

Town of Lakeville
Conservation Commission
Tuesday March 26, 2019
7:00PM – Lakeville Senior Center

Members present: Bob Bouchard, Joe Chamberlain, Richard Hagerman, John LeBlanc and Josh Faherty. Members absent: Mark Knox and Consultant Lenore White. The meeting was called to order by Chairman Bouchard.

Hearings :

NOI 52 Highland Rd - Member Chamberlain recused himself. Chairman Bouchard read the legal notice into the record. Brad Fitzgerald from SFG Engineering was present for discussion. This is construction of a single family home. Mr. Fitzgerald said the home would be more than 100' from the wetlands and the septic system would be more than 150' from the wetland. The house will have a walk out basement the grade will be cut down on that side of the house with a slight grade toward the wetland. That will bring it to within 25' of the edge of the wetland. There will be grading within the buffer zone with any excess material that can't be used being trucked off site. The site will be loamed and seeded and the siltation barriers kept in place until the site is established. Chairman Bouchard asked where the well will be. Mr. Chamberlain said it would be in the front of the house (outside the buffer zone).

Upon a motion made by Member LeBlanc, seconded by Member Hagerman, it was:

Voted: to close the hearing and issue an Order of Conditions for 52 Highland Rd.
with all the standard conditions.

Two in favor, 1 abstention (Chamberlain – property owner)

38 Rear Rhode Island Rd – Chairman Bouchard read the legal notice into the record. Nyles Zager from Zenith Consulting Engineers was present representing Lakeville Mixed Used Development. This is a limited project for access to the rear of the property with some wetland disturbance and wetland crossing. There is a proposed replication area with two 42" pipes proposed to cross the area and allow passage of the water. A storm water management report and alternatives analysis was provided. A drainage basin is proposed at the entrance on Rhode Island Road, a retention basin, an infiltration basin and a First Defense system are also planned. This system is designed to handle the 100-year storm event and there is a full erosion control plan as well. Member Chamberlain asked if there are any sidewalks. Mr. Zager said there were not, it is not a State lay-out (no MassDot filings required). Chairman Bouchard asked what the depth of the replication area was in reference to the water table. Mr. Zager said it was 80.5. There was a discussion about the replication area. Member Chamberlain asked if there were any safety concerns regarding the large size of the pipe. Member LeBlanc asked if there would be any covers or grates on the pipes. Mr. Zager said a trash rack could be done which fits over the pipe but felt it would need to be a custom design.

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

Voted: to close the hearing and issue a standard Order of Conditions with inspection by the Conservation Agent in the replication before any back filling.

Unanimous approval.

9 Harding St - Chairman Bouchard read the legal notice into the record. Nyles Zager from Zenith Consulting Engineers was present for discussion. This is a proposal for a 20,000sf self storage building that has been reviewed and approved by the Planning Board. At the back of the site there is a large infiltration basin. There are also two basins at the front of the property that are underground for roof drains. The basins are capturing the entire impervious area and it is sized for the 100 year storm event. They also meet the DEP storm water management standards. Member Chamberlain said it drops 20' from the top of the foundation to the edge of the wetlands. Mr. Zager said there is a retaining wall that steps back an inch or two over each step. A Redi-Rock retaining wall is proposed and detail was provided to the Commission. It will be designed by a registered structural engineer. As far as the 100' buffer, Mr. Zager said that includes a small portion of the building, the retaining wall, a drainage basin and part of the infiltration basin. The majority of the work is outside the 100' buffer. Member Chamberlain asked if the silt sacks would be removed once everything is paved and vegetated. Mr. Zager said it has to be. An erosion control plan was provided on the plan. Member LeBlanc asked what was the closest point to the vegetated wetlands. Mr. Zager said it would be the retaining wall at about 25 feet. He explained it would be designed by a structural engineer and that the large block Redi-Rock walls could go up to 30 feet without supports. The smaller blocks would need reinforcement and in this situation it wouldn't fit, the supports would be going into the building. There was a discussion regarding the water table on the property. There has been no septic proposed on this property yet, but will be put in the front, outside of the buffer.

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

Voted: to close the hearing and issue a standard order of conditions, including notifying the Commission when the geo-technical engineering is done.

Unanimous approval

7 Jeanine St – Chairman Bouchard read the legal notice into the record. Nyles Zager from Zenith Consulting Engineers was present for discussion. This plan is for a septic repair that has been approved by the Board of Health. Most of the wells in the area are in the front of the properties with the wetlands in the back, the well on the abutting property was in the rear. The septic system is being kept 100' from the wetland. Because this is a wetland tributary to a surface water supply, to Long Pond, Title V requires that you try to hold 100' in a repair. The Board of Health granted variances to allow the system to be kept 100' for the wetland. Since the site will need to be graded off, it will be 80' from the wetland in the rear of the property. There is a flood zone off the rear of the property. The perc rate was not good, so the system is very large (for a 2 bedroom system).

Upon a motion made by Member Chamberlain, seconded by Member LeBlanc, it was:
Voted: to close the hearing and issue a negative determination to allow the proposed work to proceed.
Unanimous approval

5 Harding St – This item was not on the agenda. Nyles Zager wanted to inform the Commission that Zenith Consulting Engineers was contracted by the new owner to look at the wetland line. He asked if the Board would want an RDA or ANRAD for the wetland line. This will be tabled until the next meeting.

Oak St – This item was not on the agenda. Mr. Zager stated that there will also be a septic repair on Oak St. that will also require an RDA or ANRAD in the future. It's a failed septic within 50' of a wetland.

Notice of Violation – 160 Bedford St. (formerly the Tire Depot). There was tree cutting that took place with no filing done. This property contains two wetland areas. Chairman Bouchard called Prime Engineering to inform them that this was inside the 100' buffer zone. There was a complaint from the abutting neighbors who also have wetlands on their property. When Chairman Bouchard went back to the site, there were test pits being dug. He called the engineer at Prime and told him they were excavating into the mound that was there with a large machine over a disturbed area adjacent to wetlands and they needed to stop. He informed them that they needed a Notice of Intent and if they continued he would give them a formal notice of violation. They have put a silt fence all along the wetland margin. They have agreed to do a Notice of Intent.

415 Millennium Circle - They are rehabbing the building outside the buffer zone, but Poquoy Brook flows close to the property. They are changing some windows, doors and parking areas with no major construction or heavy machinery. Chairman Bouchard asked if the Commission thought they should do a Notice of Intent or a Request for Determination. Member Chamberlain asked how close they would be to Poquoy Brook. Chairman Bouchard said they were about 200 feet away. Member Chamberlain said he saw no reason for an RDA. Chairman Bouchard said that Lenore White went out to take a look at the river bank and thought it was close and that maybe an RDA should be on record. There was a review of the plan.

Adjournment –

Upon a motion made by Member LeBlanc, seconded by Member Chamberlain, it was:
Voted: to adjourn
Unanimous approval.