

Georgetown Conservation Commission

Meeting Minutes

Second Floor Meeting Room

January 19, 2012

**In Attendance:** John Lopez, Carl Shreder, John Bell, Paul Nelson, Steve Przyjemski, Carol Fitzpatrick

**Signing of the Conservation Restriction (CR) for Driftway Farm**

Vanessa Johnson, Essex Greenbelt

Ms. Johnson explained that this CR will be held by Greenbelt on town land.

MOTION to sign the Greenbelt Conservation Restriction; Bell/Lopez; All/Unam

Mr. Nelson asked how often the property would be visited and when we would see the reports from the visits. Ms. Johnson answered, starting at time of the CR signing and every year or so depending on usage. Mr. Shreder asked if they will be notified if there is a problem. Johnson said, yes, definitely. Mr. Przyjemski mentioned to Johnson about the Morehouse Farm. Ms. Johnson said they met with Bob Morehouse several times and talked about keeping his farm a working farm. Ms. Johnson said that Mr. Morehouse is a very ecological farmer. He is not in a position to give the farm away. Greenbelt thinks it is an important property to protect with wetlands & Wheeler Brook, a tributary to the Parker River. We would look for the type of a situation as with Driftway Farm, with the town and Greenbelt's financial involvement. We will cost share the approval with Morehouse with no financial expense to the town. Mr. Shreder said we can't get into any agreement until we get a concrete agreement from Mr. Morehouse, CPC approval and town taxpayer approval. Mr. Nelson asked would we get into a deal where we actually purchase the property. Ms. Johnson answered, yes, and then there would be a joint CR between the town and Essex Greenbelt.

MOTION to approve the October 20, 2011 and November 17, 2011 minutes with corrections. Bell/Lopez; All/Unam

**Pentucket Pond Aquatic Management Program (GCC-2010-09; DEP 161-0707) – cont NOI**

Mr. Shreder explained, the issue comes down to whether we will do a draw down or use a chemical treatment or another treatment method. We can't use a controlled dam release. Mr. Bell commented, I think the drawdown is a better idea. Mr. Nelson added, we can't do Sonar again at \$30,000 per

treatment. Mr. Przyjemski commented, Peter Durkee said that we can't fix the dam without tearing it out and rebuilding it. Mr. Lopez added, Amesbury has a sophisticated system. Every year the DEP requires that they do a controlled drawdown. I could arrange a site visit for the ConCom if you like. The DEP is requiring a survey regarding a freshwater mussel. There is a target depth for the drawdown. Mr. Przyjemski added, the Parker River Clean Water Association water people are concerned with the down flow and how it affects the wildlife and fish population. Mr. Nelson requested that Steve pursue research in the area of "controllable level dam mechanisms." Mr. Shreder stated, I would like to continue this.

MOTION to continue Pentucket Pond Aquatic Management Program, GCC-2010-09, to March 15, 2012 at 7pm. Nelson/Bell; All/Unam

**47 West Street-Tidds Junkyard (GCC-2007-11; DEP 161-0666)-NOI**

**47 West Street-Tidds Junkyard (GCC-2007-12; DEP 161-0661)-NOI**

Mr. Przyjemski explained that the DEP is buying into the applicant's position that the site is naturally becoming cleaner yet they are in arrears with paper work and contact with us.

MOTION to continue 47 West Street, GCC-2007-11 and GCC-2007-12, to March 15, 2012 at 7:10 and 7:11 pm. Bell/Lopez; All/Unam

Mr. Shreder asked, are there any outstanding fines on the property. Mr. Przyjemski answered, none with us. Although someone dumped a refridgerator and other garbage at the gate. Mr. Shreder asked, is the gate open? We need to investigate this for hazardous materials . Mr. Bell stated, we should close the gate.

**6 Deer Run Lane (GCC-2011-04) - cont. NOI**

Mr. Przyjemski explained, I have contacted the applicant 4-5 times and they haven't replied.

MOTION to continue to 6 Deer Run Lane, GCC-2011-04, to March 15 @ 7:15 pm. Bell/Nelson; All/Unam

**97 Tenney Street (GCC-2011-20) - new NOI**

John Paulson, Atlantic Engineering

Mr. Paulson explained, the owner took it upon himself to scrape the area and repave without getting permits. We are proposing to refine the paving to make the water flow better down the slope. We pulled back the paving a little bit as you can see on the engineering plan. We are proposing a silt basin

also. A lot of tractor trailers go through here. The area is like a paved swale. Mr. Shreder asked, what kind of business is in here? Mr. Paulson answered, there are offices and light businesses, no construction or anything like that. Mr. Nelson commented, there should be some calculations regarding required storm water modeling. Mr. Przyjemski added, the current storm water regulations require improvements made during the repaving process. They are now making improvements after the fact. Mr. Paulson commented, there are a lot of C & D soils in this area. Silt has collected over time and that needs to be addressed. Mr. Shreder asked, what are the calculations on the suspended solids that need to be filtered out? Mr. Paulson answered, we have created a retention not a detention function. With a 2 year storm, the calculations show that it will overflow a bit. It is really a silt basin. Mr. Nelson asked, what alternatives have you done to make it better? Mr. Paulson answered, we have make it go uphill in one area. Mr. Nelson asked, can you take some of the earth out; there is an increase the size of the detention pond? Mr. Paulson answered, we are trying to minimize the disturbance of the wetland. We are limited to working in this area. Mr. Shreder asked, there are no other drains on the site? I think you can design a better storm water management program. Mr. Nelson asked, as part of the inspection, don't you want to clean out the trapped silt? Isn't ConCom the enforcer of this now? Mr. Paulson answered, usually, this lies with the owner of the property. We will put a plan together to maintain this storm water device. We wanted to talk to the commission about this before we put together a plan. Mr. Bell asked, can you work the grade a little better and make the retention area a little bigger? Mr. Przyjemski added, I need to talk to Pam at the DEP about what the DEP is looking for in this plan for meeting storm water regulations.

MOTION to continue 97 Tenney Street, GCC-2011-20, to February 16, 2012 at 7:15 pm. Bell/Nelson; All/Unam

### **0 East Main Street (GCC-2011-14)**

Mary Rimmer, Rimmer Environmental

Thomas Kennedy, Owner

Gillian Davies, BSG Group, 3<sup>rd</sup> party reviewer

Ms. Rimmer explained, we spent a lot of time on the site due to the soils not fitting into a certain classification. You need to find areas where the hydric soils match up with the plants. The land was unusual to see and it was difficult to see what was really happening out there. The herbaceous layer was upland. I left a color copy of the plan on my desk. Ms. Rimmer shows Gillian's plan to the Commission. Mr. Przyjemski asked, Are there any vernal pools on the site. Ms. Davies answered, we were looking in the fall months. Ms. Rimmer added, it was a wet fall and there wasn't any evidence of a vernal pool on the site. The soil was hydric on the outer part of the site, in the interior of the site we began to see sandy soils which are difficult to analyze. The state perimeters have to show vegetation and a second perimeter showing soils. Mr. Nelson added, vegetation will change much faster than soils. Ms. Davies

explained, in a marginal area, the soils don't change that quickly, maybe taking up to 2 years. The herbaceous area can change within a growing season, sometime shifting to upland. The least reliable strata are herbaceous. I am primarily a soils scientist. I am very comfortable stating that this is a functional wetland on this site.

MOTION that we accept the wetland delineation and accept the ANRAD/ORAD, GCC-2011-14, 0 East Main Street, dated 12/7/11, Book P, Page 1411, Project 197305. Lopez/Bell; All/Unam

MOTION to close the ANRAD, GCC-2011-14, for 0 East Main Street, GCC-2011-14. Lopez/Bell; All/Unam

### **215 East Main Street (GCC-2011-18) - new NOI**

Jim Scanlon, Scanlon Engineering

Mr. Scanlon turns in the green cards. We've made some minor changes and moved the pump chamber out of the buffer zone. He presents the plan that has been changed. The Board of Health (BOH) approved the original plan. Mr. Lopez asked, when is the BOH going to assess this? Mr. Scanlon answered, they don't have a meeting planned. Mr. Shreder commented, if the BOH disallows this, they will have to come back to us. Mr. Lopez asked, how will you remove the tank? Mr. Scanlon answered, we will probably use a few wheel barrels to remove the big and little cess pools. We should not need a truck for removal. Mr. Shreder asked, is this a standard system? Mr. Scanlon answered, yes, not a Presby. Steve, everything that has been cut has been moved out. Mr. Shreder added, let's get a condition that nothing additional gets deposited to the area.

MOTION to accept the NOI for 215 East Main Street, GCC-2011-18, a septic system upgrade, to work with Steve in the field, with the perpetual conditional that there will be no additional materials dumped in the back resource area. Bell/ Lopez; All/Unam

MOTION to close 215 Main Street, GCC-2011-18. Bell/Lopez; All/Unam

### **186 East Main Street (lands behind New Life Church)-(GCC-2012-01) – new NOI**

Park & Recreation, Elizabeth Wade

Lou Mammolette, Engineer, Practical Infrastructure, LLC

Ms. Wade explained, we have secured the money for Phase 1 and are working on Phase 2. Mr. Mammolette said that the Resource Area Delineation was completed on April 11, 2010. He presents the plan to the Commission. There is a driveway paved in the upper section of East Main Street. We will put in a gravel road the whole way through. This is a \$3 million project and we want to continue to receive funding to complete the project. We would like to put in the skate park in the 1<sup>st</sup> Phase (road and access

in and the Skate Park). We do not plan to make the any of this project impermeable. Mr. Shreder asked, how wide would the road be? Mr. Mammolette answered, 20 feet wide. Mr. Shreder commented, from an erosion standpoint, the people will drive down that road rather than walk. Mr. Mammolette added, we can put in a gate or something like that. Mr. Shreder explained, you want to keep cars off the gravel roadway. At this phase, are you clearing the other land? Mr. Mammolette answered, the clearing of this land is the 1<sup>st</sup> part of the construction process. We would clear the skate park and hope to get CPC funds, which may take some time since funds are scarce. Mr. Bell commented, you could build an access road and then see about the additional funding. Mr. Nelson indicated that the ConCom preferred the use of silt socks. Mr. Mammolette answered we indicated that this is then what they would use.

Mr. Shreder asked, what are we talking about for distance? Mr. Lopez asked, would you use organic fertilizer on the fields? Mr. Mammolette answered, we would consider it if it yields a quality field. Mr. DiMento commented, we are going to be 75 feet from the buffer zone which is within your regulations. We have thought about getting as far away form the wetlands as possible. Mr. Shreder asked, are you proposing to fill in any wetlands area? Our mitigation is 2:1. What do you propose for mitigation? Mr. Mammolette answered, we haven't done that yet. I can work with Steve on that. Mr. Przyjemski explained, I will work with Lou on that. Ms. Sue Caufield, Park & Recreation added, it is a little thing. Lou can work with Steve on mitigation. Mr. Lopez stated, it is not a little thing. Mr. DiMento added, there is one non-pervious area and that is the skate park. It will be concrete. Mr. Mammolette commented, we will have some kind of drainage with plantings, acting like a buffer or a boundary near the parking lot.

Mr. Lopez asked, do you anticipate a traffic study? Mr. Mammolette answered, I don't know. Mr. DiMento added, we can't have organized sports on Sunday from 8-12 pm, that is the agreement now. Mr. Shreder asked, how many spaces in the parking lot? Mr. Mammolette answered, 100 spaces. The state has a program called PARC, through EOE. If you have a park enhancement project and develop it with 100 parking spaces, you qualify for funds. We don't have a plan in place to pave this area. Mr. Bell asked, what do you have for fields and rest rooms? Mr. Mammolette answered, 2 soccer fields, a little league baseball field and a pony field. We don't have rest rooms in the budget. I am not in favor of a septic system. Mr. DiMento added, we would have a compost bathroom outside of the buffer. Mr. Shreder stated, if you apply through CPC funds, the bathrooms must be ADA compliant. Mr. Mammolette added, do we want lighting? Yes. We will have adult baseball teams playing at night. Do you want us to permit it now with those facilities put in? Juliette Radcom, Park & Recreation commented, I would like to see this get done. I have children that are 1 and 3 and would like to see them use it. We are really trying to better the town with this field. Do we really have to use organic fertilizer, that is twice as much? Mr. Shreder answered, that is why we ask people to get as far away as possible from the resource. That gives you more options.

Mr. Robert Hoover, 16 Chestnut Street explained, I was with the Planning Board, Zoning, presently on the School Committee and I'm on the School Building Committee. The mitigation of moving the school out of the wooded site was to add one more field. What is the value of this environment? How would you rank this area? Mr. Shreder answered, with the upland, I would rate it an 8. It is a nice wooded resource area. We had to eat some of our regulations to get this land. Mr. Mammolette asked, are you

thinking functionality or environmental value? Mr. Shreder answered, we look at as an 8 as an environmental area, upland and ecosystem. Mr. Hoover asked, what does Steve think about it? I have 2 children and sports are important in my and their lives and the amount that is being fit into this sensitive site is overkill. You will also struggle with the fertilizer also. Organics are not going to give you the field you want. There is a balance with the environment. Mr. Przyjemski answered, there is a lot of work in all the buffers. Mr. Mammolette stated, 95% of what we are doing is outside the 75'. Richard Aberman, Park & Recreation commented, I think that we are all in agreement that this is not an ideal site. This town has been short sited in the development of fields. We have been trying to get fields built for the last 10 years. Mr. Mammolette added, this group is trying to work on the development of Martel Way. I see the development of an industrial building that is about 5 feet from the wetland. The only thing standing in our way is organic fertilizer. Mr. DiMento commented, we purchased 100 acres and we are building, and maybe slightly damaging, only 16 acres of it.

Mr. Przyjemski stated, I have a laundry list of things that need to be done. You need to make clean all of your waivers and there are many waivers on this. The field needs space and light since you are right up against the buffer. You need more space between the trees and the fields. The Commission should schedule a site walk with a more specific plan. Mr. Stuart Egenberg, 2 Brownfield Lane, Georgetown Selectman explained, this is my perspective as a resident with children: the goal here to maximize this land and this is a very revised plan and trying to get as much out of the plan in this place. This town lacks strategic planning. I think we are trying to maximize that land to bring it to everybody as favorably as we can. It has been a fairy dancing on a needle to fit this all in. Mr. Mammolette added, what I am looking for is for you to tell me that we can have these fields and then I will do the calculations, etc. Mr. Przyjemski stated, the biggest waiver is to access the property. I will mark up where I think the waivers are.

MOTION to continue 186 East Main Street, GCC-2012-01, to February 16<sup>th</sup> at 7:30 pm, and for the Applicant to provide the Agent with all of his requests to changes to the site plan. Lopez/Bell; All/Unam

MOTION to appoint Paul Nelson to approve bills related to the Highway department and CPC projects, to end when the projects are over. Bell/Lopez; All/Unam

MOTION to pay the Camp Den bills read by Steve Przyjemski. Bell/ Nelson; All/Unam

MOTION to pay the bills. Bell/Nelson; All/Unam

MOTION to close the meeting at 10:37 pm. Bell/Lopez; All/Unam

