

MINUTES OF THE CONSERVATION COMMISSION
Monday, May 23rd, 2016
6:30 P.M.

Town Hall – Lower Level Meeting Room

Present: MD: Marshall Dennis
CP: Christopher Picone
LC Linda Couture
AH Andrew Henderson

6:33 PM: Agenda Review/General Discussion

MD opened the meeting of the Ashburnham Conservation Commission under the MA Wetland Protection Act, M.G.L. Chapter 131, Section 40, and in accordance with the Ashburnham Wetlands Protection Bylaw and associated Rules and Regulations.

Public Meetings/Hearings:

6:35 PM – Notice of Intent – 13 Noel Dr. (Map 48, Parcel 111). The applicant George Mortis is requesting an Order of Conditions for the construction of an addition to an existing home. The work is within the Buffer Zone of a Bordering Vegetated Wetland.

MaryAnn DiPinto did the wetland delineation.
DEP File # 092-0920 was received.

Either silt fence, straw bales or straw waddles would be sufficient erosion controls. Maryanne can decide depending on the site. Extras must be on hand in case of heavy rain.

The Order of Conditions will be sent to the address on the NOI, in Ashby.

MD motioned to close the hearing for 13 Noel Rd.
CP Seconded the Motion.
Approved 3-0, unanimously.

MD motioned to issue an Order Of Conditions for 13 Noel Rd.
CP Seconded the Motion.
Approved 3-0, unanimously.

6:45 PM – Notice of Intent – Cashman Hill Estates (22 Cashman Hill Rd; Map 20, Parcel 46 & 48B). The applicant Daniel McCarty is requesting an Order of Conditions for the construction of a subdivision roadway and its associated infrastructure.

Notice of Intent – 20 Hemlock Rd. (Lot 2)- Cashman Hill Estates (Map 20, Parcel 46 & 48B). The applicant Daniel McCarty is requesting an Order of Conditions for the construction of a single family home within the Buffer Zone of a Bordering Vegetated Wetland.

Request For Determination- 10 Hemlock Rd. (Lot 1) – Cashman Hill Estates (Map 20, Parcel 46 & 48B). The applicant Daniel McCarty is requesting the Conditions approve the construction of a single family home within the Buffer Zone of a Bordering Vegetated Wetland..

Request For Determination- 23 Hemlock Rd. (Lot 14) – Cashman Hill Estates (Map 20, Parcel 46 & 48B). The applicant Daniel McCarty is requesting the Conditions approve the construction of a single family home within the Buffer Zone of a Bordering Vegetated Wetland.

Request For Determination- 17 Hemlock Rd. (Lot 15) – Cashman Hill Estates (Map 20, Parcel 46 & 48B). The applicant Daniel McCarty is requesting the Conditions approve the construction of a single family home within the Buffer Zone of a Bordering Vegetated Wetland.

All Hearings for Cashman Hill Estates were opened at 6:45 PM.
Represented by Daniel McCarty, owner and representing Steeple View Estates.
This subdivision was approved in 2006 with Cons- Com., DEP, and Army Corps.

Planning Board, along with Town Atty., advised reapplying, as the original plans have not changed. Gary Lorden is buying the property, “as is” condition.

Lots 1, 14 and 15 are already graded. They just need a foundation. So Rich recommended a RDA for those lots.

We still have jurisdiction via the road and Lot 2, which still need to be done.

Original OOC was approved for drainage for major storms, as required when approved.

Mr. Lorden is responsible for finishing the road, finishing the water and sewer lines. Water lines are already into the property across the brook, Sewer still needs to be buried, but the place for the sewer line has already been placed across the bridge.

MD motioned to close the hearing for 10 Hemlock Rd, Lot 1.
CP Seconded the Motion.
Approved 3-0, unanimously.

MD motioned to issue a negative determination #3 for 10 Hemlock Rd, Lot 1.
CP Seconded the Motion.
Approved 3-0, unanimously.

MD motioned to close the hearing for 23 Hemlock Rd, Lot 14.
CP Seconded the Motion.
Approved 3-0, unanimously.

MD motioned to issue a negative determination #3 for 23 Hemlock Rd, Lot 14.
CP Seconded the Motion.
Approved 3-0, unanimously.

MD motioned to close the hearing for 17 Hemlock Rd, Lot 15.
CP Seconded the Motion.
Approved 3-0, unanimously.

MD motioned to issue a negative determination #3 for 17 Hemlock Rd, Lot 15.
CP Seconded the Motion.
Approved 3-0, unanimously.

- Each of the motions included standard erosion controls.

MD motioned to close the hearing for 20 Hemlock Rd, Lot 2.
LC Seconded the Motion.
Approved 3-0, unanimously.

MD motioned to approve the NOI and issue an Order Of Conditions for 20 Hemlock Rd, Lot 2, per plan and discussion.
LC Seconded the Motion.
Approved 3-0, unanimously.

We discussed NOI for the road through Cashman Hill Estates, aka 22 Cashman Hill.
We discussed the proposed detention basin for the road.

MD noted that storm-water regulations have changed since this was approved in 2006. So a new NOI should be consistent with 2016 regulations and include a storm-water report (checklist). Mr. McCarty believed everything should be up to date, but he did not review storm-water regulations in particular.

MD requested that the analysis be provided. Mr. McCarty suggested that the drainage analysis does not need to be redone, but he will check if the design parameters meet current standards. He will ask Brian or Patrick to review those design parameters and will submit that report to the Con Comm. If changes are needed, he will submit a revised plan as needed.

DM also submitted a letter from DEP that asked for hydrology calculations. Those should be met easily by submitted the storm-water report requested here.

The wetland boundary has not been delineated since 2006. MD requested what the wetland boundary be verified on Lot 2 as well as the area around the future detention basin. Finally, a brief review of the replication area should be submitted.

The lots A and B were not yet deeded to the Town because the Town had not decided where to transfer ownership. The Deed has already been arranged. DM will make sure Lots A and B will be deeded specifically to the "Town of Ashburnham Conservation Commission." He will submit that to the Planning Board and Town Counsel.

DM requested a continuance to our next meeting.

MD motioned to continue the NOI Hearing for 22 Cashman Hill Rd. (the road for the subdivision) to June 13, 2016.

LC Seconded the Motion.

Approved 3-0, unanimously.

Guest & Visitors

None.

Other Commission Business/Administration:

DEP has submitted comments on 100 Main St. and noted that the project "does not appear to be approvable." For example, the NOI did not clarify how the project would comply with all the performance standards. Hiring an environmental attorney probably did not help. The commission speculated that this should have been packaged as a wildlife improvement project, not an engineering project.

We reviewed and discussed a DNI for 49 Willard Rd., already approved by Rich Turcotte. MD added standard conditions for erosion control.

MD motioned to approve the minutes for the meeting of May 9th.

CP Seconded the Motion.

Approved 3-0, unanimously.

Request for Extension to Order of Conditions for Naukeag Lake Club. It appears their application is approved until 2019. MD will check the file to be sure.

7:55 PM

MD motioned to adjourn.

LC Seconded the Motion.

Approved 3-0, unanimously.

Meeting Adjourned 7:55 PM