

# Conservation Commission Minutes

## 4/25/13

Commissioners in attendance: Lillabeth Weis, Carl Shreder, John Lopez, Tim Collins, Steve Polignone, John Bell  
Steve Przyjemski, Susan Flint-Vincent

Meeting began at: 7:02pm on April 25, 2013

### Discussion:

Workshop in the Woods for Camp Denison contract, fwd to next month.

John Bell: Looking for ways to use the Spawning season for the alewife, can we look into some form of hatchery? 10K for stocking; 10K for maintenance?

Steve Prz: Will look into project.

**23 Parish Road (GCC 2013-04; DEP# 161-0758)**- Bob Grasso Engineering Land Services - NOI Septic System Upgrade

Bob - existing 3 Bedroom, wetlands at rear of property flagged A1- A13; B1-B-4 across street yellow flags for 50' no disturb set back; 75' no build; 100' no septic.

Propose replace existing tank with a traditional system pressure dose it up to a leach field, poor soil class IV, raise system 4' average, leach totally outside of the 100' buffer; existing leach field - don't do anything it will die out. Take out a couple of trees, relocate existing shed.

Existing system in failure; Board of Health approved.

Steve has checked out property, nowhere else to go.

Carl: Any comments?

John Lopez: Silt sock along Parish road and mesh around the periphery of project.

Lillabeth: Suggested using a Silt sock, burlap filled with compost that decomposes

John L.: What is your construction time frame?

Bob: Wants to get started right away. April 1st was septic time frame.

Steve Polignone was an abutter for 15-17 yrs. He has no issues.

John L: Makes a motion to approve the OOC for 23 Parish Rd (**GCC 2013-04; DEP# 161-0758**)

Tim Seconded motion.

Passes unanimously.

John Bell Made motion to close 23 Parish Road

John L seconds.

**68 Elm Street (GCC 2013-05; DEP# 161-0757)** - David Conway, PE, Steven Ventresca, PE - Nitsch Engineering **ANRAD**

Dave: Large project, how would you like to proceed?

Carl: Overview of the project. We have 4 wetlands that we are dealing with. Wetland on west side of site between existing school and homes along Elm St; wetlands along east side of site level site, break at bank on down; existing Penn Brook school in back, isolated wetland - local depression; Mass protection doesn't qualify, but your local protection is covered.

Steven V.: Delineated in September 26, 2012; Asked Rimmer (Wetland scientist who did the delineation) to go out on March 21, 2012 to see if isolated wetland was a vernal pool, was determined NOT to be a vernal pool. Delineation is less than a year old.

7:23pm **68 Elm Street (GCC 2013-05; DEP# 161-0759) NOI**- Applicant: Town of Georgetown, David Conway and Steven Ventresca from Nitsch Engineering.

For destruction of existing school and building of new school.

Overview: This is the building of a new school. Proposing to build on a new site to the rear of the existing school.

Same alignment of the driveway with storm water improvements. Replace the old school with playing fields, redefine parking, new leach field, large rock outcropping behind the school - taking care to design around this and wetland area. Large queuing length.

New school is 2-stories. Bldg sq ft? Drop off- parking, parking, a tail of the property comes out to Elm St. (possibly on an old logging road), bringing in water line, town has requested that they loop it through.

Steve Prz: Would this be another entrance?

David: No, just an emergency entrance, a 4' wide piece of pavement. (This will allow it to be plowed in the winter, with gravel or dirt 4' on either side.

Steve P.: Are you going to plow in the winter?

John L.: Do you have a snow dump plan?

Steve Prz: There are issues with storm water, because it is a channel, there is no place to put snow.

Steve Prz: Make sure the wetlands are far enough away. Clarify where the wetlands go.

David: When we do the site visit, we can check out the site again.  
Storm water is a big part of the project.

Bio-retention, bio-swales, reuse, underground bio-filtration, porous pavement, storm sceptors, following low impact development standards.

Carl: It needs a maintenance plan for the porous pavement or it won't work.

David: Porous pavement works great in walkways, and areas of not high traffic. We will put in what makes sense.

Steve Prz: I'm concerned about the maintenance burden of porous pavement.

Carl: What is going to heat the school?

David: Natural Gas

John Lopez: Massachusetts passed a climate change act in 2009 to incorporate the latest data into their storm water management. DEP encouragement.

David: As far as climate change, oceans rising, etc. We try to mitigate the volumes and the rates of storm water. We model existing conditions, using ground water, topography. Then we overlay the same storm over both existing the site and the proposed site to make sure no additional water leaves the site compared to pre-construction.

George Comisky: School Bldg committee: Referring to something the town can adopt. Currently references TP40, can vote to change to Cornell numbers (up through the 1990s), only have to follow the existing regulations.

David: We can look at the top end number and compare it to the Cornell number. We will try to get it to work.

Carl: We would just like you to investigate this further.

Lillabeth: What is the topography of the new site now?

David: Tree and has a fair amount of topography. An additional 3.4 acres over the 40 acre site.

Lillabeth: Why don't you put it where the school is now?

David: We consulted the School Building Committee; the Selectmen, etc. It all came down to that we needed a place to put the kids while the building was being built.

Steve Pry and Carl: They are meeting both the state and our bylaws.

John L. Would the loss of those trees, eventually cause a greater problem of water flow?

Steven: The engineers are promising that not a drop of water will not leave the property. We won't know until there is a problem.

The area where the Old school was will become a soccer field.

Steve Pry: While we're losing that many trees, what can you do for mitigation?

David: There is a part of a green roof. Using processed water in the school.

John L. I seem to recall, this is one of the prime undisturbed sites in Georgetown.

Steve Pry: How are you irrigating the fields?

George C: I was pushing for wells. Penn Brook flows pretty freely when the Parker River goes dry. 50K budgeted for wells; 60K budgeted for irrigation.

Steve: 100K / yr limit.

George: Just irrigated existing system. Maybe when the irrigation is in they need to tap into the new wells.

David: Every town has its own values. Assume you don't want to use town water. We will work with you for yield limits.

Steven V: Would it be helpful to have the Landscape Engineer to be on the site walk?

Carl: Yes.

Steve Prz: I've gotten an estimate for a 3rd party review. I recommend the stormwater review with a 3rd party engineer. Wetland delineation can hire out, or we can do it internally.

John L: Elevates it to a higher level. Our consultants should review. Same company to review storm water management. Same company do wetlands and engineering. I think they should work together.

David: You will hire a 3rd party review. If ANRAD is withdrawn, you can have a NOI review.

Steve Pry: On Monday morning, if you would like to have it all in one place. (Having the same company review both the stormwater and the wetland issues.)

Carl: Let's decide on a site walk along with the issues to cover.

John L: I would go with Renaldi for an engineer.

Lillabeth: Any precedent to woodland restoration?

Steve Pry: Can stipulate that all the landscape plantings are native.

Lillabeth: Native or educational trees.

David: Think about what folks feel is important in the planting plan. We'll have Doug Morris (Landscape Designer) here the next time.

Carl: Let's authorize Steve Przyjemski to move this forward and give thought to native plantings.

Steve Prz: Once I sign a contract sit down with both sides.

George: We're trying to reduce the impervious area and road widths.

David: We've been working as engineers and stewards to reduce pavement, alternative driveway.

John L: Make a motion for a site visit for Thursday, May 2, 2013 at 6pm.

Carl: Will the Landscape consultant will come? And architect?

David: Yes, I can have them there.

John Bell: Seconds motion.

Carl: Motion unanimously carries.

John L: Authorize the agent to get a bid from BSA and Graham associates and to authorize the agent to approve on our behalf, contractual obligations prior to the next meeting. NOI storm water management

John B: seconds.

Unanimously carries.

John L: Makes a motion to continue the NOI hearing and the ANRAD to 5/23/13 7:30 & 7:35 (NOI)

Tim Collins: seconds.

2 min break.

Meeting reconvenes at 8:32pm.

27 Pillsbury Street - Ed Cavatorta and Kelli Cavatorta

We had an engineer about 2 months ago, we had a plot plan. It was suggested that we move a shed and change the buffer. We did more research. We're utilizing 1/3 of our entire lot.

Carl: We asked if you could slide the pool and the shed.

Ed: We slid the shed. We gave the reasons why we put the pool here.

Kelli: We would like to keep the area as natural as possible. We could cut the front yard and have put the pool in already, but don't want to do that. If we put the pool in the backyard we won't have to cut a single tree.

Carl: How many feet were you able to move the pool?

Ed: The fence will go to the line.

Kelli: The PVC fence is solid around the pool to keep critters out. It is a salt water pool, the backflush is not into the wetlands.

We sent letter to the board. We cut back area of the pool to 18' pool width to minimize the impact. There is a 4' stair bump out on either end. We were trying to minimize construction time and materials. It is a vinyl pool construct.

Carl: What kind of erosion control do you have in mind?

Kelli: Silt-fence, silt-sock.

Steve Pry: The apron got close to the wetlands, the pool is the exact same distance, and the shed got further away.

Kelli: We shifted the shed.

Steve Prz: The waiver request - no cut, no disturb. The impervious surface of the apron was not acknowledged. I didn't get a chance to check the zoning. Ask the engineer to look at ways to reconfigure. In a lot of ways this second plan is worse than the first.

No disturb at 50' and you are proposing the apron goes to the fence (another 7' into the buffer.)

Ed: We thought the apron would be about 6' from the pool to the fence. We're trying to work with the commission.

Steve Pry: Look at viable options outside of the buffer zone. You should look at the options including looking at putting the pool out front. Look at the alternative design. The apron is worse.

Homeowners thought the apron would always go the fence. They were trying to minimize removal of trees. We're into this project for \$6000, we don't want to keep spending more money for an engineer that isn't getting us moving forward. We would have to level a natural hill in order to put the pool in the front.

Ed: We're not going to do what is not on the plan.

John Bell: This is a proposed shed? What is it for?

Homeowner: Cabana/supplies.

Carl: Does the commission want to go take a site walk?

Ed: There is a 10' difference from the house to the wetlands.

Tim: When you do any excavating the grading changes. Erosion changes the grading.

Carl: The pool distance didn't change.

Steve Pry: The pool is 48' from the wetlands where a 75' buffer is required.

Kelli: What if you put in a perimeter drain?

Tim: Reiterates that.

Lillabeth: What if you put in a rain garden around the perimeter?

Steve Pry: Tightening up the fence and concrete apron. Doubling up the shed over part of the apron.

Lillabeth: What about decking?

Carl: Let's do a site walk the following week. Thursday, May 9th,

John Lopes: makes a motion to do a site visit at 27 Pillsbury Street, 5/9/13 at 5:30pm.

John Bell seconds.

Motion carries unanimously.

John Bell: Makes a motion to continue the meeting until 7:45pm NOI until 5/23/13.

Tim seconds the motion.

**1 Spaulding Road - (GCC 2013- 06; DEP# 161-0760) NOI, re-landscaping** – Greg Hochmuth – Wetland Scientist, David and Kristen Rapoza - Homeowner. Tom Cassidy Design/Build Consultant

The property is located at the corner of Tenney St and Spaulding Road. The house was built in 1897. The family is growing; they would like to add on. The property has ledge, and a steep slope. Where there is soil, it's great, loamy soil. The applicant is proposing a new septic system and a new bedroom. The lines in blue are proposed, and the lines in brown are the existing house. The applicant would like to add a 2 car garage, a room over the garage and a walkway.

We would like to request a waiver. There is no other way that could get it 75' away from the wetlands.

Steve: There is no addition there right now. Can you change the orientation so the pool can get closer to the new addition?

Greg: To change the orientation of the pool would be a bit of a grading nightmare.

Steve: Can you do some creative engineering? Cut and fill?

Greg: Just to get this to fit, it's a 3:1 back slope.

Carl: That's what we'd like to see. Try to minimize the impact.

Greg: We are proposing a small retaining wall. Push back the tree line to 6-8'.

Steve Prz: Can you get more trees back? Put in a retaining wall and leave or plant native trees and/or shrubs down below.

Can you tighten up the patio more? Keep the sitting area closer to the house.

Greg: We managed to get the driveway entirely out of the buffer zone.

Tom:

Greg: Trying to balance the existing grade. Seed mix and possibly shrubs higher up.

John L. What about some highbush blueberry and winterberry.

Lillabeth: What about putting swales in? (Along the topography)

Steve Prz: 1/2 pool and the far side of the apron are the waivers. It's not going to be outside the buffer, just make it as good as you can get.

Greg: Same footprint as deck. Sonatubes. We heard a lot of ideas and we'll make a few changes.

Steve Prz: Design it is what it is, but you can't do much with it, for the record.

Greg: I'd like to continue.

John L: Makes a motion to follow what Greg says to incorporate infiltration, reducing the patio mitigation, etc. and to continue the hearing to 5/23/13 8:00pm.

Tim seconds the motion

Greg: trench minimize the patio width on wetland side of the pool, mitigation ideas from, retaining wall below the septic system and leaching field.

#### **186 East Main - (GCC 2012-01; DEP# 161-0736) NOI**

Steve Prz- There has been no news, but whispering about putting their time and energy elsewhere. Looking to continue to June 20

John Bell makes a motion to continue 7:30pm to 6/20/13.

Tim seconds the motion.

The motion carries unanimously.

**Pentucket Pond (GCC 2010-09; DEP# 161-0707) - NOI**

Control of fanwort

Carl: This project was open for a while, but there was no money.

John Bell: Makes a motion to withdraw NOI without prejudice.

Tim seconds the motion.

Motion carries unanimously.

Steve: Blanding's turtles are over wintering at the end. If state gets involved, multi-prongs approach. We have no money.

Carl: There is political battle at the state level, resulting in the state not funding the project, therefore we cannot go forward with the project.

Unanimously passes to withdraw w/out prejudice.

**Tidds Junkyards (GCC 2007-11; DEP# 161-0666) and (GCC 2007-12; DEP# 161-0760)**

Carl - If we close them out, give them notification of the continuation and hope that they come in to give an update.

John Bell: Makes a motion to continue to March 23, 2013 at 8:00pm & 8:05pm

Tim seconds the motion.

The motion passes unanimously.

**New Business:**

John L: Made a motion to pay bills as read.

John B: Seconds motion.

Carries unanimously.

**Meetings Minutes:**

John Bell: Makes a motion to approve the minutes from the December 12, 2012 meeting, February 21, 2013 meeting and the March 21, 2013 meeting.

Tim seconded.

Unanimously moved.

Lillabeth makes a motion to close.

Tim seconds.

Meeting closed @ 10:08pm



