

approved
3/6/24



**CARVER CONSERVATION COMMISSION
MINUTES OF FEBRUARY 7, 2024 MEETING**

Present: Chairman Savery Moore, Vice Chair David Hall, Ann Chadwick-Dias, Curtis Lake, Karl Miller, Environmental Agent Gary Flaherty and Recording Secretary Ashley Swartz.

Mr. Moore opened the meeting at 7:00 PM.

DISCUSSION/BUSINESS

Bogs off Rte. 58 near Rochester Road – Discussion

Scott Hannula, the property owner, explained that the bogs are being renovated to a new standard – fewer ditches, square them off, roughly the same amount of harvestable square footage. Everything is staying on site with the exception of what is stripped from the bogs.

They are buying a variety called Haynes that is high yielding. The bogs they are renovating are wetland bogs. Against the pond, they are leaving everything alone. They stripped the vines and added a new access road but the flood storage area is not changing. Ms. Chadwick-Dias asked if the new bogs would require less water – the sub-surface ditches will hold the water higher and take less for harvest. He gave more explanation of how the changes impact the land, harvesting, and the water usage.

Certificate of Compliance – DEP File #SE126-615

Mr. Moore explained there was a site visit today and the work matched the plans that were submitted. Chris and Kevin from Eversource were present and reiterated that they wanted to close out the notice of intent. Mr. Moore said there were questions on site pertaining to why there were so many poles (out of curiosity). Some trees were removed as part of the proposed work. Motion to approve the COC made by Ms. Chadwick-Dias, seconded by Mr. Hall, approved unanimously 5-0-0.

187 Meadow Street - Discussion

Gary said a violation letter was written as discussed and they asked to come in the first meeting in March. Gary provided an email from Brandon Costa of DEP. This property has been filled in somewhat and was discussed last meeting. Mr. Moore noted that Mr. Miller looked on Zillow and saw the property was under contract for sale despite this outstanding issue. There is a potential enforcement order coming if the current owners do not comply. Gary said if the property closes prior to the enforcement order he can adjust. It was explained that it is the responsibility of the buyer and seller to understand existing issues with the property. Everyone agreed to continue this until March 6, 2024.

17 Wareham Street - Discussion

Brad Holmes and Chris (the property owner) were present. They had a site visit today and discussed the potential fencing. Brad explained that they broke up the east portion (the fencing would be moved to the 65-foot buffer) and the other fencing would be relocated on the inside edge of the access road berm. The goats would be maintained outside the resource areas. The shed would be maintained as is (pump house) and the shed closest to Wareham street, just inside the 65-foot zone, will be moved if needed. Mr. Miller asked when the shed was put on the property – it has been there for a year or two. Mr. Hall said there were three things he would like to see done: (1) make sure the goats are out before growing season, (2)

the shed should be moved, and (3) they should revisit in August to check the vegetation. Gary said most of it should come back since the roots are intact, but agreed that August was fair. There was discussion about the weather and soil conditions, stating they could start moving the fence before “mud season”. Mr. Moore indicated an area of the fence that was of high concern (near Wareham Street) – and Chris agreed he could make that move a priority. Mr. Moore asked if they could have that moved by end of March, to which he agreed. Mr. Moore also noted that the material of the existing fencing was good (critter friendly). Mr. Miller said he would like to see the shed moved – since it wasn’t discussed previously. Mr. Moore noted that he believed this was a good solution. Motion to close the discussion made by Mr. Miller, seconded by Mr. Hall, approved unanimously 5-0-0. Gary clarified that the shed can move the shed anywhere there was previous disturbance. Motion to issue an order of conditions (1) maintain the fence per the plans dated 1/23/24 and (2) move the shed outside the 65-foot buffer, (3) the eastern area on the map, the fence be moved by March 31, 2024. They agreed to revisit after vegetation could grow back, made by Mr. Miller, seconded by Mr. Hall, approved unanimously 5-0-0.

34 Bates Pond Road – Discussion

Gary explained this was the trees they went and looked at. The property owner wants to cut down the trees between his house and Bates Pond, stating it was a danger to his home. Mr. Moore noted there was one that they could agree on, and they debated some others that may be dangerous to the home. Mr. Moore said he believed he should take the tall pine tree down (the largest) and the oak tree by the deck – but said the other trees should stay. Mr. Moore said that when trees are taken down, the Commission could ask them to replant (if they chose to do so). Gary noted that if they find they need more taken the property owners could come back to them.

NEW PUBLIC HEARINGS

276 Meadow Street

NOI DEP File: #SE126-

John Braken from Braken Engineering representing the applicant, Barbara L. Spaulding. This is a 1.6-acre lot (1 acre of upland, .6 acres of wetland). The work contains a single-family dwelling, portion of a septic system, driveway, grading, landscaping, well & its waterline and associated utility work within the 100 ft. Buffer Zone to a Bordering Vegetated Wetland. Mr. Hall said he felt like the house was being “shoe-horned” into this lot, with the majority of the site being in the 100-foot buffer. Mr. Miller agreed that they were trying too hard to put a house on this lot. Gary said the grading comes in about 45-feet within the wetland, causing disturbance (even temporarily). The house itself was coming up right to the 65-foot buffer. Mr. Miller was concerned about the precedent this sets. John said they could pull the grading towards the house, add a fence to prevent using the wetlands, and maybe reduce the septic size. John said the housing placement is due to the set back. Mr. Lake added they didn’t even have room to maneuver the house if needed. The members of the Commission agreed that they were not comfortable with the entirety of the house being in the 100-foot zone. Mr. Moore added that they have asked other projects to move as much of the house outside this buffer zone, sometimes reorienting the house entirely. He added they try to make sure that more than 50 percent of the structure outside the 100-foot buffer. The 65-foot zone is a no touch zone. Mr. Moore asked about replicating the wetland along the Meadow Street side – changing the wetland delineation closer to the house – possibly up to 5,000 square feet. John said they could look at it as an alternative, or substantially resize the structure. The Commission suggested they could possibly get relief from Zoning. Gary and Mr. Moore showed areas on the map where they could replicate the wetlands. Mr. Moore summarized that they would like to move the house away from the 65-foot zone and getting a good portion of the house outside the 100-foot buffer zone. John said they could come back to discuss during the March 6 meeting. Motion to continue until March 6 made by Mr. Lake, seconded by Mr. Miller, approved unanimously 5-0-0.

MINUTES

Motion to approve the minutes as written from January 17, 2024 made by Mr. Lake, seconded by Mr. Miller, approved unanimously 5-0-0.

UNANTICIPATED

Mr. Moore said he had a meeting with the Town Planner, Sarah Hewins and Bob Fennessy to give an overview of each of the open spaces in town. They need to provide current conditions, potential uses, current owners, etc. When they discussed the Griffith Property on Indian Street which will be taken out of 61-A (which gives the town first right of refusal). Sarah asked if Conservation has discussed buying the property. Mr. Moore asked if they could put this on the agenda for March 6, asking everyone to think about what they would like to do something with the property. They were uncertain if they could do anything with the CPC (affordable housing) funds (as opposed to the open-space funding). There could be a warrant article regarding CPC funding that could bypass Town Meeting. There are no details on the property, but it abutting the Buzzard Bay Coalition Property. Mr. Moore said he didn't see the value in having the property – stating he believed there would likely be more valuable opportunities coming up.

Gary said there was nothing on the books for the February meeting so they agreed to cancel.

Motion to adjourn made by Mr. Miller, seconded by Mr. Lake. Approved unanimously 5-0-0.

Meeting ended 7:52 PM.

Minutes submitted by Ashley Swartz.