

TOWN OF PRINCETON

BOARD/COMMITTEE: PRINCETON CONSERVATION COMMISSION MINUTES

DATE: December 19, 2017

TIME: 7:00

LOCATION: Town Hall Annex

Attendance: Chairman Brian Keevan, Ron Thompson, Barbara Laughlin, Brett Trowbridge, Rachael Catlow, Susan Mitchell, and John Vieira

Brian Keevan called the meeting to order at 6:58 PM.

Votes taken in the following actions are "all in favor" unless noted otherwise.

Public Hearings:

Item 1: Notice of Intent (NOI) filed for 193 Hubbardston Road for Kelly Lyons and Scott Russell for replacement of a septic system (DEP File# 267-0400). A site visit was held December 17, 2017. Julian Votruba of New England Environmental Design, LLC presented materials and plans in front of the Commission. The work is proposed on a lot with an existing residence and potable well. The location of the proposed leach field is within the 200 foot Primary Watershed Protection Zone. The location of the potable well with a 100-foot mandated buffer zone precludes any other siting locations of the leach field. There are no other feasible leach field alternatives. Brett Trowbridge recused himself from the Commission's decision. The Commission approved an Order of Conditions with Special Conditions pending approval by the Princeton Board of Health giving their final approval(s). The OOC Special Conditions require a revised Site Plan showing tree line, individual trees over eight inches in diameter, proposed tree removal locations, and limits of work, the submittal of an alternatives analysis, a pre-site visit to inspect staked limits of work with installed erosion controls, submittal of the correct NOI filing fee and continued monitoring of site conditions upon completion of work.

Item 2: Continued the public hearing on NOI (DEP File #267-0399) for work on a single family addition at 72 Beaman Road. No new information was presented at this meeting. This Item will be continued until the January 16, 2018 meeting.

Item 3: Request for Certificate of Compliance (COC) for 6 Jefferson Road – Horsfall (DEP File # 267-0398). Mary Ann DiPinto stated that the prior sellers of the property have placed funds in an escrow account for any remaining work related to the septic repairs and there is no other information at this time.

Item 4: Continued the public hearing for Manero Realty Trust/Nabil Roufail who filed a NOI for pavement work in the buffer zone at 23 Hubbardston Road in Princeton (Map 12A, Lot 30). The NOI is still incomplete and the Massachusetts Department of Environmental Protection (MassDEP) is still awaiting additional information related to the incomplete NOI. Neither the property owner nor the engineer of record attended the meeting. Brian Keevan will draft an email regarding the progress of the

engineering reports and associated NOI documentation to be sent to the property owner and copy the MassDEP. This Item will be continued until the January 16, 2018 meeting.

OTHER BUSINESS:

Item 1: The Oberhelman's requested a copy of the original NOI for their property as it was not originally recorded and subsequently recorded the NOI and COC at the Registry of Deeds.

Item 2: Request for COC by Larry Greene Jr. in for the Route 140 project (DEP file # 267-0381). As-Built drawings were submitted to the Commission. The Commission will schedule a site visit to view conditions when weather is favorable and the snow cover is absent.

Item 3: Larry Green Jr. provided a quick update on the road construction/paving activities around the Town of Princeton.

Item 4: Corner lot located on the southeast corner of Hubbardston Road (Route 62) and Calamint Hill Road North is being developed and the Commission is going to inquire if the lot work is within any jurisdictional areas.

Item 5: Sue Mitchell spoke with Glen Lyons of the Princeton Department of Public Works regarding the work performed to repair Coal Kiln Road related to culverts for Babcock Brook where it passes beneath the roadway. Sue prepared the Emergency Certification paperwork for Coal Kiln Road and the Commission will ratify it at the January 16, 2018 meeting.

Commission Other Business, Mail, Procedures, etc.:

The Commission was contacted by a Princeton resident to inquire about signs posted on Calamint Hill Road North to advertise proposed townhouses to be built on a parcel with access on Calamint Hill Road North and Ball Hill Road. The lot was possibly purchased by an abutter from the developer.

The Commission was contacted by a Princeton resident to inquire about potential development of Lot 7 Country Lane. A NOI was submitted to the MassDEP on August 28, 2002 and DEP Filed #267-0271 was issued. Although a NOI was submitted, no work was completed and the OOC expired after three years.

The Commission discussed possibly drafting an interdepartmental form for new construction projects that could be used to verify between relevant town departments applicable jurisdiction for each project.

The Commission approved the November 21, 2017 meeting minutes with minor changes.

The next PCC meeting is scheduled for January 16, 2018.

Forest Cutting Plan: No cutting plans were submitted.

Meeting Adjourned at 9:10.

Respectfully submitted, Barbara Laughlin