechtree Drive**

**Nashawaty**

Upon motion made by Member Chamberlain and seconded by Member Schroeder the Commission

VOTED: To continue the hearing to January 12, 2010 at 7:00 p.m. at the request of the applicant.  
Unanimous vote.

**7:06 P.M. – 5 Main Street**

**New England Rent-All**

Chairman Orrall read the legal notice. Bob Rego, from Prime Engineering, presented a Request for Determination of Applicability for the expansion of the parking area. There was a review of the plans. The previous filing and Determination were discussed. It was stated that a portion of the berm at the rear of the parking area will be removed for additional parking and improved access. There was discussion regarding the possible hydrolic connection between the certified vernal pool and an off-site Bordering Vegetated Wetland. It was noted that the presence of a connection would change the designation of the resource area the vernal pool is located in. Ms. Martin stated that the pipe, while it does not flow continuously, meets the definition of a hydrolic connection. Site elevations and the extent of soil removal were discussed. It was noted that the floor drains in the building are directed to a tight tank. There was question as to the total amount of area that will be paved and the type of gravel that will be used as a parking lot surface. Upon motion made by Member Chamberlain and seconded by Member Schroeder the Commission

VOTED: To continue the hearing to January 12, 2010 at 7:00 p.m. and require the submittal of a revised plan reflecting the outline of the existing and proposed paved and gravel surfaces, specification on the gravel to be used and the adjustment of the limit of work to a forty foot no-touch area surrounding the vernal pool. Unanimous vote.

**7:42 P.M. – Blueberry Lane**

**Madden Management**

Chairman Orrall read the legal notice. Bob Rego, from Prime Engineering, presented a Notice of Intent for the construction of an addition to a water supply structure. Member Bouchard stated that as he was involved with the project but would not benefit from the proposed work he would abstain from voting. There was a review of the plans and the existing water supply structure issues. It was stated that a 30' no-touch has been established. It was stated that the proposed work will take place in a previously cleared area. Ms. Martin reviewed the site visit. It was noted that no response has been received from Natural Heritage. . Upon motion made by Member Schroeder and seconded by Member Chamberlain the Commission

VOTED: To close the hearing pending receipt of response letter from Natural Heritage and issue an Order of Conditions with the following special conditions: 1.) The Order of Conditions must be recorded at the Plymouth County Registry of Deeds and a stamped receipt returned to the Lakeville Conservation Commission (LCC) before work begins; 2.) Silt fence & haybale line to be installed and inspected by the LCC agent prior to the start of any activity and remain in place until all disturbed areas have been stabilized; 3.) Access to the property will be granted to the LCC and/or its agents, for site inspections, to determine that the project is in compliance with this Order of Conditions . 4 in favor. Member Bouchard abstained. Motion carried.

**7:50 P.M. – 17 Brookstone****Higgins**

Chairman Orrall read the legal notice. Steve Gilbert, from SFG Engineering, presented a Request for an Amended Order of Conditions for the relocation of the well. There was a review of the previous filings and plans. It was stated that the septic as-built for the neighboring lot was used to site the well on the subject lot. The septic system had been replaced and the revised location was not known to SFG at the time of the well installation on the Higgins property. The revised well location will be further from the Bordering Vegetated Wetland (BVW) but will require tree removal. Upon motion made by Member Chamberlain and seconded by Member Bouchard the Commission

VOTED: To close the hearing and issue an Amended Order of Conditions with the following special conditions: 1.) The Order of Conditions must be recorded at the Plymouth County Registry of Deeds and a stamped receipt returned to the Lakeville Conservation Commission (LCC) before work begins; 2.) Erosion barrier line to be installed and inspected by the LCC agent prior to the start of any activity and remain in place until all disturbed areas have been stabilized; 3.) Access to the property will be granted to the LCC and/or its agents, for site inspections, to determine that the project is in compliance with this Order of Conditions. Unanimous vote.

**7:55 P.M. – Ram Island****Twin Boys, LLC**

Chairman Orrall read the legal notice. Jerry Velozo presented a Notice of Intent for the construction of a bunkhouse/camp building. There was a review of the plans. It was stated that the bunkhouse would be constructed on sona tubes and that a septic system has not been proposed for this site. Ms. Martin reviewed the site visit and noted that the area of proposed construction has been cleared. Ms. Martin relayed the concerns of Larry Perry, Board of Health agent regarding the state sanitary code. It was noted that protecting groundwater is under the jurisdiction of the Commission. There was question as to the soil types on the island and which, if any, septic options have been investigated. There was discussion of soil absorption rate of island if outhouse is used. Chairman Orrall read a letter from the Board of Health to the attendees stating that they could issue a permit for a structure but not one that involves sleeping quarters since there is no approved water supply nor an approved septic system. The City of Taunton water department sent a letter voicing their concerns about how septic demands will be met.

Attendees indicated some concerns about the proposed use of the structure. The applicant stated that the structure would be fully enclosed, with doors and windows. Any electricity would be provided by a generator. Both Chairman Orrall and Member Bouchard indicated that they would not vote for such a proposal. Paul Matthew, 1 Island View questioned whether engineered plans would be required for this proposal. Concern was voiced regarding future use of the proposed building. Kerry Bennett, 7 Cottage Lane, voiced concern regarding debris and the proposed lack of sanitary facilities. Upon motion made by Member Chamberlain and seconded by Member Kenney the Commission

VOTED: To continue the hearing to January 12, 2010 at 7:00 p.m and require that the applicant submit a set of engineered plans showing the proposed structure and sanitary facilities/septic system. Unanimous vote.

*Emery Orrall recused himself for the following hearing:*

**8:15 P.M. – 150 Rhode Island Road****Orrall**

Acting Chairman Bob Bouchard read the legal notice. Jason Youngquist, from Outback Engineering, presented a Notice of Intent for the removal of gravel. There was a review of the plans and the extent of gravel removal was discussed. It was stated that the 25' no-touch zone has been maintained and the response letter from Natural Heritage has been received. There was a review of site photos. It was noted that this site is designated at a 61B property (open and recreational use). There was discussion regarding the future use for the cleared area and different planting options were presented. Site access was discussed. Member Schroeder voiced concern regarding the extent of the proposed work and possible impact on the neighboring BVW. Mr. Youngquist stated that the calculations and proposed design show that the proposal will not be detrimental to the integrity of the

BVW. Ms. Martin recommended the use of silt sacks for erosion control barriers. It was noted that the plan must be submitted to the Board of Selectmen before a gravel removal permit can be issued. Upon motion made by Member Chamberlain and seconded by Member Kenney the Commission

VOTED: To close the hearing pending receipt of a Department of Environmental Protection file number and issue an Order of Conditions with the following special conditions: 1.) The Order of Conditions must be recorded at the Plymouth County Registry of Deeds and a stamped receipt returned to the Lakeville Conservation Commission (LCC) before work begins; 2.) Erosion barrier line to be installed and inspected by the LCC agent prior to the start of any activity and remain in place until all disturbed areas have been stabilized; 3.) A cover crop must be planted; 4.) Access to the property will be granted to the LCC and/or its agents, for site inspections, to determine that the project is in compliance with this Order of Conditions. Three in favor. Member Schroeder opposed. Motion carried.

### **QBI Homes**

It was stated that QBI Homes would like to have the roads in Cedar Pond Preserve accepted as town roads at the next Town Meeting. It was suggested that a site visit be scheduled with Christopher Peck, Superintendent of Streets.

### **Woodland Ridge**

It was stated that stormwater drainage problems are being reported. Ms. Martin will contact Gene Bartlett, the site developer, to discuss these issues.

### **Open Space Letter**

Member Schroeder presented a letter written to the Open Space Committee on behalf of the Conservation Commission.

### **Enforcement**

Ms. Martin will discuss information received regarding using a town ordinance for enforcement purposes.

### **Next Meeting**

The next meeting of the Lakeville Conservation Commission will be held on January 12, 2010 at 7:00 p.m. in the conference room at the Lakeville Town Office Building. Upon motion made by Member Chamberlain and seconded by Member Kenney the Commission

VOTED: To adjourn the meeting at 9:10 p.m. Unanimous vote.