

Minutes of the Conservation Commission
May 14, 2007

Present: LD: Lorraine DeSouza, Chairman CP: Christopher Picone
MH: Michael Horgan LC: Lori Capone, Conservation Agent
GH: Gary Howland, Associate (arrived at 7:57 PM)

7:30 PM LD opens the Meeting of the Conservation Commission under the Wetlands Protection Act and the Town of Ashburnham Wetlands Protection Bylaw.

7:31 PM LD opened the Notice of Intent Hearing for Whitney Park Development, LLC: Proposed construction of 16 single family houses and 94 condominium units and all infrastructure, under Chapter 40B, continued from April 9, 2007. Mark Dymek and Chuck Caron, of Caron Environmental Consulting, presented the project to the Commission. LD asked for abutters: none were present. LD asked if the applicant had paid DEP's filing fees. Mr. Dymek had not paid any of the additional fees. Mr. Carron suggested removing buildings that were more than 50 feet from the wetland from the Notice of Intent and file Requests of Determinations of Applicability, in order to reduce the filing fees. It was agreed the application should stand as is. The second wetland crossing was discussed and agreed it would be upgraded from a 24" to a 36" culvert, imbedded one foot. The applicant asked that all changes be a condition of the Order of Conditions instead of requiring revised plans. There was much discussion. LC suggested the grass swales be converted into rain gardens as the soils are impermeable. The first crossing was discussed. The Applicant is proposing on discharging some of his drainage into the existing drainage system in Williams Road. LC suggested Mr. Dymek receive approval from the DPW Director before proceeding with this assumption. The site visit of May 7, 2007 was discussed. LD suggested all members visit the site. A site visit was set up for 9:00 AM on May 25, 2007 at the ballfields on South School Street.
LD: Motion to continue the Hearing to June 11, 2007 at 7:30 PM
CP: 2nd
Unanimous 3-0

8:00 PM (8:05 PM) LD opened the Notice of Intent Hearing of Gary Gleason for 155 Winchendon Road: proposed construction of a driveway within the buffer zone of a vernal pool, continued from April 23, 2007. No one was present for the Hearing. LC explained that she met with the applicant's wetland scientist this past Thursday and re-evaluated the wetland delineation. The revisions were sent to Northland but they probably have not had time to revise the project accordingly.
LD: Motion to continue to June 11, 2007 at 8:00 PM.
CP: 2nd
Unanimous 3-0

Minutes continued from 5-14-07

8:15 PM LD opened the Notice of Intent Hearing of DRS Homes for 179 Winchendon Road: proposed construction of a single family house within the buffer zone, continued from April 23, 2007. LD asked for abutters: Annette Bodley of 177 Winchendon Road and Steven Lehtinen of 186 Winchendon Road were present. Paul Graz of Graz Engineering presented the project for the Applicant and owner, who were also present. The 300' offset from the floodplain was added to the plans. LD asked if grading for the septic system could be minimized and requested jutte

matting for all slopes greater than 3:1. Mr. Salo agreed to use jutte matting on the proposed 2:1 slopes. Ms. Bodley requested that clean fill be used. Mr. Salo assured that only clean fill would be used.

LD: Motion to close the Hearing

MH: 2nd

Unanimous 3-0

MH: Motion to issue an Order of Conditions per revised plan and discussion.

CP: 2nd

Unanimous 3-0

8:30 PM (8:43 PM) LD opened the Notice of Intent Hearing of DRS Homes for 187 Winchendon Road: proposed construction of a single family house within the buffer zone, continued from April 23, 2007. LD asked for abutters: Annette Bodley of 177 Winchendon Road and Steven Lehtinen of 186 Winchendon Road were present. Paul Graz of Graz Engineering presented the project for the Applicant and owner, who were also present. Paul Graz of Graz Engineering presented the project for the Applicant and owner, who were also present. Drainage and the placement of foundation drains were discussed. Ms. Bodley asked if the Army Corps of Engineers could look at the stream and asked LC to re-review its delineation. Mr. Lehtinen expressed concern about groundwater elevation and water backing up on his property.

LD: Motion to continue to June 11, 2007 at 8:15 PM for the Army Corps to be contacted and LC to review the delineation.

CP: 2nd

Unanimous 3-0

8:45 PM (9:00 PM) LD opened the Notice of Intent Hearing of DRS Homes for 147 Winchendon Road: proposed construction of a single family house within the buffer zone, continued from April 23, 2007. LD asked for abutters: none were present. LC requested time to re-evaluate the isolated wetlands on the lot adjacent to this lot.

LD: Motion to continue the Hearing to June 11, 2007 at 8:30 PM.

CP: 2nd

Unanimous 3-0

9:00 PM (9:20 PM) LD opened the Notice of Intent Hearing for Robert Farley of 26 Fitchburg Road: proposed construction of a replacement septic system and deck within the buffer zone and riverfront area. Cynda Joyce of Trowbridge

Minutes continued from 5-14-07

Engineering presented the project to the Commission. The existing system to be decommissioned was not shown on the plans. There was discussion.

LD: Motion to close the Hearing and issue an Order of Conditions with a condition to decommission the existing system per Title V and the Ashburnham Board of Health requirements, if encountered.

CP: 2nd

Unanimous 3-0

9:15 PM (9:26 PM) LD opened the Notice of Intent Hearing of Robert Dufour for 25 Proctor Street: proposed construction of a new single family house with associated grading and utilities, within the buffer zone and riverfront area. Robert, Sandy and Robert Dufour Jr. presented the project to the Commission. LD asked for abutters: there were none. Mr. Dufour explained how he delineated the wetlands. Alternatives were discussed. The Commission explained that

all alternatives had to be exhausted before the project could be approved, as proposed. LD requested the Commission set up a site visit. A site visit was scheduled for May 25, 2007 at 11:30 PM.
LD: Motion to continue the Hearing to June 11, 2007 at 8:45 PM.
MH: 2nd
Unanimous 3-0

9:30 PM (9:50) LD opened the Abbreviated Notice of Intent Hearing for Alan Crocker of 48 Winnecowett Drive. Angel Lehtonen of Northland Engineering presented the project for the Applicant, who was also present. The applicant agreed to maintain the root system of all trees to be removed for soil stability. LD requested to see the site and requested permanent demarcation of a no touch zone. LD requested the limit of clear be staked in the field in order to evaluate the site.
LD: Motion to continue the Hearing to June 11, 2007 at 9:00 PM.
CP: 2nd
Unanimous 3-0

Other Business:

- Amendment to the Order of Conditions for 80 Winding Cove Road: LC explained the Amendment request to change from a traditional septic system design to a Presby System, requiring much less grading. All work was allowed to be moved much further from the resource area.
LD: Motion to approve the Amendment to the Order of Conditions for 80 Winding Cove Road to reflect the new plan.
CP: 2nd
Unanimous 3-0

Minutes continued from 5-14-07

- Bray Avenue: LC disseminated a letter from the Town Planner regarding the Open Space associated with the Bray Avenue Subdivision. GH will review and contact Eric Smith regarding this.

LD: Motion to adjourn
MH: 2nd
Unanimous 3-0

Meeting adjourned at 10:35 PM
Respectfully submitted by Lori Capone, Conservation Agent