

Conservation Commission Meeting Minutes

August 24, 2016

7:30 PM

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

Notices of Intent

144-790 Blue Wave Solar Panels, Hale – install solar array, Powisset Street

Notice having been duly published, the hearing for Notice of Intent was opened. John Mancini of Blue Wave Solar Panels presented revisions to the plan regarding installation of a 1.4 megawatt solar project on former landfill, on land owned by Hale Reservation. The new plans show the 40' set back from the BVW and isolated wetlands, a proposed gravel access road, a 7' chain link fence with intermittent openings for wildlife, and the 'worse case scenarios' regarding the percent of trees cut in any 100' square. Commission members who were present for the site walk contributed their observations. Discussion included how to eliminate the area of invasive Japanese knotweed in one jurisdictional area; on the proposed swale to carry water away from the landfill rather than the current situation where there is shedding onto the landfill with possible detrimental effects; on the benefits of leaving some of the stumps of removed trees taller and to leave some cut trees 'laying down' rather than removed to provide more bird and wildlife habitat; and on how to best protect the wetland from plowing of the proposed gravel access road. Following discussion, motion made, seconded and unanimously voted to close the hearing and issue a standard Order of Conditions for the NOI as presented, with the additional conditions that 1) roughly 10% of cut trees be left without removal, and 10% of stumps left tall, 2) Area of Japanese knotweed be controlled with a glyphosate weed killer for 2 years, and 3) either a berm placed on the wetland side of the gravel access road within jurisdictional areas OR that portion of the access road be paved.

144-793 15 Ledgewood Drive, Twoomey – replace septic system

Notice having been duly published, the hearing for Notice of Intent was opened. Karon Catrone presented plans for replacement of a failed septic system, in the same area as the previous system. No trees are to be removed, the grading will be the same, and Karon indicated that no flood plain was involved, nor was this a Natural Heritage site. The Commission reviewed plans, including erosion control. Following discussion, motion made, seconded and unanimously voted to close the hearing and issue a standard Order of Conditions for the NOI as presented.

144-792 67 Farm St, Haseotes – riding arena and barn

Notice having been duly published, the hearing for Notice of Intent was opened. Dan Merriken of Merriken Engineering presented the owner's plans for an indoor riding arena and barn, septic system for the barn bathroom, gravel driveway, gutters and French drain to infiltration system, and plans for a temporary road to be used for access during the construction process. Commission discussed with the applicant the need for notation on the plans about how and where the construction access road will be located, and then restored; the need for a berm or some sort of protection on the proposed driveway to the barn so that stone is not plowed toward the wetland, and a tree count showing what percentage of

trees are to be removed in jurisdictional areas. The applicant requested, and was granted, continuance to the Conservation Commission meeting of September 14, 2016.

Continued Notices of Intent

144-773 4 Haven Terrace, new house

Presenting for the continued hearing for Notice of Intent, 4 Haven Terrace was Ardi Rrapi of Cheney Engineering and Mark Arnold of Goddard Consulting. They explained revisions (number 6) to the NOI as stated in their document to the Commission dated 8/24/16 and titled "Supplemental Information." The changes as presented and documented included no wetland filling on the site; change in the location of the well and details on how the access way will be kept open via a planting of conversation seed mix and ferns; plans now indicate a fence plus 7 monuments marking the limit of the proposed lawn; and removal of the existing garage. Mark Arnold noted that, under the newly amended plan, the amount of work done within the 25' buffer has been reduced by 220 square feet. Following discussion, motion made, seconded and unanimously voted to close the hearing and approve the NOI as presented with the accepted plan revisions of:

- Revised WPA Form 3 (pg 1-9 of 8/24/16 Supplemental Information)
- Revised—Wetlands Construction Protocol, Goddard Consulting LLC, 8/24/16
- Revised—Wetlands Construction Plan, Goddard Consulting LLC, 8/24/16
- Buffer Zone Planting Area Protocol, Goddard Consulting LLC, 8/24/16
- Buffer Zone Planting Area Plan, Goddard Consulting LLC, 8/24/16
- Notice of Intent Plan Proposed Conditions, 4 Haven Terr, Ronald Tiberi, Professional Engineer, Revised 8/23/16
- Goddard Consulting will submit deed restriction to Agent Giunta prior to recording of certificate of compliance, which references that "that there are restrictions pertaining to Wetlands Protection as seen on the recorded plan."
- Goddard Consulting will provide the Commission with an 'as-built' plan that should specifically note the restrictions pertaining to Wetlands Protection, and this plan will be recorded at the Registry of Deeds along with the deed restriction document.

Goddard Consulting requested that the original approved NOI be given to them. They will record it and provide proof of recording to the Conservation Commission.

144-762 Lot K, 24 Miller Hill Road

Presenting for the Continued hearing for Notice of Intent was Ardi Rrapi, Cheney Engineering. He requested for the applicant, and was granted, a continuation of the hearing to 9/28/16.

Request Certificate of Compliance

144-771 3 Bridge Street, King Estate

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 3 Bridge Street.

Enforcement Order

14 Main St, DEP#144-785

Agent Guinta reported that he discovered construction activity that significantly deviated from the approved plan, including excavation within 25' of the wetland, and a 'top of concrete' level differing by several feet from approved plan. He shut the site down from continuing construction, and Commission agreed to issue Enforcement Order to require the homeowner to come before the Commission with a plan to restore the site and bring it into compliance with the plan, or request an amendment to the approved plan.

Discussion

Improvements to Dedham Street Commission land and Valley Farm Commission land were briefly discussed. Commission will attempt to set up Saturday information session this fall with one or two parties known to help prepare conservation land maintenance plans, and to include visits to these two sites as a continuation of discussion. Goal will be to cost out professional help with developing conservation maintenance plans for these signature properties.

Minutes

Motion made, seconded and voted in favor to approve minutes of 8/10/16.