Conservation Commission Meeting Minutes
July 13, 2016
7:30 PM

Present: John Sullivan, Kate Faulkner, Amey Moot, Sarah Monaco, Janet Bowser, Associate Larry Clawson and Agent Giunta. Absent – Tim Holiner, David Stapleton and Associate Jim McLaughlin.

Land Discussion – Stephen Gould was present to discuss donation/possible sale of his land located at 18 and 20 Donnelly Drive and 11 Grand Hill Drive. Map 16, Parcels 9, 10 and 22. These are 3 parcels which were potential donations to the Town/Conservation Commission. An environmental study has been completed by the Town. If acquired, a survey would be done as well. Mr. Gould has investigated other options and came before the Commission to discuss the possibility of purchase of these parcels under a Bargain Charitable Sale. He was not satisfied with the assessed value of his land and stated it was much less than he'd anticipated. Town policy suggests the survey take place after a purchase and sale agreement is signed. The Commission believes that is proper. If he sold it, Mr. Gould would expect to receive $15,000 - $25,000. He will also be having an appraisal done himself on the land, which will be usable by him for 60 days to move forward by either a donation or sale. He is in discussions with the Assessor's office to determine an exact appraisal amount so he can determine sale price he'd be proposing. The Commission agreed this process will take longer than 60 days to finalize once it is determined if it's to be a purchase or donation. The Commission asked that Town Counsel be consulted regarding a Bargain Charitable Sale. They also asked for costs incurred so far and estimate of future costs to include survey and legal fees.

Request for Determination of Applicability

310 Dedham Street, septic system installation, Venton – GLM Eng.

Notice having been duly published, the hearing for Request for Determination of Applicability was opened. Joyce Hastings of GLM Engineering was present for the applicants, Paul and Courtney Venton. Joyce explained the plan for installation of new septic system. She said there would be no tree removal. She also said the work is outside the 200' riparian zone. Agent Giunta suggested silt fence and erosion control sock be used in the area where there is proposed grading around the septic area. Motion made, seconded and unanimously voted to close the hearing and issue a negative determination with the condition of silt fence and erosion control sock in areas specified by Agent.

Requests to Amend Existing Orders of Conditions

144-766 49 Yorkshire Rd, ext. driveway and add propane tank, Pritchett-Drake Assoc.

Notice having been duly published, the hearing for Request to Amend Existing Order of Conditions was opened. Bob Drake of Drake Associates was present for the applicants, Glen and Erin Pritchett. Proposal was to remove a portion of the driveway and add same amount of driveway in a slightly different area to allow additional parking. The amount of driveway would be the same, the existing area is currently lawn, the area to be removed would return to lawn or plantings. Motion made, seconded and unanimously voted to close the hearing and issue an Amendment to existing Order of Conditions #144-766 for 49 Yorkshire Rd.

144-753 128 Centre Street, revised house footprint, revised recharge storage, revised retaining walls, patio

Notice having been duly published, the hearing for Request to Amend Existing Order of Conditions was opened. Bruce Ringwald of GPR Engineering was present for the applicant, Todd Levin-Minder. Also present was Jeff Capello, Concept Builders. The proposal stated no increase in approved tree removal and no additional buffer zone disturbed. A stepped 4-6.5' wall was proposed. Boynton Glidden and Stephen Bates of Dover Land Conservation Trust were also present as abutters. They were concerned about the vernal pool. Bruce said they are 112' away from the vernal pool. They also

asked the Commission to consider permanent bounds. After discussion it was recommended that limit of lawn be shown on the plan along with a barrier extending from the retaining walls on both sides of the backyard consisting of boulders or stone wall, split rail fence, or hedges. There was discussion of conditional approval based on adding these items on the As-Built plan. The items were added in red pen at the meeting and initialed by Bruce Ringwald, Jeff Capello, and Todd Levin-Minder. They will be shown on the final As-Built as well. It was noted the original GLM plan dated 2/27/15 showing the driveway and the original tree count dated 4/30/15 are existing approved permits. Motion made to close the hearing and issue Amended Order of Conditions for #144-753, 128 Centre Street with the following conditions:

Plan to show limit of lawn

Plan to show boulder line no more than 8' from back of eastern most retaining wall

Plan to show distance of no disturbance to property line

Plan to show boulder walls as shown in red pen and added at meeting 7-13-16.

An 8x10 reduced copy of plan to be included at time of Certificate of Compliance and filed at Norfolk Registry of Deeds.

Motion seconded and unanimously voted.

Requests for Certificate of Compliance

144-695 72 Claybrook Rd (previously 74 Claybrook Rd)

Agent Giunta confirmed the final As-Built is substantially compliant to the approved plan. Motion made, seconded and unanimously voted to issue a Certificate of Compliance for 72 Claybrook Rd.

144-026 3 Phillips Lane (lot 13) Springdale Farms, Ltd.

Agent Giunta recommended issuance as this address was connected to the subdivision and therefore listed on the Order of Conditions, but was not in close proximity to the jurisdictional area. Motion made, seconded and unanimously voted to issue a partial Certificate of Compliance for 3 Phillips Lane as the referenced Order of Conditions for Springdale Farms, Ltd. does not apply to the property.

Minutes – Motion made, seconded and unanimously voted to approve minutes of 6/22/16.

Discussion – Conservation Land Management Planning

Janet Bowser presented information on developing a land management plan for Conservation properties. Kate offered to draft a land management plan for the Valley Farm Conservation Property. Janet said in general plans are written by Conservation Commissions and carried out by DPW. It was also discussed to connect with the Tree Warden in town. More research is to be done using office files. The Commission specifically would like background on Valley Farm and Dedham Street properties. Further discussions will be necessary to form a plan.

46 Springdale Ave

The Chairman reported on his meeting with the Selectmen including Amey as Open Space Chair. Discussion included access other than the current 46 Springdale drive to the back of the property. Going forward, maintaining vistas such as that meadow would be in line with the Commission's goals.

Meeting adjourned at 9:45 pm.

Respectfully Submitted,

Lori Hagerty