

Town of Lakeville
Conservation Commission
Tuesday October 23, 2018
7:00PM – Lakeville Senior Center

The meeting was called to order by Chairman Bouchard at 7:00pm. Members present were: Joseph Chamberlain, Mark Knox, and John LeBlanc. Absent were: Agent Lenore White, Members Keith Jensen, Richard Hagerman, Caitlin Canedy, and Associate Member Josh Faherty.

Hearings –

NOI – 1 Hickory Lane (lot 8) single family home - Chairman Bouchard read the legal notice into the record. Jason Youngquist from Outback Engineering was present for discussion. Abutter notifications were turned in to the Commission. This lot is greater than 5 acres. The house, driveway and some grading will be within the 100' buffer zone. The septic system will be located outside the buffer zone. The site is wooded and sloped and will require a lot of grading. The wetlands have been flagged. There is an unmapped intermittent stream that runs through the wetlands and the top of bank has been flagged. Agent White had asked for the surface lithology via email. It is not greater than 75% stratified drift. It is in a glacial till geology. She also wanted to have the drainage area for that intermittent stream to make sure it was not one square mile. It is well under at 0.6 square miles. So it is not a perennial stream, just an intermittent stream. Silt fence is being proposed along the edge of the work area to prevent sediment from getting into the wetlands. Member Chamberlain thought the intermittent stream was more of drainage ditch. There was a discussion regarding drainage and storm water management. Member LeBlanc said that there is a good pitch to the land and wondered if that was going to send water onto anyone's property. Mr. Youngquist said no, that the other lot was built up. Chairman Bouchard asked what size the culvert was that ran under the driveway. Mr. Youngquist said he believed it was a 12-inch culvert. Chairman Bouchard also asked if there was detail for the stonewall that goes up the side of the driveway that shows drainage. Mr. Youngquist said they were proposing a block, since there were so many rocks on the site that they were going to take them and make a stone wall.

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

Voted: to close the hearing and issue an Order of Conditions for 1 Hickory Lane (lot 8) for a single family home with all the standard conditions.
Unanimous approval.

Certificate of Compliance SE-192-528 Lakeville Hospital - Paul Turner was present at the previous meeting to discuss the site. A site visit was conducted by Chairman Bouchard. He did not see any issues.

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

Voted: to issue a Certificate of Compliance for SE-192-528, contingent upon verification that the file numbers match up.
Unanimous approval.

Enforcement order for 71 Southworth St. – tabled until next meeting.

Clerical Maintenance - there was a discussion regarding application follow up and possible staffing.

Site visit updates:

141 County - Chairman Bouchard said there was a call from an abutter regarding cutting that was taking place in wetlands that were adjacent to their property. Chairman Bouchard and Member Chamberlain did a site visit and the area where the Christmas Village was always has water coming out of the ground. When the property changed hands they moved some dirt around and had some drainage pipes put in. Past that area, the ground goes up and it's dry. Then slowly, the land goes back down. They stopped clearing before they got into the bordering vegetated wetlands. Chairman Bouchard called the owner and told him to meet him at the site. The cutting stopped right at the edge of the property line, right at the wetland, which is too close. The owner was told that he needed to be 100' from the wetland line. Last December, there was an ANRAD and they did the wetland delineation, but the wetland line wasn't extended into the adjacent property, so the wetlands on the abutter's property aren't shown. The property owner is going to file an NOI.

9 Nachaomet Rd - The buyer of the property wanted to know if there were wetlands on the property and if they could build. The site has a lot of contours and there is a wetland on the property line. Member Chamberlain feels there could possibly be a vernal pool on the site. The buyers have hired a wetland specialist to flag the wetlands.

332 Bedford St - a Certificate of Compliance is being requested. Former Agent Nancy Yeatts, Engineer Jamie Bissonnette and Member Chamberlain had done a site visit. Ms. Yeatts had issues with the site, since the plan wasn't followed. The pitch of the lot and the size of the pipe used for the culvert were both problems.

Clark Shores – there are some flooding issues. Chairman Bouchard will do a site visit.

Warren Trask - a site visit will be conducted.

Chairman Bouchard – will not be at the December meeting.

Adjournment -

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

Voted: to adjourn

Unanimous approval.