

Conservation Commission Meeting Minutes  
September 14, 2016  
7:30 PM

Present: John Sullivan, Kate Faulkner, Amey Moot, Sarah Monaco, David Stapleton, Janet Bowser and Associates Larry Clawson and Jim McLaughlin, and Agent Giunta.

**Discussion**

Stephen Gould, donation or sale of 3 lots-

Present was Stephen Gould. Mr. Gould stated at least 2 of the 3 lots are unbuildable. The Commission discussed the benefits of the land, such as loop trails and connections to other Town owned land. They also discussed reserving their Conservation funds for larger purchases rather than non-buildable lots. In addition, they discussed reaching out to abutters to inquire of their interest in contributing to a purchase. A Commissioner offered to present a draft at the next meeting on 9/28 for the possibility of sending to abutters.

**Notices of Intent**

144-794 19 Church Street, Bartlet, demo and new home, garage, shed, septic – Cheney Eng.

Notice having been duly published, the hearing for Notice of Intent was opened. Ardi Rrapi of Cheney Engineering was present for the applicant, Robert Bartlet. He presented the plan for the new home further from the wetland. There is a Cultec system for re-charge. He said there would be no new lawn and no additional tree removal. Agent Giunta said there is a steep slope from the edge of lawn, no question on the wetland location. A possible condition of approval was offered to place EC barrier at the 40' buffer. After discussion, motion made, seconded and unanimously voted to close the hearing and issue a standard Order of Conditions with the condition to stake EC barrier at the 40' buffer mark.

144- Francis Street, Lots 42/44 Open Space Builders, new home – GLM Eng.

The applicant submitted in writing a request to continue the hearing to the next meeting on 9/28/16. The Commission granted the request to continue the hearing to the requested date.

144- Francis Street, Lot 45, Open Space Builders, new home – GLM Eng.

The applicant submitted in writing a request to continue the hearing to the next meeting on 9/28/16. The Commission granted the request to continue the hearing to the requested date.

**Request Amendment to Existing Order of Conditions in response to E.O.**

144-785 14 Main Street, re-grading and restoration, Keefe – Cheney Engineering

Notice having been duly published, the hearing for Request to Amend existing Order of Conditions was opened. Ardi Rrapi of Cheney Engineering explained the contractor was trying to solve a grading issue when he removed the steps and went too far with the grading. In clearing up the site, he went beyond the limit of work and an Enforcement Order and Stop Work Order were issued. They will be staying outside the 25' buffer and grading will be steeper at the wall. The Commission wondered if it were possible to correct the foundation. Ardi said it is possible but the owner likes the elevation and the view better. Restoration will be grass planting as the area was previously lawn before it was disturbed. There are a total of 4 plan changes to the Amendment: 1. Grading change, 2. Steps were added, 3. No retaining wall as was previously there, and 4. Land elevation. Motion was made, seconded and unanimously voted to close the hearing and issue the Amendment as presented. Motion was made, seconded and unanimously voted to

approve the restoration plan as presented in the letter from Goddard Consulting dated 9/14/16 in response to the Enforcement Order dated 8/31/16.

### **Notice of Intent**

144- 15 Donnelly Drive, Sherborn Dev. Group, new home – Goddard Consulting

Notice having been duly published, the hearing for Notice of Intent was opened. Present for the applicant was Renee McDonough, Goddard Consulting. She stated the wetland delineation for this project was completed by Scott Goddard, Goddard Consulting in January 2014 using vegetative delineation. After presentation and discussion the Commission considered a site visit. Agent Giunta had no concerns about the plan as proposed. The Commission decided the work is far enough away from the wetlands and did not warrant a site visit. As there was no DEP # yet issued, the applicant requested a continuance to the next hearing on 9/28/16. The Commission granted the request.

### **Continued Notice of Intent**

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

The hearing had been continued from the previous meeting. A revised plan was presented by Dan Merriken to include the following changes: temporary access road moved out of buffer zone, cape cod berm added, tree count. There was discussion of Zone 3 on the tree count being at 50%. The applicant offered to plant new trees. There was additional discussion of saving a 6" elm in Zone 3. An erosion control barrier shall be installed around the trees to remain behind the riding arena. Motion made, seconded and unanimously voted to close the hearing and issue an Order of Conditions for the plan dated 9/14/16 with the condition EC be adjusted to between the preserved trees in Zone 3.

### **Discussion**

144-736 48 Farm St., Sipp, driveway discussion – Jack Donoghue

There was no discussion as the applicant's representative requested to continue to the next agenda under discussion on 9/28/16.

Fall Meeting Schedule – will remain as previously scheduled.

Agent's Comments – Agent Giunta spoke regarding the Charles River School walkway and minor plan changes he proposed to be in compliance with ADA per the Building Inspector. He explained the differences in the platform level in relation to the walkway. A solution would be, at the side of the platform install wood flush with the walkway and extend 16' to act as a ramp. It would open underneath for air and sunlight. He requested permission to use a field change to correct the issue and come into compliance with ADA requirements. The Commission directed Agent Giunta they'd accept as a field change and at As-Built submittal, show the change with a cover letter from the engineer.

**Minutes** – Motion made, seconded and unanimously voted to approve minutes of 8/24/16, as corrected.

**Signatures** – Commissioners signed forms, invoices, and payroll.

Meeting adjourned at 9:40 pm.

Respectfully Submitted,

Lori Hagerty