

Town of Lakeville
Conservation Commission
Tuesday October 13, 2020
7:00 pm – Remote meeting

Members present: Chairman Robert Bouchard, Joseph Chamberlain, Mark Knox, John LeBlanc and Nancy Yeatts. This was a remote meeting and recorded by LakeCam.

3 Malbone St. - NOI – Zenith Consulting Engineers. Nyles Zager from Zenith was present for discussion. This is a single-family home with a septic system and well. The house is outside the buffer zone with the exception of a small section of the garage. The septic system is almost completely outside the buffer zone. The only work within the buffer zone that hasn't been previously permitted is the landscaping, grading, and tree clearing. There was a review of the plan. Member Knox asked about the siltation barrier. Since they had it in place for the wetland crossing, will it need to be extended for this project. Mr. Zager said that the siltation barrier was only for the crossing so they will need to extend the barrier. Member Knox asked if the siltation barrier along the left side of the shared driveway will be moved over to do this project. Mr. Zager said that was correct. Chairman Bouchard asked if the well had been installed yet. Mr. Zager said it has not. Chairman Bouchard said even though it is outside the buffer zone, they will need to cross through the buffer zone to access it. He wanted to know what route would be taken and what impacts there might be. Mr. Zager showed a small section past the shared driveway that would be the access to the well since it was the flattest area. Chairman Bouchard asked where the test pits were located. Mr. Zager pointed out the location in the septic system area and the test pits and reserve area. Chairman Bouchard wanted to add a condition that the siltation barrier be inspected before work begins. Member Chamberlain asked if there was a dewatering pit. Mr. Zager pointed it out on the plan. Member Yeatts asked what the material was for the driveway. Mr. Zager said it would be a paved driveway. Member Yeatts asked since they hadn't seen the plan before, how they took into account in the calculations of the drainage. Mr. Zager said there really is no drainage required for a single-family lot, they will just be making sure they aren't flooding anyone out or sending any more water onto neighboring properties. Member Yeatts asked about the path of water flow. Mr. Zager pointed out the elevations along the shared driveway and said they were a lot of dips and valleys to keep the water on-site and keep it going to the wetland. Member Yeatts inquired about the size of the berm on the wetland side of the road. Mr. Zager said it was only about a half-foot tall. Member Yeatts said her only concern was that in a heavy rain storm the water would come down the driveway and go across to the wetland area untreated. Member Chamberlain asked if the down spouts all went into drywells. Mr. Zager explained that a down spout wouldn't be effective here since it would be in the water table. It is not something proposed at this time, but they can look at if need be. Member Chamberlain thought they would have to surface flow the down spouts, but that would be up to the builder. Mr. Zager said the soils were coarse sand, so he wasn't worried about a lot of run off. Member Yeatts

asked if they Commission could go back to her question about the water running down the driveway into the road and into the wetlands. If it's untreated it could impair the ability of the proposed replication to succeed. There was a discussion about the elevations on site. Mr. Zager explained the road would have 3' wide gravel shoulders so the water would hit the gravel on both sides of the road before it goes out into the wetland. There was a discussion about run off. Member Knox thought they should add the wetland replication taking as part of the conditions. Then, for the Certificate of Compliance, they could review the performance of the replication.

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

Voted: to close the hearing and issue an Order of Conditions with all the standard conditions, plus before work begins, the agent will be called to check the siltation barrier, and the wetland replication needs to be successful before issuance of a Certificate of Compliance.

Unanimous approval.

Meeting Minutes - August 11, 2020

Upon a motion made by Member Chamberlain, Chairman Bouchard stepped down to second, it was:

Voted: to approve the minutes from the August 11, 2020 meeting.

Motion carries.

Huckleberry Shores – discussion. Chairman Bouchard said he had a request from a resident for some vista pruning in an area by the water. There are two homeowner's associations in this neighborhood so Chairman Bouchard wants to make sure they are authorizing the correct entity to do the work. One of the homeowners will research who the correct entity is and then the Commission can send an approval letter stating that they can do limited vista pruning. Member Chamberlain said they had allowed some vista pruning there before, but he was reluctant to send a letter allowing work on a property that seems to have no owners. Member Yeatts said that approval isn't needed for vista pruning. Member Chamberlain said it would depend on what the terrain is. This property is very low, has hydric soils on it and is level with the pond. Chairman Bouchard said its one thing to do vista pruning on your own property versus vista pruning on community property. Member Yeatts said this is a civil matter and agreed with Member Chamberlain that they shouldn't be sending a letter. She would like to look into the matter and see if they need permission for vista pruning. There was more discussion on vista pruning. Member Knox thought if a letter was put together with the regulation and include that the work be done by either the owner of record or an approved agent of the owner of record.

2 Edgewater Drive – discussion. Chairman Bouchard said that the Commission closed out this hearing, but the abutters are still looking for additional information. They claimed that they were unaware that after the vote, that was the end of the Commission's involvement. They are

looking for more action. On the Order of Conditions, there was a requirement of Zoning Board of Appeals approval. The abutters said they are receiving run off from the project site, and once they put in the garage it will increase the amount of run off and other problems. Member Yeatts asked if it had been appealed. Chairman Bouchard said not yet. Member Yeatts said they only have 21 days to appeal. Chairman Bouchard said the time limit has been waived due to COVID. The appeal would be made to the Department of Environmental Protection.

Lakeville Hospital – Chairman Bouchard said he is getting a lot of calls from the people working on the project with concerns about the wetlands and the two vernal pools that have been identified. He has gone through older filings for abutting projects and has identified the location of the wetlands and vernal pools. Member Yeatts said one of the vernal pools is defunct because of the relocation of route 79. She has been trying to get that decertified since its dead and all the animals have moved. Chairman Bouchard said it might be a good idea to put their heads together to make sure they have a consistency of opinion on what might or might not be an impact. He thought it would be a good idea to take another look at the site and see if things have changed or if there's anything they need to be aware of. Member Yeatts said they would need permission. Chairman Bouchard thought from the conversations he's had so far, he didn't think that would be an issue. Member Knox informed the members that the town has secured Environmental Partners to do all the peer review work. Member LeBlanc said they would have to define the work they want Environmental Partners to do. Member Knox said with the size of the project and the number of wetlands, its more than storm water, it should be environmental impacts and other things. There was a discussion about the project.

Vacancy – Member Knox asked about the vacancy on the Commission. Chairman Bouchard said he had requested an ad be posted but hasn't heard anything more.

26 Mill St. – Member Chamberlain asked if a letter had been sent. He has been out to the site as well as Member Knox. Chairman Bouchard said he hasn't gotten a response yet. Member Knox asked if it could be put on the next agenda and they could do another drive by and maybe they will have a response by then.

Adjournment – (7:45

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

Voted: to adjourn.

Unanimous approval.