



Office of the
CONSERVATION COMMISSION

Town of Townsend,
272 Main Street
Townsend, Massachusetts 01469

James Deroian, Chairman
Veronica Kell, Vice-Chairman

Jennifer Pettit
John Hussey

Michael Turgeon

Minutes

Memorial Hall – Selectmen’s Chambers
Wednesday, August 10, 2016 @ 7:30 P.M.

1.0 Preliminaries

1.1 Open Meeting- JD opened meeting at 7:30pm.

1.2 Roll Call- Chairman, James Deroian (JD), Vice-Chairman, Veronica Kell (VK), Michael Turgeon (MT), John Hussey (JH). Jennifer Pettit (JP) arrived at 7:35pm.

1.3 Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting: None

1.4 Chairs Report- JD- not much to report. VK and JD conducted a site walk at 4 Sauna Row Road.

1.5 Minutes for Review: Executive Session minutes 6/10/15 vote to approve but not release- to be voted on at next meeting as members did not have a chance to review.

VK moves to deliver comments and modifications to Karen Chapman in office. JP seconded. All in favor.

2.0 Hearings and Appointments

2.1 7:45pm Continuation Notice of Intent (DEP #308-637)

Applicant: Gary Lorden, Benjamin Builders

Location: Lot 1, 7 Bailey Road

Project: The proposed project is the construction of a single family dwelling, site work and common driveway within 100’ of a BVW

JD opened hearing at 7:45pm. VK had questions about the pipe. The changes that were requested at the last meeting are on the plan. Reference to ORAD and 35’ No Disturb square foot disturbance. MT moves to issue Standard Order of Conditions with the following finding:

- Granting the waiver of the 35’ no disturb of the 1890’ for the purpose of access.

JH seconded.

JH and JP signed affidavit of missed meetings in order to vote.

VK – Do we want to amend the motion to include 35’ no disturb markers from the driveway, well and flag #6-10 every 50’?

MT moves to amend motion to include special conditions. JH seconded. All in favor.

MT moves to close hearing. JH seconded. All in favor.

2.2 7:50pm Continuation Notice of Intent (DEP #308-638)

Applicant: Gary Lorden, Benjamin Builders

Location: Lot 2, 5 Bailey Road

Project: The proposed project is the construction of a single family dwelling, site work and common driveway within 100’ of a BVW

JD opened hearing at 8:30pm. Table showing 35’ no disturb on plan revised, 420’.

MT moves to issue a Standard Order of Conditions with a waiver of 35’ no disturb for 420’ for the purpose of access with Standard Order of Conditions with 35’ no disturb markers.

JH seconded. All in favor.

MT moves to close hearing. JH seconded. All in favor.

2.3 7:55pm Continuation Notice of Intent (DEP #308-639)

Applicant: Gary Lorden, Benjamin Builders

Location: Lot 4, 1 Bailey Road

Project: The proposed project is the construction of a single family dwelling, site work and common driveway within 100' of a BVW

JD opened the hearing at 8:37pm. Project is a small piece of work in the 100' buffer zone.

MT moves to issue a Standard Order of Conditions with markers along the 35' on North side of the house every 50'.

JH seconded .All in favor.

MT moves to close hearing. JH seconded. All in favor.

2.4 8:00pm Notice of Intent (DEP #308-)

Applicant: Joseph LoPilato Real Estate Development

Location: Warren Road (Map 32, Block 16)

Project: The proposed project is the construction of an access driveway in the Riverfront Area to construct a SFD.

JD opened hearing at 8:42 pm. Stan Dillis and Cheryl LoPilato were present. Parcel is a piece originally from Timberlee Park. Access is from Maplewood and Warren. Cart Road on Warren will be the driveway access. Small area is in the flood zone. 100' in 35' no disturb, retaining wall with sheet drainage into trench. Compensated for flood storage at 1.5 times. Two alternatives analysis provided. One from Maplewood and cross Witches Brook. The other would be a 15' cut through the entire hill. VK- 19980 transferred from KADAR to Witches Brook. Witches Brook sale didn't include this parcel. MT read letter from an abutter. Ken Bruns of 30 Beech would like to know how far back does the property go, it is very wet. 1000' from Maplewood. Dennis March of 3 Balsam, How much ramifications for this house? The area floods whenever beavers get busy. A site walk is set for 10:00 am on Sunday.

MT moves to continue hearing to 8-24-16 at 7:45pm. JH seconded. All in favor.

2.5 8:20pm Continuation Request for Determination of Applicability (TWB #2016-100)

Applicant: Ed & Kathy Trokuya

Location: 84 Barker Hill Road

Project: To determine whether the proposal to construct an accessory building is subject to the Townsend Wetlands Bylaw and the Mass WPA.

JD opens the hearing at 9:13pm. Barn parallel to the house. Slope runs away from the pond. Structure will be 26'x28'.

MT moves to issue a Negative 3 Determination with a condition that Conservation is called when the silt fence is up behind the work area to 20' protecting the pond.

JH seconded. JP abstain. JD- Yes, VK- Yes.

JH signed missing meeting affidavit.

3.0 Work Session

3.1 Discuss items in Building Department Basket and site inspections- none

3.2 Election of officers for FY17- JH moves to nominate JD as Chairman. MT seconded. All in favor.

MT moves to nominate JH as Clerk for 2017. VK seconded. All in favor.

JH moves to nominate MT as Vice- Chairman. JD seconded. JP- Yes. VK abstain.

3.3 Request for Certificate of Compliance 90 Warren Road #308-634- Chip put on area to stabilize so rye will grow. No slope- chips are sufficient. JH moves to issue a Certificate of Compliance. MT seconded. JD- Yes. VK-abstain. JP- abstain.

3.4 Discuss letter submitted by Karen Hill, Gardner, MA – MT read letter. JP would like to research the issue. VK- Why are these being produced now? VK read letter from Attorney General to

Karen Hill. MT if porta potties are in the wetland we should do something about it. MT will look into it and bring any information to the board.

- 3.5 Discuss proposal for Dog Park in Timberlee Park at old baseball field- move to 5.0
- 3.6 Discuss 4 Sauna Row Road site inspection with arborist- VK and JD were on the site with the arborist. Trees marked can come down. One oak will be trimmed. There are a few maples that will stay between houses. Suggestions from Central Mass. The rest will go. Harry will reach out to the tree warden. JD- see if blue wire fixed. Native non-invasive species.
- 3.7 Volunteer Response Form- Ward Clark, reviewed.

4.0 Correspondence

- 4.1 ZBA Decision re: 40-56 Fitchburg Rd – accessory building- noted
- 4.2 Contract for Forest Cutting in Old Meetinghouse Park- noted
- 4.3 Letter from MACC re: membership dues- noted

5.0 Items for discussion at the next meeting- 3.5

6.0 Advertisements and Conferences

7.0 Next meeting – August 24, 2016 @ 7:30 pm

8.0 Adjournment- JH moves to adjourn at 10:23pm. MT seconded. All in favor.