

Town of Lakeville
Conservation Commission
Tuesday October 8, 2019
7:00PM – Lakeville Senior Center

Members present: Chairman Bob Bouchard, Mark Knox, Rick Hagerman, and Joe Chamberlain, Josh Faherty, John LeBlanc. LakeCam was present to record.

NOI – 5 Harding Street, Lakeville Nursery redevelopment, LLC - Chairman Bouchard read the legal notice into the record. Bob Forbes from Zenith Consulting Engineers was present for discussion. Abutter notification receipts were presented. This is a 36 acre parcel with about 8.6 acres of wetlands. This proposed project is a 37,500sf building to be used as contractor bays. For comparison, the paved area is about 2/3 the amount of impervious area that was previously approved for the super market. This project proposes no wetlands impact. Mr. Forbes said as far as drainage, they are proposing to take the roof runoff and infiltrate it, and subsurface infiltrators. There was a discussion regarding drainage flow. All of the work is within the mink farm/nursery area; there are no new proposed impacts to the wetlands. The majority of this site is in a Natural Heritage & Endangered Species Program (NHESP) area. They have been working for over a year to put together a Conservation Management plan, and that process is on-going. There is a turtle habitat area the NHESP is going to require them to enhance. Member Knox asked if the turtle habitat area will be a maintained area and will someone be responsible for it. Mr. Forbes said that most of this land will have a conservation restriction on it. Property owner Bob Poillucci said that Nancy Yeatts has been working with him to get Wildlands Trust to take the parcel into their Trust. They will maintain the turtle habitat. There was a discussion regarding the site. Member Chamberlain asked if there was a plan for sanding, salting, and snow removal. Mr. Poillucci said that the back parking lot is so big there is so much room to pile snow up. Mr. Forbes said there was a 30-50' buffer of pavement on either side of the septic. Mr. Poillucci said he also uses sand and not salt for his properties and then cleans it up in the spring. Chairman Bouchard said that the Conservation Consultant Lenore White went out to the site and had a couple of concerns, one being the degraded area that is approximately 33%. He asked if it is shown on the plan. Mr. Forbes said that if you look at the tree line on the existing conditions plan, it's the entire area where the trees have been cleared for the mink farm and nursery. They will not be impacting any additional riverfront area. Wayne Cardoza, a direct abutter asked if there were any plans for the access road that comes out on to Cross St. Mr. Forbes said no. Member Chamberlain asked if the Commission could review the concerns that Ms. White had with the conditions of the site. First, the degraded area at 33%. Ms. White did not observe degraded conditions to that extent. Second, the wetland flags were missing in many areas and should be replaced prior to any work to establish the limit of work. Third, the riverfront area associated with Poquoy Brook was not properly identified on the plans. Member Chamberlain said that they had stated they would not be working in that area anyway. Fourth, a status report from NHESP regarding priority habitat. Mr. Poillucci said he had gone to meetings with his engineer and NHESP showed him the old plan and said they had already approved. Their concern was

staying within the limits. The lines from the original plans for the shopping center were approved by the Commission and Mr. Poillucci said he was staying way inside the lines with less impact. Member Chamberlain said it was noted by Ms. White that the top of bank had not been field verified. Fifth, storm water report lacks sufficient detail to ensure that the work will comply with the storm water regulations. Specifically, the report needs to demonstrate that the discharge to a cold water fishery (Poquoy Brook) meets the more stringent standards. The report states that the work complies but no further evidence has been submitted. Mr. Forbes said they can deal with that with Lenore. Finally, wetland areas along the access road off Cross Street have been altered. It appears heavy equipment accessed the site from Cross St. and crossed an intermittent stream and associated BVW areas. Member Chamberlain asked if that was the applicant. Mr. Poillucci said he thought they had gone in off of route 44 but he had also seen tracks off of Cross St. Chairman Bouchard said it looked like there was a culvert under the road that was damaged. Mr. Forbes said they would take a look at that. A resident from 37 Cross St. asked if the access road off Cross St. will be used. Mr. Forbes said there were no plans to use that access. The resident also asked about the vacant lot adjacent to his property. Mr. Poillucci said he had an option on that lot. The current owner had tried to perc that lot for the last few years without success so Mr. Poillucci worked out a deal that if he bought the adjoining lot he could potentially have enough land to reconfigure the lots and perc it. His plan is to go to the Zoning Board and make that a residential lot with up to three houses. Chairman Bouchard asked about the two areas on the southern end of the map that says they are non-jurisdictional. Mr. Forbes said they would not be touching those areas anyway but they've done the calculations and those areas are a third of what's required for isolated wetlands. They are willing to come back to the Board if those areas ever come into play. Chairman Bouchard said he would like to continue this pending a site walk.

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

Voted: to continue the 5 Harding St hearing until the November 22nd meeting at 7pm.

Four in favor, 1 opposed

RDA 50 Cross St – Chairman Bouchard read the legal notice into the record. Will Connelly from Zenith Consulting Engineers was present for discussion. This is a proposed upgrade to a failed septic system. A 1,500 gallon septic tank is proposed with a pump chamber with a forced main to the leaching field on the other side of the in-ground pool. The leaching field will be about 85' from the edge of the bog and a silt sock will be added along the 50' buffer. Member Chamberlain asked why they aren't doing a remove and replace rather than adding a pump system to pump across the property. Mr. Connelly said the proposed plan was to minimize the impact on the wetlands and reduce the mounding in the backyard.

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

Voted: to close the hearing and issue a negative determination.

Unanimous approval.

71 Southworth St update - Chairman Bouchard said that a letter was sent stating the Commission would like to do a site visit, and get a progress report. Chairman Bouchard and Member Chamberlain did walk the site and were satisfied with what they saw. He has made progress filling in the pond and has gotten rid of the stock piles of trees and brush. The site has been graded, but planting hasn't taken place. The restoration was supposed to be completed by November 1st including the planting. Chairman Bouchard said they could be flexible on the time of the planting.

Approval of meeting minutes –

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

Voted: to approve the July 23, 2019, August 13, 2019, and August 27, 2019 Conservation Commission meeting minutes as drafted.

Unanimous approval.

Adjournment –

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

Voted: to adjourn.

Unanimous approval.