

Conservation Commission  
October 16, 2014

Commissioners present: Laura Repplier, John Bell, Carl Shreder, Nick Feitz

Staff: Steve Przyjemski, Susan Flint-Vincent

**7:15pm Meeting opens**

**56 Pond Street (GCC 2014-22; DEP# 161-0794) NOI - NEW**

Replacement of existing deck and addition of new deck.

**Anthony Salerno owner, 56 Pond Street**

**Anthony:** 8' above level of the pond. Old deck. Previous owner poured deck 55 years ago. 4 layers of cinderblock, but mortar is starting to fail. I would like to remove the cinderblocks and either extend a poured foundation or Sonatubes. The only access to the deck is off the back side of the house, 20" off the ground. The deck is not any closer to the resource area.

New deck is same distance as old deck, 15' from pond, mostly poison ivy and loosestrife are between the deck and the pond. The deck needs new railings, I would like to remove the stairway to the water. Making it safer from my family.

I only have 5' on each side of property, everything will have to be hand dug, and no machinery will be able to get back there.

WJC is doing the foundation work.

**Steve:** Repair of existing failed system.

**Carl:** Are there any abutters?

**Laura:** Makes a motion to approve the NOI to 56 Pond Street for replacement and repair of existing of deck stamped in today, condition, not accepting the wetland line, soil disposal, work with the agent for an erosion control, siltation control.

**John Bell:** Seconds the motion.

Motion passes unanimously

**John Bell:** Makes a motion to close.

**Nick** seconds the motion.

Motion carries unanimously.

**John Bell:** Makes a motion to pay the bills as read.

**Laura:** seconds the motion.

Motion passes unanimously.

**7:30pm 389 Andover Street (GCC 2014-19; DEP# 161-0791) - ANRAD - (cont.)**

Verification of Wetland Resource Areas

**Wayne Gulzemain, owner**

Steve: Had a 3rd party review via BSC group.

**John Bell:** Like to make a motion to approve the ANRAD and issue an ORAD

**Laura:** seconds motion

Motion carries unanimously

**John Bell:** Makes a motion to close

**Laura:** Seconds motion.

Motion passes unanimously.

**Carl:** I'd like to see a spread sheet of any outstanding Enforcement Orders.

**John Bell:** I'd like to see the 1 Industrial way cleaned up and sent on to the other boards.

**Discussion:** Re: Open Space Plans

**Community Gardens:**

**Steve:** Peter Durkee cuts back to tree line.

Keep talking about putting in spigots the entire length, putting in off street parking. We do have some CPC money to improve access to open space.

**Driftway:**

**Carl:** Sign down at Wells Ave?

**Steve:** It's in my office, high on my list. The long term plan, was to extend the road all the way down to a horse paddock, 20-30 spots, large enough to turn a horse trailer around.

**Laura:** Is there a subcommittee?

**Steve:** No one has come through to head up a committee. It's not very obvious where it is. Once the Rail Trail comes through, it will be obvious where the trail head is. The commission has about 10K for access improvements.

**Carl:** The trail head is located where the house is located, near the paddocks it looks like you're pulling into someone's home.

**Nick:** What about the policy for hunting?

**Carl:** Any hunting on Conservation Land, they have to come before us to get a permit. It's a case by case basis.

There's no hunting at Lufkin's brook or at Driftway, near neighborhoods.

**Steve:** When I hang the Driftway sign, I can hang some "No Hunting" signs.

**Carl:** We'll have to bring this up again.

**7:46pm East Main Street (GCC 2014-09; DEP# 161-0783) - NOI - (cont.)**

The Georgetown East Main Street Skate Park Project includes the construction of a Gravel Road, Parking lot, Concrete Skate Park, Gravel Dog Park and Pony League Baseball Field. Other site construction includes permeable pavement, ADA sidewalks, rain gardens and stone filter trenches to meet Stormwater standards.

**Jim Dimento, Georgetown Park and Recreation Department**

**Ryan Morrison, Gale associates representing Georgetown Park and Recreation Department**

**Jim:** 3 items

**Ryan:** 4 outstanding items via Gillian. We submitted a letter to you and Gillian yesterday.

1) Form mis-filled out, Gillian filled out.

2) Federal filing and filling re: clean water act - Gale dismissed because it's too small, therefore doesn't fall under clean water act.

3) Specifications for Hydric soil, we will include in construction docs when it goes out to bid.

4) Revised wetland plants to be local wetland plants and no upland plants

**Steve:** Read a letter from the Police Chief saying they were completely confident that there would be no problems having the skate park at this site, that they would be responsible for monitoring and foresaw no trouble.

Dog Park signage: Elizabeth will address later.

**Laura:** We had a question about who would clean up the park.

**Jim:** We hired a guy to clean up twice a week, and we have volunteers.

**Jim:** Some of the older people were looking for a dog park and wondering when it would be on-line.

**Jim:** Asked the Police department

**Jim:** One of the options for mitigation off Hampshire Lane, by Jim Bussing (1.3 acres).

It's either non-useable land (new maps)  
Old maps, show swamp land and some uplands.

It is in the National Heritage area.

**John Bell:** It's in the Blanding turtle area.

**Steve:** If it's wet, we own it anyway, if it is upland, it has some value.

**John Bell:** I think it would be worth it to own that land and get control over the ATVs.

**Jim:** Park and Rec is to offer 20-30 trees, 3-4'

Talked to the Water Department, they mowed it once every once in a while, some schedule to hay the field.

Most of it is outside of the buffer zone.

**Laura:** Are we concerned that we should maintain it as a field for the turtles? Are we concerned that it's turning into a transition habitat.

Park and Recreation, said if you wanted trails we would do the work to put them in. Two or three mud spots that we would need foot bridges across them.

**Laura:** He's mentioning a flat fee for \$5000, but you will need to maintain it/year. I would rather have an ongoing maintenance plan rather than a onetime fee.

**Jim:** The Park and Recreation would want to maintain these trails, feel free to tweak that.

**John Bell:** There are old trails out there.

5) **Jim:** Characterize the ponds and determine what's best. There's one deep pond and one shallow pond. Would the wildlife benefit to connect the two ponds?

**Carl:** These were man-made.

**Jim:** They are manmade, they hit a spring and filled in. There's no vegetation. It's offered as a potential to push this project through. Determine the health of the two ponds.

Talking about Martel way in 5-10 years, looking at developing a parcel. When we bought the parcel there were no blue herons there, after we bought it they showed up. We have a delineation out there. 100' buffer, never encroach - moving land from the Park and Recreation Dept.

**Harry LaCortigula:** You can do that at Town Meeting.

**Steve:** e-mailed Susan Speak, and found out about reducing the West Street Fields usage by 25%. The fields are being used well into the night. No dog walkers, May 30-June 28th 4pm-9am.

**Joe Soucy, Park and Rec:** The soccer kids use the fields 24/7 during that time.

**Steve:** the Selectmen authorized Park and Rec granted Park and Rec the authority to manage the land.

**Joe:** People send permits to Park and Recreation and we issue usage permits.

**Harry:** The Water Department has full authority on who dictates the usage of the fields.

**Laura:** The request is to reduce the scheduling for those times.

**Carl:** Park and Recreation would have to go to the Water Dept.

The mitigation could be that the Park and Recreation and the Water Department and Con Com go together and sign-off on it. (Joint committee)

**Jim:** We can't make that decision.

**Steve:** GAA is a major player, but doesn't have a say.

**Joe:** Is this a 7th idea to mitigate the East Main Street project?

**John B:** This is far more important than the other options.

**Jim DiMento:** GAA does a field use plan. Park and Recreation makes sure there's no conflict with the Men's league, etc.

Mark Perry thinks that we can lower the usage of these fields.

Before Penn Brook comes on line, I don't know what will be possible, but after those fields come on line...

**Elisabeth Wade, 27 Nelson Ave:** The whole idea is to get the project through.

**Carl:** If we don't ...a plan is part of the Order of Conditions.

**Jim DiMento:** I think Sept is the worst month, not June, it may or may not be possible before the Penn Brook fields come on line.

**Sue Coffield, Park and Recreation,** Would there be any way from 6 or 7pm-9am? If we can do that it could be done. Maybe I can talk with her and we can work it out.

**Steve:** We have 6 or 7 options.  
West Street fields are the most important.

**Jim:** If you are going to accept the land from Hampshire Lane, Hampshire Lane needs to be looked into. The lawyer has to work with the assessors.

**Harry:** What you would be getting is a deed handed over to you, from Bussing. The board and town would decide if they want to accept it.

**Steve:** We'll work together to better understand what is really out there.

**Harry:** I would ask that the commission close the hearing tonight and state the conditions necessary to accept the project, because of the length of time the Planning Board to put this through, the consultants back and forth all of a great deal of money has been spent. They don't know what you will be ordering. They need to get it in to figure out so they can put it out to bid.

**Jim:** If you determined that either one of the first two mitigations are happening, if we get you a signed commitment to the dates, can we now spend the money to get Gale to start moving on the project. I'll talk to Park and Recreation to get a move on this.

**Laura:** I would like a cast iron commitment for relief on the West Street fields.

**Steve:** The Heronry needs to be delineated.

**Jim:** I have an old plan.

Action Plan: 1) Park and Recreation should be approve scheduling

2) Plot plan for Martel way property

**John Bell:** Make a motion to continue the East Main St (GCC 2014-09; DEP# 161-0783) - NOI to 11/13/14 at 7:10pm

**Laura:** seconds the motion

Motion passes unanimously.

### **1-3 Milton Way (GCC 2014-20; DEP# 161-0792) - NOI - (cont.)**

**Brian Farmer, Engineering Land Services**

Continuation to repave existing parking lot

New revisions added to plan.

Doubling of the plantings 18 tree whips, 16 shrubs, swale 2' deep x 3' W  
5 Conservation Monuments 30' apart except 1 that's 20'.

Snow storage in grass area not pushed into swale

2050 sq. ft. area of native grass swale

**Steve:** This resolves all the issues I have, it's really close, but it's improving.

**Carl:** Are there any issues with the DEP?

**Steve:** They will issue a Superseding Order of Conditions if they are concerned.

**John Bell:** I'd like to make a motion to accept not approving the wetland line.

**Nick:** Seconds the motion

Motion carries unanimously

**John** makes a motion to close

**Nick** seconds the motion.

Motion carries unanimously.

**Tidd's Junkyard (GCC 2007-11; DEP# 161-0666) - NOI - (cont.)**

Complete site remediation under Chapter 21E followed by construction of a 6-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.

**Steve:** We haven't heard from them so we're looking to continue the hearing.

**John Bell:** Makes a motion to continue to 11/13/14 at 7:20pm.

**Nick:** seconds the motion.

**Tidd's 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.

**Steve:** We're looking to continue this hearing as well.

**John Bell:** Makes a motion to continue Tidd's Junkyard (GCC 2007-11; DEP# 161-0666) - NOI to 11/13/14 at 7:20pm and Tidd's Junkyard (GCC 2007-12; DEP# 161-0661) - NOI to 7:21pm on 11/13/14.

**Nick:** seconds the motion.

Motion passes unanimously.

**John** makes a motion to close the meeting

**Laura:** seconds the motion

Motion unanimously passes.

Hearing is closed @ 9:15pm.