

Conservation Commission Minutes 4/17/14

Commissioners in attendance: Carl Schreder, John Lopez, John Bell, Laura Replier, Lillabeth Weis, Nick Feitz, Thomas Moore

7:05pm meeting opens

Joint training session:

John L: I contacted the circuit rider at Mass DEP, Pam Merrill, for training to new Conservation Commissioners. She can help commissioners be more comfortable in their roles. Site visit training, crafting a motion, etc.

Discussion ensued. Commissioners seemed open to the training. John Lopez was going to talk with Pam Merrill to draw up a schedule to include issues relevant to both the Georgetown and Amesbury Conservation Commissions. Possibilities included site visits, developing a hypothetical Order of Conditions, or going over one that has been recently approved. Left it as the Commissioners would notify the agent of their interest, what they want to learn about and how often to meet.

Discussion regarding the holding business meetings prior to the regular Conservation meetings.

Steve: We've tried to do business meetings for things like hunting, regulation changes. Before we start these meetings, we're always behind. We have the Open Space Plan, which we would like to have the Commissioners input on...

Carl: Lock in a half an hour for business. I think we should limit the topics to discuss, and the timeline. You can't coherently tackle issues at 11:30pm.

John L: We start at 6:30pm and end at 8:30pm. We don't even open the hearing until the applicant addresses all the issues of the 3rd party reviewer.

I suggest 20 minutes for certain projects, and 10 minutes for other projects. So send e-mails to Steve and we'll discuss it further.

7:18pm 11 Winter Street (GCC 2014-01; DEP#161-0775)

Renovation of a natural grass athletic field to include related stone base, earthwork, grading, drainage improvements, parking renovations, and installation of athletic lighting and an in filled synthetic turf field. Improvements also include fencing, walkways, retaining walls, a bio-retention area, renovated Stormwater out falls, landscaping, and related amenities.

John Bell: I'd like to make a motion to continue the hearing for 11 Winter Street (GCC 2014-01; DEP#161-0775) to May 15th at 8pm.

Laura: Seconds motion.

Motion passes unanimously.

John B: I'd like to make a motion to approve the 3 sets of minutes (11/14/13, 12/19/13, 3/6/14) as read by John Lopez.

John L: Seconds the motion.

Motion passes unanimously.

7:21pm Central Street Culvert (GCC 2014-02; DEP#161-0777) NOI - NEW
Culvert and Roadway upgrade at Central Street (MA rte. 97) over Penn Brook

Dan Coughlin, Coughlin engineering services

Peter Durkee, Highway Supervisor

Dan turns in green cards for Central Street project.

Have a couple of 2 plan modifications. Adjusted the grade of the roadway above the gas mains by 8", due to actual depth of gas mains by the gas company.

Hands the commissioners relevant revised sheets.

Basically we have 2 revised culverts. 2' of covering in the roadway. 18" pipe in the roadway. Replacing the corrugated piping, with 10' W x 5'H with a reinforced box, concrete culvert for stream crossing standards. (Wildlife crossing).

We're meeting the inverse elevations + greater head room. FEMA is paying for both replacements. Small sub-basins. Opening up smaller 48" with rocky, natural bottom. Infilling 2' with trap rock and then flushed in to fill voids.

This is not a national heritage area.

There's a water main that crosses both culverts above, since they are raising the grade and there for the water mains will be sunk below the culverts. Town's obligation is 25%, the rest is covered by the state. The gas mains

Laura: If you're widening the flow area, won't you have greater flow?

Dan: It will be more open, wider, but the flow won't be any greater.

Discussion regarding current culverts and reason for upgrades.

Steve: DEP comments, have you had a chance to respond to them?

Dan: I have a quick summary. (Hands out written responses.)

We also have a hydrologic assessment that was submitted to the DEP. They don't have updates to comments, once they are posted, once, that's all they post.

Both are in filled to create a natural bottom. They were looking for specific things, flooding of the road, would be elevated, due to the removal of the obstructions in the culverts. The flow rates in the culvert, 81 cfs, will take a 500 year storm. Smaller basin, maximum. The normal flow will remain unchanged. There is a little of sub-basin of granite blocks that are creating an obstruction.

This only changes are extreme weather events there will be significant increased flow through the culverts at that time.

Carl: Opens hearing up to the public

Brian Cassidy, represent Jim Mosquin, who owns the land 304 Central Street, where this water was going. The concern of Mr. Mosquin is that in extreme water events will dump more water onto his land. Property line isn't directly adjacent to the State highway, there's town owned land that runs under the roadway. There's some higher banks on Mr. Mosquins. The channel needs to be at least as wide as the culvert. Sufficient width and grade needs to avoid an overflow of the roadway.

Ray Predette 302 Central Street: This culvert was put in very early on, when the street alignment was being decided upon. This is a 1700s culvert. I'd like to see the town protecting or documenting the culvert. Roadway grading stops where the elevation is

Measures will be taken to protect the utilities and the culvert by sinking them to the appropriate depths.

Dan: I can provide a quick sketch for Steve and Peter. The plan would be to ideally do this during a low-flow season, July or August.

John B: I would like to make a motion to accept Central Street Culvert (GCC 2014-02; DEP#161-0777).

Steve: The conditions I have is to do the work at low flow periods, and the agent has the authority to make changes in the field.

Laura: seconds the motion.

Motion carries unanimously.

John B: motions to close.

Laura: seconds the motion.

Motion carries unanimously.

7:57 Thurlow Street culvert (GCC 2014-03; DEP#161-0776) - NOI - NEW
Culvert and roadway upgrade at Parker River and Thurlow Street

Dan Coughlin, Coughlin Engineering

Peter Durkee, Highway surveyor

Dan: We have received another grant, Parker River crossing at Thurlow Street.

Replacing with twin 10' W x 6' H crossing maintaining the inverse elevation

Fish and Wildlife comments that they are worried about satisfying the low-flow level in the culverts.

National Heritage: review submitted the turtle protection plan, also approved the agent acting as the on-site biologist.

Carl: They stock that area too.

Dan: It would have to be after June, to allow the fish population to spawn. June-August.

Carl: Will this be bigger than the existing the culvert?

Dan: Yes, this will be a level crossing, but an extra wide. We're putting railings in on either side.

Carl: Any questions from the commissioners?

Zack Johnson 142 Central: What do you think the overall impact will be?

Dan: I don't see any change in that area, except with the wider width so with larger storm events, there will be greater flow. Road surface will have steel guard rails on either side.

Will all be excavated and cleaned up? Ancillary work.

Carl: How long to expense the job to take once you get started?

Dan: A day

Laura: I propose a motion to accept the Thurlow St OoC during low flow conditions and adherence to the turtle protection plan.

John L: I would like to site that all the work be completed pursuant to the letters dated April 15, 2014.

The turtle protection plan March 2014 as sited in their documents.

John B: Seconded the motion to accept the Thurlow St Culvert OoC.

Motion carried unanimously.

John B: I would like to entertain a motion to close the Central street culvert.

Lillabeth seconds.

Motion carries to close the hearing.

Hearing closed.

8:14pm Rear Lisa Lane, 18 Lisa Lane, 44 Searle Street & 1 Wilkins Place (GCC 2013-23; DEP# 161-0771) NOI (cont.)

Roadway construction, associated grading and Storm water management construction for a 24 lot residential subdivision.

Jill Mann, representative of Artisan Development, LLC

Rich Williams, site design engineer from Williams and Sparagues engineering.

Carl: I recall in our initial meeting asking for some documentation from the Planning Board as far as a single road going in there. I haven't seen anything.

Jill: Takes a poll of the commissioners to see if they would allow this if the abutter agreed for us to totally push the roadway over to come out of the 50' buffer and the 75' no cut buffer.

Rich Williams: G series wetland 50' of 75' of roadway. No work within 50' and 75' except grading and the edge of the planting mitigation. Minimal work out of the roadway. Accomplished by obtaining the entire abutter property. Maintain special conditions around the vernal pools.

Jill: Detailed plans, with all of the jurisdictional areas and non-jurisdictional areas, vernal pools included.

Rich: This is the open space parcel, to the N NE portion of development. Overlaid the plan over the google image. A lot of wooded space and substantial areas of upland and outside of the ...Opportunity to connect two open spaces already owned by the town.

Carl: How would this work with the Conservation easement with the power-lines running through it?

Steve: The pieces might change, but they are separate entities.

Rich: The state forest has power-lines running through it.

Jill: We provided a small parking area with 3 spaces.

Steve: Usually done within the cul-de-sac.

John L: Would there be signage?

Steve: Who's requesting the easement?

Rich: The abutters.

Steve: I don't see why we would accept open space with this on it.

Laura: It's a cliff. A large space you are offering us is a cliff, an easement, and a wetland. It's mainly stuff you can't develop. It's not very valuable.

Rich: I think it is wildlife valuable.

Carl: We have a wetland to protect the area already.

Rich: This area here is not a cliff, it's fairly flat, there's a path that goes across it now.

Steve: The open space committee, was looking for a larger parcel to connect the areas. The access would be mostly off the ?

Carl: What's the total acreage?

Rich: 9.6 acres of upland

Lopez: Why wasn't a cluster development considered?

Steve: It was early on, but it wasn't what they were beginning to pursue.

Laura: What stage are you at the planning board?

Jill: We are almost finished. We have one more set of responses. We are not going to change it to an OSRD.

John L: If we wanted to see an OSRD, you would not entertain this?

Jill: We have a plan which we have no waivers. We believe that we have done everything to work with you.

John Lopez: Brief me on the Stormwater management area

Rich: 4-bay with detention basin 25% storm water removal, in excess of 80% solids removal, we have those system throughout the project. We reduce the rate of run-off.

Carl: Any maintenance of the storm water systems?

Rich: The town will handle this.

John: Roadways and driveways were pervious, create a series of wetland that would serve as wildlife habitat. Will they have wetland vegetation?

Rich: No.

Nick: Does this eliminate the maintenance?

Carl: Would this have a Homeowners Association?

No, it would be a privately owned.

John B: They will come in. (the vegetation)

Carl: I was talking about replication.

John L: You're not really taking a quality wetlands.

Rich: There will be a wetlands.

Laura: Who's in-charge of the storm water management plan?

Jill: Chapter 90 funds far outweigh the cost to maintain it.

Carl: The town was stuck maintaining roadways that weren't approved by the town.

Lopez: Where is the snow storage?

Rich: There is no snow storage. It's just plowed on the side of the road, so when it melts, it can go through the storm water management plan.

Carl: You can have a storm water management plan. You develop drainage around snow storage areas. The purpose is to collect and filter water before it goes into the resource area. It would help to channel the water where it needs to go.

Would the access be paved?

Rich would be gravel until outside the buffer zone, then paved.

Gary Stead 48 Searle St: Could the Wilkins area be shifted for the roadway?

Jack Grosslein 16 Lisa Lane: The access road, could that possibly lead to another development?

Carl: If I believed the access route would lead to development, we wouldn't be interested in it. I would like to see a deed restriction on it.

Steve: We're still waiting on DEP comment. Have you checked on it?

I'm recommending stone boundaries during the silt fence phase.

Steve: That's part of my list.

The third party reviewer is in holding for another check to clear.

Snow storage: other options

Open Space access: Very hard to maintain, recommend hammerhead off the main drag. Specify when it would be done.

John B: Motion to continue to Rear Lisa Lane May 15th at 8:15pm

Laura: Seconds.

Motion passes unanimously.

9:03pm 60, 64-74 East Main (GCC 2013-15; DEP#161-0766) NOI (cont.)

Parking lot improvements, storm water management improvements, septic system improvements and Riverfront Area restoration activities.

John B: Makes a motion Request to continue to 5/15/14 @ 8:30pm.

Laura seconds the motion.

The motion passes unanimously.

9:05pm 33 Elm Street (GCC 2014-04; DEP#161-0778) NOI - NEW Replacement of a sanitary disposal system and grading.

Bob Grasso engineering land services

Existing single family dwelling 31,045sq ft. 4 bedroom 80' flood zone elevation, existing dwelling is town water, cesspit is in failure. Applicant would like to renovate the house, no paving, just grass and gravel. Proposing replace septic system with a Prezby system and

poly liner around system towards the resource area. Has been reviewed and approved by the BOH.

Hay bales at the 50' lines. Asked the BOH for 2 waivers lowering High water table from 5' to 3', 169' elevation.

Prezby system limits, location of work. There is less disturbance.

John B: Like to make a motion to accept the sanitary upgrade at 33 Elm St, not accepting the wetland line.

Laura: seconds the motion.

Motion passes unanimously.

John B: Makes a motion to close.

Laura: seconds the motion.

The Hearing is closed.

9:12pm 6 Heather Road (lot B) (2014-05; DEP#161-0779) NOI - NEW

Construction of a single family dwelling, in-ground swimming pool and grading.

Bob Grasso Engineering Land services, DEP# no comments.

Letter from National heritage, not adversely effects critters.

C series, c7-c15

100 year flood plain, 80'

Install area outside the buffer zone, 3 bedroom dwelling proposed with deck and screen porch, paved driveway, in-ground swimming pool outside the 75' setback. Not much grading, deep water table (greater than 10'), tree clearing,

75' No build set back

100'

John L: Do you have a landscape plan? For mitigation, do you have any planting plan?

Bob: No, loam and seed.

Laura: Why are you 20' away?

Bob: The apron is not a structure.

Steve: It's pervious. Great ponds, have 100' set back, special conditions 16.1, 3, 4 Anybody shown on the USGS maps. Technically 100'. New construction, we try to meet the regulations. Old construction we work with what we have. Can you modify the house and change the orientation of the driveway to drive right in?

Bob: We're working on the flat area of the lot.

Carl: He put the septic in and marketed lot as a buildable lot.

Bob: I'm here for a discussion. If the pivot point is the deck: It would be closer to the pond. Is the board willing to grant any waivers?

John L: Native non-hybridized species.

Carl: You have to show that you tried to mitigate and minimized.

John B: Makes a motion to continue to 5/15/14 @ 8:45pm

John L: Seconds the motion.

Motion passes unanimously.

Hearing closed.

9:35pm In-Between Chaplin Hills Road and Brook Street (GCC 2014-06; DEP#161-0780) NOI - NEW

A residential subdivision off Chaplin Hills Road.

Discussion regarding the feasibility of the project, the some of the problems the same site had 8-10 years ago with the Whistle-stop project.
(Crossing the wetlands and a wetland pinch point on the lower part of the roadway.)
Applicant trying to get a feel for the commission and if they would grant waivers for the application. Commission said that they really need to know more about a project before they can say, "Yes", or "No".

John B: Makes a motion to continue to 5/15 at 8:55pm

John L: seconds the motion.

Motion continues.

Applicant withdrew without prejudice on 4/24/14.

10:39pm 10 Rock Pond Ave (GCC 2014-07; DEP #161-0781) NOI - NEW

Septic System Upgrade in buffer zone of adjacent water body.

Doug Smith, Soil Smith Designs

Kate Smith, Soil Smith Designs

Doug: This project was approved over 3 years ago, but it expired. The person living in the house is staying in the house. The BOH really wants the new septic system put in ASAP.

Carl: What's the purpose for not moving the home?

Doug: Applicant cannot afford to rebuild the home. 85' is the floodplain, the floor of the home is at 88'. System is out of the 50' buffer. Septic system is leaking.

Green cards turned in. Nat'l heritage, does not adversely effect.

Septic is sand and gravel. The property is a peninsula jutting out into Rock Pond.

Steve: You're helping the environment interest.

Carl: We need to find the details. The house is literally 2' above the water. The OoC, It's still live.

Doug: When he first moved in he was all excited about moving the house. He was going through a divorce.

Steve: He bought it as land-only. The house was supposed to be a tear down. He could move the septic system tomorrow. I see it as a bait and switch. BOH has to be done. I am very concerned about the house, the last two years;, it has had two feet of water in it.

Tom: He has no intention of moving the house.

John B: I'd like to see him come in and tell us the issues.

John B: I'd like to make a motion to accept.

John L: Seconds the motion.

Carl: This has to be linked to the house issue.

Laura: I think we need to deny it.

I make a motion that we deny on the grounds that it is a open order of conditions,

John B: Seconds the motion.

Motion is denied, on the grounds that there is already an open Order of Conditions.

Motion unanimously denied.

John B: Made a motion to close.

John L: Seconds motion to close.

Motion to close passes unanimously.

11:07pm 7 Martel Way (GCC 2014-08; DEP# 161-0782) - NOI - NEW

Comcast is proposing to install a 3" underground conduit to service #7 Martel Way. The proposed 3" PVC, Sch. 40 conduit will run from a proposed 24" x 36" vault over the existing Comcast conduit, located in front of #2 Martel Way and continue to another proposed Comcast 24" x 36" vault, from here the conduit will cross the street to #7 Martel Way.

Paul Dewsnap, Dewsnap Engineering

Ed Thomson

Starting down near #2 building, pocket wetlands across from 7 Martel Way.

Put in the shoulder, compact in two lifts, binder two lifts, put down patches. Will take ~ 5 days for construction. All utilities underground.

John B: I make a motion to approve 7 Martel Way, with Steve overseeing the project.

Laura: seconds the motion.

Motion passes unanimously.

John B: Motion to close.

John L: Seconds the motion to close.

Motion passes unanimously.

Hearing closed.

11:12pm CoCs signed for Chaplin Hills, 3 Emily Lane

OoCs signed for Central Street and Thurlow Street Culverts, 33 Elm Street and 7 Martel Way.

Laura: Makes a motion that Bills be paid as read.

John B: Seconds the motion.

Motion passes unanimously.

Laura: Makes a motion to close the meeting.

Nick: Seconds the motion.

Motion closes unanimously.

11:20pm Meeting closed.