

Conservation Commission
12/11/14

Commissioners present: Laura Replier, John Bell, Nick Feitz, Andrew Currie, and Carl Shreder

Staff present: Steve Pryzjenski, Susan Flint-Vincent

Discussion: Road resurfacing of Camp Denison entry roadway

Approval of Minutes: 11/13/14, 10/16/14, 8/14/14

Items not reasonably anticipated by the chair 48 hrs in advance of the meeting.

7:09pm Tidds Junkyard (GCC 2007-11; DEP#161-0666) NOI (cont.)

Complete site remediation under Chapter 21E followed by construction of a 16-unit senior housing development with associated grading, roadway, septic system, utilities and storm water management structures with portions of the project being within 100' of Bordering Vegetated Wetlands.

7:10pm Tidds Junkyard (GCC 2007-12); DEP#161-0661) NOI (cont.)

Revision on plan to construct a 16-unit senior housing development, with associated grading, roadway, septic system, utilities and storm water management structures, portions of which are proposed within the Buffer Zone to BVW.

Carl: I understand the applicant is not here this evening.

Steve: I believe the applicant is still doing the sampling and data. They also need to withdraw without prejudice or get denied because they lost quorum (under the Mullen rule). This will then be handled under the enforcement order, until it is handled under a new Notice of Intent.

We really should close these out. We have lost quorum. We cannot vote on this. At this point we should just continue until the next meeting.

Carl: We need to wait until we get the sampling results back, to show that not only has the portion that is to be developed has been cleaned up, but the portion to be donated to the town is also clean. The goal is to have them withdraw w/o prejudice, or get denied and then reapply for a new Notice of Intent.

John B: Makes a motion to continue Tidds Junkyard (GCC 2007-11; DEP#161-0666) NOI & Tidds Junkyard (GCC 2007-12; DEP#161-0661) NOI to January 15, 7:15pm and 7:16pm

Laura: seconds the motion.

Motion passes unanimously.

Camp Denison Discussion:

Bob Morehouse, Bob Gorton, Camp Denison Committee members, submitted the CPC application for resurfacing the entry road.

Letter written from Bob Morehouse of the Camp Denison Committee to the CPC regarding the proposed project:

Camp Denison Entry Road Resurfacing

This project proposes to surface 630 feet of the entry road into Camp Denison Conservation Area with bituminous asphalt. The width of the pavement will be approximately 13 feet and consist of a base and finish coat. The cost estimated by the Highway department is \$16,000. Additional work planned is the erection of stop signs at Nelson Street and installation of about 100 feet of sub surface drainage pipe. Estimated possible engineering costs for permitting is \$5,000.

Completion of this project will provide relief from the chronic spring mud conditions, the continual development of pot holes in the road throughout the year, and road erosion caused by runoff and winter plowing. The work will result in reducing maintenance costs, control dust emissions to neighboring properties, and provide improved traffic access and flow both in and out of the conservation area. Total estimated cost is \$25,000.

Work consists of applying addition t-base ground asphalt, spreading and forming slight crown, base and final finish coat of asphalt. Along much of the road on the west side, wetlands occur within 100 feet of the road. This project will not result in filling any wetlands. Surface water runoff will continue to seep through the vegetated edges of the road and eventually percolate into the ground to flow into existing wetlands. We do not anticipate any significant impacts on water quality from this construction. During the paving work, all wetlands subject to direct runoff will be protected using hay bales or sediment and erosion control sausage.

Much of the work will be performed by the Georgetown Highway Department.
Dated 12-9-14

The Camp Denison Committee has built, upgraded, maintained 10 buildings. They are scheduled just about every single weekend up to and including New Years. Their income for rentals and other activities is approaching \$20,000. There's a lot of traffic. There were 5 weddings this year, family gatherings, functions, scouts and local people using the facilities. So it's a pretty good success story. The road gets beat up pretty well. Bob Gorton has been coordinating with Peter (Durkee) to maintain the roads as best he can.

12 yrs. ago put in base coat of asphalt 150' at the entrance inward, but it is really starting to deteriorate. That road was maintained last Friday by Peter, and by Monday morning the potholes were back. The worst section is the first 600'. (Only about 1/2 way there) It's more or less flat and it collects water. Thought about putting in for the whole road, but we like the dirt road atmosphere. Peter gave an estimate to do that would be about \$16,000 +/- to pave about 630 feet, tea base, base coat, and asphalt top coat.

We wrote Hancock Engineers, they wanted to do a complete topo survey, for \$12,000. We don't want to spend \$12,000 on a \$16,000 job. There aren't really any close wetlands, the water runs off through the leaves and seeps into the ground. There are two places where there are small culverts that would have to be protected. I would design the road to be higher over the culverts to not allow the water to run into the top of the culverts, but to flow off sides and into the land before it gets to the culverts.

Steve: They have to file an NOI either way. I could do a wetland delineation, to save money. This is crowning the road with asphalt the full width, it is already in existence. Are we in favor of this? Are we against it? What does the commission feel about this project? We oversee the property.

John B: We know it's necessary.

Nick: Is there another way we can approach this besides putting asphalt down?

Bob M: We've tried putting Tea base down, which is ground up asphalt. That works pretty good, except for the snowplows take it off. These roads get beat up pretty badly, they get a lot of traffic. Full road is about 2300', so we're paving less than 1/3 of the distance.

Nick: How is it maintained now? Who does that?

Carl: Peter, from the Highway Dept. He would use a grader, but the Highway Dept. doesn't own a grader.

Steve: When Peter has one in the area if he's replacing a road, he runs it along that road.

Bob M: Our request number is \$25,000 which includes quite a bit of money for permitting, and stop signs at Nelson St entrance. I'm assuming the cost would be considerably less if we don't have to go through a big permitting process. I know we need to go through the filing procedure, but if Steve will help us, I think we can put together a pretty good site plan for you.

Laura: I don't recall seeing many wetland areas along the road, is there isolated flooding areas? It's not an isolated system.

Steve: I think there's one down on the left that is within 100'. When the time comes we'll get a better idea whether or not there are wetlands in area, they may be outside our jurisdiction. There are culverts for seasonal water, I don't think it's an intermittent stream, but we need to address those areas anyway.

Laura: I think we could control the run-off well by paving the roadway, with ditches, and vegetative areas. I think it could be a benefit.

Steve: We're just paving,

Carl: Is the pavement going to be the same width as the existing dirt road?

Steve: It will be no wider either the same width or narrower.

John B: I make a motion that we recommend to support the proposal from the Camp Den committee.

Laura: Seconds the motion.

Carl: I like to see the place maintained as natural as possible. I wouldn't want to see the entire road paved, but due to the heavy use, paving this portion seems to make sense.

Andrew: It might be worthwhile to look at the underlying subsoils, they may be the weak area, and perhaps increase the depth of the sub surface base.

Motion passes unanimously.

77 Lake Shore Drive: (GCC 2014-23; DEP 161-0795) NOI - NEW
Septic System Upgrade & grading.

Bob Grasso, Engineering Land Services

Green cards presented.

Letter from endangered species program, saying that it will not affect the wildlife in the area.

Existing 3 Bedroom dwelling, septic system in failure.

Flagged in 2005, nothing has changed on site, no grading except the garage.

We're trying to close out two existing OoCs, one for the culvert under the driveway, and one for the garage. We are requesting two Certificates of Compliance, one for each.

We are looking for a new Orders of Conditions for what we are proposing. We are proposing to replace the septic system, replace with 1500 gallon, gravity fed system, located 101' from wetland B series, fully comply with Title V and the local bylaw. It has been approved by the Board of Health. Only thing in buffer zone would be the grading for the crushing of the system. BOH has closed down the season for installations of septic systems. It would probably be in the springtime. It's a small system in the lawn area, there's not much grading, and it's a simple system. There would be silt sock all around the system and up around the driveway during construction.

It's an old system probably done in the 50s or 60s. There is nothing on record of the existing system. We saw some break outs, that's how we located it.

Steve: Technically, the grading is a waiver because it's within the 100' buffer, otherwise we wouldn't be hearing it.

Laura: Makes a motion to accept the NOI for (GCC 2014-23; DEP#161-0795), not accepting the wetland line.

John B: Seconds the motion.

Motions passes unanimously.

John B.: Makes a motion to close 73-77 Lake Shore Drive (GCC 2014-23; DEP#161-0795)

Laura: Seconds the motion.

Motion passes unanimously.

Laura: Makes a motion to reappoint to Mr. Bob Morehouse to the Camp Denison Committee.

John: Seconds the motion. I would like to note the excellent that work that they are doing out there.

Laura: Makes a motion to approve the minutes for 11/13/14, 10/16/14 & 8/14/14.

John B: Seconds the motion.

Motion passes with the majority with one abstention (Andrew Currie, it's his first meeting, so he wasn't present for the other meetings).

Carl: Do we have anything hard for our Open Space Plan?

Steve: We originally got an estimate from Merrimac Valley, but we ended up going with Brown and Walker on the contract because Merrimac Valley withdrew their proposal. The updated Open Space Plan has gone through about 2-3 rounds of drafts. Right now we are waiting on an ADA section which requires a review of all the Town Lands as far as ADA compliance. We don't have an ADA compliance officer at this time so I handed it off to the Open Space Committee to see if they could do some of the leg work, review some of the sites and get back to me, but they were unable to do that. At this point the biggest thing is getting this one section done. Every piece of property gets its own sheet, where it describes what the access is like, is there parking?, is there handicap accessibility?

Carl: The original rendition there were a number of mistakes. They came to the Commission really late with the last Open Space plan, and said, "Well we don't really have time to fix them all." I don't want to get into another situation like that again. I would like to have adequate time to look at it and clean the thing up properly.

Steve: I can send around the latest and greatest draft, (of the Open Space Plan) so you can get a feel for what it is. The ADA document is a technical document, you probably won't have much feedback on it.

Carl: We, as a commission, should be involved in the goals and the philosophy of the plan and where it's going.

Steve: The public was invited to some Public Involvement discussions on it to talk about what areas of the town they are interested in. There was a survey that was sent out, an on-line survey. We've done a good amount of asking the public what they want out of their Open Space. The one big difference of this time vs. last time is that last time we were more focused on Open Space, this time the public was more interested in active recreation. They incorporated that piece for discussion into the focus groups and the surveys.

Carl: I'm interested in what is the strategy as far as obtaining Open Space? Where will you be looking? What is the long term goal? What's the wish list for parcels that the organization should be looking for?

Steve: I don't think these documents goes into that detail.

Laura: It does go into that detail. The overriding goal was to develop a greenway from the New Life Church property back to Martel. It is large swathe of undeveloped land, and potentially undevelopable land, that we would like to acquire and establish a greenway. Also there is very little Open Space over in that part of town.

Carl: There are other parcels available. I'd like to see them acquired before they are lost. What is the overall goal, and not just focus on one section. Much of that land is undevelopable and protected by regulation.

Steve checks in regularly with people who have large parcels of land that we are interested in.

Laura: We have had that for a long time as goal #1: looking into establishing a Conservation Land Trust to manage conservation lands, but first we have to get the plan (Open Space Plan) published.

Steve: Not having the CPC money has changed how we are looking to save Open Space parcels.

Laura: I think now given the emphasis on obtaining Active Recreation land, the CPC Committee, this is my guess, but the CPC committee would be looking to allocate their funds towards active recreation projects rather than Open Space. That is really where, I think, the sentiment lies.

Carl: I would tend to agree. By their definition active recreation is open space. It's expanding the definition to include all kinds of things that you wouldn't traditionally include in the definition of Open Space.

Laura: We're not talking passive woodland anymore.

Carl: This is something I think the commission needs to be more involved with, bring a little closer and keep track of what is going on. That's part of our mission too, protection, not to just have hearings on septic systems.

Andrew Currie: Makes a motion to close the meeting.

Nick: Seconds the motion

Meeting closed at 8:09pm.

