Town of Lakeville

Conservation Commission

Tuesday July 28, 2020

7:00PM – Remote meeting

Members present: Chairman Bob Bouchard, Joseph Chamberlain, John LeBlanc, Mark Knox, and Nancy Yeatts.

**37 Mill St** – Certificate of Compliance. Chairman Bouchard said the file on this property is large and has changed hands as well as addresses. The original Notice of Intent (NOI) and Order of Conditions (OOC) has been amended. The owner is looking for a Certificate of Compliance (COC) and is planning on eventually submitting a Request for Determination of Applicability (RDA) for a shed or barn. Chairman Bouchard has been to the site and the work has long been completed to his satisfaction and he recommends approval. Member Knox asked what address the original NOI was filed under. Chairman Bouchard said it was filed without an address, just an assessor’s lot number, which has been consistent. The lot is the same description, configuration and borders. Member Yeatts asked what the work was. Chairman Bouchard said it was a house, garage (which was never built) and septic system, half of which was in the 100’ buffer zone.

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

Voted: to approve and issue a Certificate of Compliance for the property referenced as 37 Mill St. as well as map 3, block 2, lot 4-2 and file number SE192-710.

Unanimous approval.

**27-31 Commercial Drive** – partial Certificate of Compliance. Member LeBlanc recused himself. Jamie Bissonnette from Zenith Consulting Engineers was present for discussion. They are looking for a partial Certificate of Compliance for some upcoming closings. The septic system has been installed, a lot of the pavement and most of the drainage system is in. Three of the buildings are occupied. A few of the units are being left off until the grass is stabilized and everything is done, they will be back for those remaining units with the completion of the COC. Member Knox asked if Chairman Bouchard had been out to the site. Chairman Bouchard responded that he had several times in the last couple of months and everything seemed to be in order. Member Knox asked if some grass had been planted around the completed units to Chairman Bouchard’s satisfaction. Chairman Bouchard said considering the weather and other circumstances, it was in decent shape. Member Knox asked if there was an issue where the grass may not be as established because of the heat, would the siltation barriers stay in place. Mr. Bissonnette said the siltation barriers would stay in place until the final COC is completed. There is silt sock at the toe of the slope at the limit of work and irrigation is installed on site. In the fall growing season, seed will be put down to get stabilization. Member Yeatts asked if there were any conditions that were to continue in perpetuity on the original OOC, such as lawn care. Chairman Bouchard said just the standard. Mr. Bissonnette said he believed there were some special conditions that were standard for the town at the time.

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

Voted: to issue a partial certificate of completion for units 13-20, unit 22 and 26 at the

previously referenced address 27-31 Commercial Drive.

4 in favor, 1 abstention (LeBlanc – property owner).

**16 Priscilla Drive** – RDA – Medeiros. Chairman Bouchard said there was a NOI that was filed (about 10 years ago) and there was an OOC issued with no COC. Because of the length of time, the OOC has expired, which will require a whole new process. A request for review from the Building Department did not mention a prior NOI and at the time Chairman Bouchard required an RDA. He subsequently found out it was a NOI and the proposed barn/shed was drawn on the plan but never built. He felt the RDA was appropriate under the circumstances (the location and the OOC had expired). Chairman Bouchard spoke with the applicant and he was ok with an RDA. A fence was already put in and inspected and Chairman Bouchard is fine with the work done to date and he has given the go-ahead to continue. Member Knox asked if approved, would a negative three determination be recommended. Chairman Bouchard thought that was appropriate. There was a discussion regarding the project and site. Member Knox asked if the shed was part of a bigger NOI where some of the work was completed originally on the NOI and this was not part of what was completed. Chairman Bouchard said that was correct. The original NOI was for a house, septic, and shed. Member Yeatts felt that since the NOI was filed and an OOC was issued, it should still hold. She wanted to know what the conditions were the last time. There was a brief discussion regarding the previous NOI.

Member Knox thought they should ask for more information on construction methods, that would help determine how it should be conditioned. He felt that they should focus on this one portion (of the previous NOI) and get a better description of the construction methods and condition the RDA based on that. Member Yeatts said she would go with that. Member Chamberlain asked if once Member Yeatts took a look at what was written for an OOC, they would not require the applicant to file an NOI again. Member Yeatts said no, she was just curious if there was anything on there that pertained to the shed. She had no idea what was on there and was curious if anything pertained to the shed since its 25’ from the pond. With two pieces of information, the construction methods intended, and the original NOI, Member Knox said they could make a determination and craft an RDA that suits this situation. Member LeBlanc sent a text message to the applicant regarding construction.

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

Voted: to temporarily table 16 Priscilla Drive on applicants’ response.

Unanimous approval.

5 Harding/39 Cross St. (Bella’s Way) – continued. Jamie Bissonnette from Zenith Consulting Engineers was present for discussion. At the last meeting, the Commission voted to send this project out for peer review to HML Associates. Nick Lanney sent a letter with some comments which have been addressed. A follow up letter was received requesting rip rap, which was done. They have now received a letter stating the changes have been made to HML’s satisfaction, with the condition that the Planning Board is ok with the operation and maintenance of the storm water and roadway. There was a plan review of the changes made. Nick Lanney had asked if there was a calculation done of the culverts under the two driveways. Mr. Bissonnette said they had not. In their analysis, they found that they needed to go with three 15” pipes. In another area they are able to build up and utilize the two 12” pipes. In the drainage basin, Mr. Lanney was concerned that it was only a 4” outlet, which can clog with sediment quickly. They changed the plan to add an outlet structure (a box structure with a 4” hole drilled in it, at the same elevation the pipe was going out), but on the top of the structure is a catch basin plate so if the liquid gets high enough or if there is blockage, it will spill over the top and still move in the direction it needs to. The plan upgrades the 4” pipe to a 12” pipe because the restricting structure is built in to the device. The basin will be planted with a wetland seed mix on the bottom to give additional treatment. There will be a roadway maintenance agreement which will maintain the drainage basin.

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

Voted: to close the hearing and issue an Order of Conditions with all the standard conditions including the special conditions for replication pending approval by the Planning Board of the operations and maintenance plan.

Unanimous approval.

16 Priscilla Drive – RDA – Medeiros – Continued discussion on the construction of the shed. According to the applicant the shed will be built on sonotubes and footings, there will be no slab. It was recommended by Chairman Bouchard, to issue a negative 3 determination.

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

Voted: to approve the construction of the outbuilding at 16 Priscilla Drive with a negative 3 determination for the RDA for Craig Medeiros.

Unanimous approval.

**Meeting Minutes for May 12, 2020**-

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

Voted: to approve the May 12, 2020 minutes with correction to page three.

Unanimous approval.

**Adjournment** – (7:56pm)

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

Voted: to adjourn.

Unanimous approval.