

Georgetown Conservation Commission

Meeting Minutes

August 16, 2012

7:00 pm Second Floor Meeting Room

In Attendance: Carl Shreder, John Bell, Steve Polignone, Tim Collins, Paul Nelson, Steve Przyjemski, Conservation Agent; Carol Fitzpatrick, Minutes Recorder

Minutes to Approve: February, March, May & July

Signings & Bills to approve:

Public Hearings:

162 Pond Street –

Jim Scanlan, Scanlan Engineering

Scanlan: Robert Stone is the homeowner and is not present. Carl Shreder recuses himself as he is within the notification range. Scanlan: The system is in failure and is under agreement. The property has wetlands on it and has been delineated. The soil absorption system will be outside of the 100. The septic will go on the side of the house and it is slightly elevated. We are right at the 100 foot, the leaching system. Przy: The tank is at the 69 foot. The house is 20 feet away from the system. We are squeezing it in. Shreder: Did you need a variance from the BOH? Scanlan: Yes, it was granted. Approval is pending. The lot is 40,000 SF. Bell: It is what it is. Shreder: It is an improvement over a system in failure. They did their best to get it out of the resource.

MOTION to accept the septic systems upgrade at 162 Pond Street, GCC-2012-12; DEP Bell/Collins; 4-1; Shreder abstains.

MOTION to close 162 Pond Street, GCC....Collins/Bell, 4-1; Shreder abstains

168 East Main Street –

Andrew Walker, Homeowner

The green cards are collected. Walker: We have the existing structure and the existing deck. Points to the structures on the plan. The wetland is 55 feet . The proposed structure is 10X55 feet. Przy: The delineation was done in 1988. Nelson: What kind of a deck are you looking at? Walker: Pressure treated, 4X4, sonitubes. It is just an extension to accommodate the French doors and the length of the house. Shreder: Steve, have you been out to the site? Przy: yes. Also, no waiver is being requested. Nelson: see written notes & Motions

MOTION to pay the bills as read. Nelson/Polignone; 5-0; All/Unam

Pentucket Pond Aquatic Management Program –

Przy: There is no update at this point. Carl has a contact in the agency and may be able to help. The director of fisheries and dam management is willing to help us. It is a state pond but the dam is owned by the town. Shreder: The state complained that we don't have a computer controlled dam. I said, show me a dam that is computer controlled. Przy: Releasing the dam at a controlled rate is never going to happen. We will not get all of the parties to agree. The DEP will not trump a local decision. We need to come up with a design that we can afford. Shreder: You have to give them a plan and present it to them. Nelson: Go on line and look at other dam designs. Shreder: You may have to hire an engineer to get you started.

MOTION to cont the PPAP, GCC.... to October 18 at 7:00 pm. Bell/Polignone; 5-0; All/Unam

MOTION to approve meeting minutes for February, March, May and July. Shreder handed in one comment to the July minutes. Polignone/Bell; All/Unam

Shreder: Just to let you know, the CPC will open up all applications for next year. Przy: Do you want me to enter Wheeler Brook? Shreder: Yes, put it in as a placeholder. Bell: Any news on that? Przy: No, we just want to make sure that it stays as a working farm.

4 Sage Road, GCC-2012-15; DEP 161-0747 – new NOI

Robert Lynch, Atlantic Engineering

Mark Sindoni, Homeowner

The last revision plan is 8/12/12. Lynch: They want to extend the patio. The grade has dropped from 66 to 63 down to the pool. They will be a little retaining wall cut into the slope. They will install an inground pool. There will also be a fence around it. Nelson: When was this subdivision permitted? Lynch: 1995?? Przy: Is there a reason the silt fence is where it is? Lynch: They need room to move around when the excavator is brought in. Shreder: Why don't you go over the changes you have made to the original plan? Lynch: We have moved the deck outside of the 50 foot. Nelson: It looks like everything on this is a waiver. Przy: yes, that's right. Lynch: The pool is now 50 feet away. Nelson: If you rotate the pool 90 degrees, you will get it out of the wetlands. Lynch: There is no need to do that. Przy: It would get it outside more, you would be replacing grass with grass in another area. Shreder: We don't want you to drain the pool toward the wetlands area. Sindoni: It will be a salt water pool, not chlorine. Nelson: Salt water is not good for the wetlands also but it is better than chlorine. The pool will be fiberglass. Przy: If you rotate the pool, it will not get closer to the fence. Shreder: I look upon this area as already disturbed area. Przy: The pool should be outside the 75 and the regs still should apply. Nelson: Did you see the site Steve? Nelson: I did a drive by. The plan is the same as the site. Przy: The patio is at 65 feet. Lynch: If we rotate the pool, around the playground and the shed is all trees, that if we move we will have to take down those trees. They can not leave an oak tree over the pool; the pool would be filthy. Digging an hole that close the oak tree, there will not be an oak tree in a few years. If we cut the trees down, then the back yard would be very hot. They are 18-20 inch oaks. Nelson: I don't know what to do. The regulations are not supposed to be waived so that you can do what you want to do. Lynch: Can we have a site walk so I can show you what the rotated pool would look like? Sindoni: You are just going to go out there and see the lawn, it's just grass. You are going to go out there and then tell me I can't put the pool in. I am not going to waste any more time and money making new plans. You allowed an house to be built much closer to the wetlands. Nelson: That was before the new regs, in 2004.

MOTION to accept 4 Sage Road, GCC...Polignone/Shreder (for discussion purposes). Polignone: He is not disturbing the area. The grass is already there. Nelson: That is not how the regs are used. The large pool is pointed towards the wetlands. What he wants is not what the regulations state. Sindoni: I would like to continue this project. I am not interested in making more changes. Przy: The pool would drain towards the shed at the 75 line. We have abutters here and they have not been heard before the vote. Shreder: We are in deliberations right now. We will get to the abutters. Any abutters here?

Steve Olsen, Board member, Village at Raymonds Creek: We want to make sure that trees are not removed in the conservation area. We are not opposed to the pool. Mrs. Olsen: Are yard is at a low area behind this. We want to make sure that the tree removal doesn't affect our land. Lynch: We are up against Tidd Lane. There is a lot of property between you and the project. Nelson: I think that this area is a watershed to the Deer Run project. Shreder: How many feet did you pull out Rev 1 to Rev 2. Lynch: The pool was at the 50 foot buffer before and we moved it 10 feet. Bell: I would like to see our regs followed but it is lawn and has been disturbed. I don't want to see any trees cut. Shreder: The tree is

probably outside of the 75 foot? Shreder: I would like to maintain distances on this very disturbed site. Przy: I am not trying to argue the validity of the regs like the applicant is doing, but a rain garden will capture some of the flow. Shreder: I am willing to mitigate. Lynch: We can do a berm and a rain garden in the corner. We can try to make some of the water go in another direction. Shreder: Would be willing to entertain a rain garden? Sindoni: I thought that it was more important to not disturb. Shreder: My suggestion is to withdraw the motion.

I would like to withdraw my motion, 4 Sage Road, GCC... I would like to propose a new motion to approve 4 Sage Road , GCC with the addition of a rain garden on the lower side of the property, in front of the arborvitae and work with the Agent on this. We are not accepting the wetland line. Polignone/Bell; 4-1; Nelson abstains.

MOTION to close 4 Sage Road, GCC...Bell/Polignone; 5-0; All/Unam

7 Hardy Terrace- (GCC-2012 -13; DEP 161-0744) - new NOI

Robert Grasso, Engineering Land Services

Shreder: So we only have cards from the DEP. Grasso: The abutter cards must have fallen out of my file. Is the Commission willing to proceed. Grasso: Here they are. I have them. This is an existing 4 bedroom dwelling. Seacamp flagged the wetland lines. The existing system flows into the paved parking; it is pipe and stone. It will be a pumped up system. We will put in a 1500 holding tank. It will be a Presby type system. It was approved with the BOH yesterday. Shreder: Is the Presby outside of the wetland. Grasso: The closest point is 67 feet. Shreder: It is an existing system? Grasso: Yes. And the grade will not change with no tree clearing. We will need a waiver from 10 to 5 feet on the property line and it was accepted. Shreder: Have you seen this? Przy: Yes, there is no where else to put it.

MOTION to accept the NOI for 7 Hardy Terrace, GCCBell/Polignone; 5-0; All/Unam

MOT to close NOI for 7 Hardy Terrace, GCCBell/Polignone; 5-0; All/Unam

65 Old Jacobs Road, GCC..... – new NOI

Robert Grasso, Engineering Land Services

Ralph Juffre, potential buyer

Grasso: This is the last house on the right. It is a 3 bedroom dwelling. The owner has moved out. We had the wetlands flagged by Seacamp Environmental. Przy: The house is in the 50 buffer. Grasso: He wants to renovate the house, removing wood decks that are presently in the flood zone. Ralph Juffre: We want to put in a new foundation and raise the house. Przy: This is more than a renovation. This is a

major change. Juffre: I am not tearing down the house. I am grandfathered if I don't tear it down. The basement will be a slab with a walkout. Shreder: This one warrants a site walk. Grasso: We paid an extra fee for the full renovation of the house. Bell: What is your time plan for the renovation. Juffre: I have a P&S. I am doing due diligence before I buy the house. I want to make sure I can make the changes needed. Bell: The BOH is okay with the septic? Grasso: The BOH approved the septic yesterday. Przy: There needs to be a silt fence and a silt sock. Grasso: What kind of a foundation? Juffre: Poured full walkout foundation. Grasso: He is also removing a part of the house so the footprint will be smaller. We will be working this from the street. The scrubs will come out first. Shreder: Do the commissioners want to do a site walk? What's your time frame on the P&S? Juffre: I have already gone through the extension. Bell: I have been on the property. It is what it is. Whatever he is going to do is an upgrade. Nelson: What would you be comfortable with as a sequence of events? Shreder: I am afraid to approve something and then it becomes a much bigger project. Juffre: I would like to get all my permits in place. Shreder: What I see in the drawing will be in the construction? Juffre: The shed will be gone when the project is done. We will keep the same driveway. Grasso: There will be less deck and less house. We will also ask for a waiver from the property line from 10.5 to 3 feet from the highway department.

MOTION to accept 65 Old Jacobs Road, GCC.... with applicant submitting a construction plan on sequences to Steve this week. Not accepting the wetland line, double up on silt fence and sock, plan dated 7/18/2012 and not exceeding the original footprint. Also, that each major construction milestone will be approved by Steve. Bell/Collins; 5-0; All/Unam

MOTION to close 65 Old Jacobs Road, GCC....Bell/Nelson; 5-0; All/Unam

Lot #5, Blueberry Lane

Mark Lespina, Owner

Lespina: I would like to landscape along the concrete posts. Shreder: I might entertain a one time environmental planting plan. Bell: It is a rough looking area. Shreder: I do not want you removing the bounds. I would like to see the gentleman come up with a planting plan and present it to you Steve. Nelson: It is called "Do not disturb." Shreder: Just do not plant anything that will grow too tall. Just give your planting plan to Steve.

186 East Main Street (lands behind New Life Church) Town of Georgetown Park & Recreation Commission – NOI (cont. PH), GCC-2012-01

Przy: Looking to continue. There is no news.

MOTION to continue 186 East Main Street (lands behind New Life Church) Town of Georgetown Park & Recreation, GCC-2012-01, to October 18 at 7:45 pm.

Discussion:

Recent potential land donation at Swanton Way (land abutting Driftway Farm)

Przy: The town would buy the property with CPC money with Affordable Housing money, historic money. Do you want me to move forward with this?

MOTION to close the meeting at 9:50 pm. Polignone/Bell; All/Unam