Members present: Josh Faherty, John LeBlanc, Chairman Bob Bouchard, Mark Knox, Rich Hagerman, and Joe Chamberlain (arrived late).

NOI 45 Southworth St - Chairman Bouchard read the legal notice into the record. Darren Michaelis of Foresight Engineering was present for discussion. Since changes in zoning, the owners have been able to create a lot within the parcel and would like to build a new house in the upland area of the lot. The house will be built on the embankment with a walk-out facing the pond. The septic system will be located just inside the tree line. The grass area is actually bog grindings that have piled up over the years. They dug down 14' and didn’t get through it, so the grass area will remain grass. There will be no trees taken down that don’t have to be to put the septic in. Everything is outside the 50’ buffer and there is a long row of silt fence along the force main for the pump. Chairman Bouchard asked about the stump pile. Mr. Michaelis said it was at the back which he thought would be removed during construction since it will be right behind the house. Chairman Bouchard asked how deep the water table was. Mr. Michaelis said it was at the back which he thought would be removed during construction since it will be right behind the house. Chairman Bouchard asked how deep the water table was. Mr. Michaelis stated that they didn’t hit the water table during the perc test, so the pond would be the ground water with the bottom of the house 4’ above that, and the septic is about 15’ above that. Member Knox asked about the gully below the high ground. Mr. Michaelis said that it was like someone had dug a channel there but it was all dry. Member Knox wanted to know if the silt fence line could be continued from leaching field line to the grading line. Mr. Michaelis said he could.

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

Voted: to approve the NOI for 45 Southworth Street and issue and Order of Conditions with all the standard special conditions.
Unanimous in favor.

NOI 26 Dunbar Rd – Chairman Bouchard read the legal notice into the record. Nyles Zager from Zenith Consulting Engineers was present for discussion. The proposed plan is for an 18x36’ in ground pool within 100’ of Long Pond as well as within the flood zone of elevation 57. The location is where a small portion of the grading, in order to get it above the water table and not have it have that line of float, they had to pick the site up and the pool up. There is some 3:1 grading around that with an associated patio around for access. This creates a disturbance within the 100’, but also within the flood zone. When you work within the flood zone, you need to create compensatory storage. Any filling that you do, you have to compensate somewhere else on the site. They have created an area where they will have to carve out some material to compensate for that volume that has been displaced. Everything else is outside the flood zone. There are two trees that will need to be taken down for this
A silt sock is proposed to encompass the entire area. A dewatering basin is shown on the plan in case of any issues with the water table. The backwash on this pool is a cartridge system, the cartridge is removed and rinsed off and then replaced. Member Knox said the flood zone line cuts through part of the grading to bring up to the pool excavation, so the level of the pool deck is higher than the existing grade. Is the volume that you are carving out equal to the additional soil that you are grading out, or the entire pool area? Mr. Zager said it was only what was in the flood zone. The pool will only be 5'-6' deep. Member Knox said they won’t be going much below existing grade. He was concerned about stabilization. Mr. Zager said they could always lay down some type of hay mat or filter fabric for stabilization. There was a discussion regarding drainage and stabilization. A filing was done with Natural Heritage as a formality, since the project is within an existing landscaped area.

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

Voted: to approve the NOI and issue an Order of Conditions for the swimming pool at 26 Dunbar Rd. as shown on the plan.
Unanimous in favor.

NOI 1 Mona St – Chairman Bouchard read the legal notice into the record. Nyles Zager from Zenith Engineering was present for discussion. This is a septic repair on a tight lot that slopes about 30’ from the street to Long Pond. Currently there is a cesspool that comes out the back toward Long Pond. A perc test was conducted on the Mona St. side of the property, a Presby system is proposed. A portion of it will be under the driveway with the remainder under a landscaped area. The soils were good and there were no issues with the water table. The leaching area will be outside the 100’ buffer area to the pond. A septic tank and pump chamber are being proposed due to the existing plumbing. They are proposing a new well since the owner was having issues with the existing well. If the well can be repaired, a new well won’t need to be drilled. It has been included on the plan just in case. Member LeBlanc asked if the Board of Health had signed off on the plan yet. Mr. Zager said no, but they would be going in front of the Board on Wednesday. Chairman Bouchard said what they would like to see is when they are ready to drill the well, to have a plan that they can run by the Commission given the steepness of the slope and the tightness of the location. Mr. Zager said they could absolutely make that a condition. Chairman Bouchard asked if there were any back-up sites for the well. Mr. Zager said his client wanted to put the well in front of the house, but it won’t be 50’ from the septic system.

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

Voted: to approve the NOI and issue an Order of Conditions for 1 Mona St. for the subsurface sewage disposal system with the possibility of drilling a new well with the approval subject to a well drilling plan with any dewatering or additional erosion requirements (depending on location or change in field conditions at that time). And also, the condition that if the retaining wall needs to be compromised, inform the Commission in case they need them to put some erosion control there.
Unanimous in favor.
NOI 12 Dunbar Rd –

Upon a motion made by Member LeBlanc, seconded by Member Knox, it was:
   Voted: to accept the revised plan for 12 Dunbar.
   Unanimous in favor.

Rick Charon from Charon Associates was present for discussion. This area is about 20’ above
the pond, out of the flood zone. The proposal is to raze the existing house and build a new
house. The septic system had been approved about a year ago but was not installed. There is
work within the buffer zone. The new plan shows the hay bales as well as additional hay bales
at the stairs. The existing stairs are supported with 4x4’s dug into the sand of the bank. For
the stair replacement they would like to use EZ posts, rather than sonotubes. Mr. Charon has received the letter from Natural Heritage stating
that the area will not be negatively impacted.

(Member Chamberlain joined the meeting)
There was a review of the plan by the Commission. There will be a new garage, new dwelling,
new septic system, new well and new stairs to the pond. Mr. Charon said there will also be
some large pine trees removed at the top of the crest and the stumps will be ground down.

Upon a motion made by Member Knox, seconded by Member LeBlanc, it was:
   Voted: to close the hearing, approve the NOI, and issue an Order of Conditions for 12
   Dunbar for the proposed dwelling, septic system, garage, well, stairs, and dock as
   shown on the plan.
   Unanimous approval.

139 Staples Shore Rd -

Upon a motion made by Member LeBlanc, seconded by Member Knox, it was:
   Voted: to approve the new plan for 139 Staples Shore.
   Unanimous approval.

Chairman Bouchard read the legal notice into the record. Derek Maksy was present for
discussion regarding the proposed two story shed. There was a brief review of the plan and
discussion about the slope of the lot.

Upon a motion made by Member LeBlanc, seconded by Member Hagerman, it was:
   Voted: to close the hearing, and issue a negative 3 determination for 139 Staples Shore
   Rd. (Member Knox added that it would be followed as planned, no access driveway of
   non-permeable nature).
   Unanimous approval

Beechtree Drive - (not on agenda) There was a discussion regarding the construction at 1
Hickory Lane, and possible repercussions to the small frog pond.
Crooked Lane – (Crosslor -Environmental Notification Form) Chairman Bouchard said that there was a site visit with the State to review the project. There are five new houses going in on Crooked Lane. The first one is in the process of being built. Member Chamberlain thought there may have been an emergency cert given to begin the build. This is the lot at the far edge of the property. This property is a turtle habitat. Member Chamberlain and Chairman Bouchard found no issue with the site since there were no wetlands involved. The State also found no issues with the site, but will accepting questions and comments until the 17th and by the end of the month they will issue their findings.

310 Kenneth Welch Drive –(not on agenda) Chairman Bouchard said that the Planning Board had requested a review of the proposal for modifications to the building. His concerns were what they would do with the snow from the parking area. There are wetlands almost right up to the building leaving nowhere to push the snow without pushing it into the wetlands. Also, there are some trash compactors in the back of the building, but they are not shown on the plan. All modifications are proposed to be within the building, there are no plans for additions. There was a discussion regarding the plans. Member Knox thought the Commission could comment that a 25’ buffer from the edge of the pavement should be added to leave room for snow removal so that the snow, sand, and salt does not end up in the wetlands.

Southworth St – (not on agenda) Chairman Bouchard said he was in touch with the engineer who did the restoration plan. He said he was no longer involved with the project. He did say he would email the owner recommending that he meet with the Commission to give progress report on the project. Chairman Bouchard gave the owner two weeks, which is now up. He plans to send a letter stating that they would be coming to do an inspection. If the request is denied, Chairman Bouchard will go back to the State.

Adjournment –

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