

approved 4/19/23



**CARVER CONSERVATION COMMISSION
MINUTES OF APRIL 5, 2023 MEETING**

Present: Chairman Savery Moore, Vice-Chair Alan Germain, Dan Badger, Curtis Lake, Environmental Agent Gary Flaherty and Recording Secretary Ashley Swartz
Absent: David Hall

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

DISCUSSION/BUSINESS:

Update – Gate Street spill

Gary said an immediate action response plan was created by Tighe & Bond. 40 Gallons of product has been spilled on Gate Street. They skimmed the water and are taking soil samples. When they get clean samples they will sign off. This was a diesel fuel, hydraulic fuel and motor oil.

Certificate of Compliance – 240 South Main Street – DEP # SE126-489

Mr. Moore stated the property owners were relatives of his so he will be abstaining from the vote. They replaced an existing home (same footprint) – they added a screen porch and a deck which are in the 65-foot. Everything appears to have been built according to plan. Motion to approve the COC made by Mr. Germain, seconded by Mr. Lake, approved 3-0-1 with Mr. Moore abstaining.

CONTINUED PUBLIC HEARINGS

0 Wade Street

Continued until April 19, 2023

NEW PUBLIC HEARINGS

20 Indian Street

DEP SE126-662

Greg Drake, Outback Engineering representing Absolute Building Consultants for the construction of a single-family dwelling, grading, well and utilities within the 100 ft. Buffer Zone to a Bordering Vegetated Wetland. He explained they moved the house back as far as he could – none of the work is encroaching on the 65-foot buffer. Gary asked if there was a garage – there is not. Mr. Germain asked about the house placement and it was placed where it is due to the setbacks. Mr. Moore asked what the footprint of the house was but Greg didn't know the exact square footage. Gary measured and stated it was 34' x 34'. Mr. Germain said he didn't like all the asphalt (despite being out of the 100-foot buffer) and half the house being in the 100-foot. There is quite a drop off along the side of the property. Mr. Germain said the issue he has is putting these houses into these small lots. Mr. Badger said based on what they are able to protect, he doesn't view this as a buildable lot. He stated that they will have to address how all the building and excavating is going to impact the area. He said variances are given due to hardships and he just views this as an unbuildable lot. Greg asked if they proposed a smaller house would they be more

amenable to the plans. Mr. Germain said he was concerned with the plans because of the future owners and they were “asking a lot” for these lots. Mr. Moore explained that they don’t like more than 50% of a structure into the 100-foot zone. He referenced a similar plan for 18 Indian Street – and pointed out some wetland areas that are dictating the 65-foot buffer zone. The plans don’t show the property in its entirety– but they could possibly replicate some of the area. Mr. Moore showed Greg some replication options on the plans – pending the actual property lines. Greg mentioned he would also suggest making the house smaller. Mr. Moore said he would like to see as much of the house out of the 100-foot as possible and replicating some of the wetlands somewhere on the property. Replication would be one-for-one and the 65-foot line would be pushed back. Greg was receptive of the ideas and said he would go back to the clients – letting them know they would have to make adjustments in order to get the Commission on board with the plans. Mr. Moore said he would like to see the full extent of the property on the plans. Mr. Germain made a motion to continue until May 3, seconded by Mr. Badger, approved unanimously 4-0-0.

22 Indian Street

DEP SE126-663

Greg Drake, Outback Engineering representing Absolute Building Consultants for the construction of a single-family dwelling, grading, well and utilities within the 100 ft. Buffer Zone to a Bordering Vegetated Wetland. The project work is also within the 65-foot Buffer Zone protected under the Carver By-law and will require a variance from the Carver Wetlands Protection Bylaw. Mr. Germain noted the areas that were of concern – the corner of the house is 4-feet from the 65-foot buffer, the garage is in the 100-foot, the driveway is paved and partially in the 100-foot buffer. He added that the well was too deep into the 65-foot. Mr. Badger noted he was concerned with wells being in the 65-foot zone. He explained his concerns with the water table being so close to the surface and possible interference with the aquifer – despite wells not being as deep as that. Mr. Germain suggested a Plan B for this lot. Mr. Moore said the eastern side of this drawing appeared to be room for replication. It was voiced that the garage should be removed and the deck should move to the side of the house. A one-car garage would get the structure off the 65-foot line. Mr. Moore noted that the septic was 18 feet, 9 inches from the street line – he asked if there was a minimum and Greg said he believed it was 15 feet. They could move the septic up a little and get more space. Mr. Moore suggested replicating and moving the house up to the 50-foot setback. They also asked to move the well up. Motion to continue until May 3, seconded by Mr. Lake, approved unanimously 4-0-0.

26 Indian Street

DEP SE126-664

Greg Drake, Outback Engineering representing Absolute Building Consultants for the construction of a single-family dwelling, grading, well, driveway and utilities within the 100 ft. The project work is also within the 65-foot Buffer Zone protected under the Carver By-law and will require a variance from the Carver Wetlands Protection Bylaw. Mr. Germain said he would also like to see a one car garage on this property. The house can also be moved 11 feet north or 100-feet west. Greg said he would have to ask the engineer why the house is set so far back. This would also get the well out of the 65-foot. They explained that moving this house up this way, would take this project out of the Conservation Commission’s jurisdiction. They were in agreement that there was a lot of room to play with that could move this project away from the 65-feet and most out of the 100-foot (maintaining setbacks from the road). Motion to continue until May 3 made by Mr. Germain, seconded by Mr. Lake, approved unanimously 4-0-0.

MINUTES

Motion to approve the minutes from March 1 made by Mr. Germain, seconded by Mr. Badger, approved unanimously 4-0-0.

Motion to adjourn made by Mr. Germain, seconded by Mr. Badger, approved unanimously 4-0-0.

Meeting ended 7:44 PM.

Minutes submitted by Ashley Swartz.