

approved
8/2/23



**CARVER CONSERVATION COMMISSION
MINUTES OF JUNE 21, 2023 MEETING**

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

Mr. Moore opened the meeting at 7:01 PM.

DISCUSSION/BUSINESS

Reorganization of the Board

Mr. Moore turned the meeting over to Gary to conduct the nomination process of the Chairman. Mr. Hall nominated Mr. Moore as the Chairman, seconded by Mr. Badger, approved 3-0-1, with Mr. Moore abstaining.

Mr. Hall nominated Mr. Badger as the Vice-Chair, seconded by Mr. Lake, approved 3-0-1, with Mr. Badger abstaining.

Mr. Moore nominated Mr. Hall as the Represented for the CPC, seconded by Mr. Badger, approved 3-0-1, with Mr. Hall abstaining.

132 Plymouth St. – Discussion

Mr. Hall recused himself for this discussion. The owner of the property, Pam Peacock, wants to add an addition to their home but it is in the buffer-zone (90 feet). She wanted to get an understand what they needed to do to get this project done. Thomas Butler is the contractor on this project.

This is an enclosed addition, using a full foundation, full height cellar. The foundation is 8-feet, the first floor of living space is almost ground level. Thomas included some photos for reference for the committee. There are plans to replace the existing deck (using the same footprint). There is a retaining wall that will be removed due to construction. Mr. Moore thought an RDA was sufficient for this project. He asked about the orientation of the peak of the roof – it is going to be the opposite direction of the existing and water will shed to the front and back corners.

Motion to require an RDA for this project made by Mr. Badger, seconded by Mr. Lake, approved unanimously 3-0-1 – with Mr. Hall abstaining. They explained there is a town fee, a need for a public add, and no need for an abutters list for an RDA. The next meeting is only July 19th.

38 Lakeview Street – plantings at edge of Sampson's Pond

Gary explained that a violation letter has been drafted (September 15, 2022) and he called the owners twice and have not gotten a response. He wants to understand how they want to proceed. Mr. Moore said he would like to send another letter, stating they are to reach out to Gary – no response would require them to come before the board.

10 Andrews Point Road – driveway

Gary explained there is an existing driveway and would like to do some replacements. The owner, Dan Sullivan, discussed the property and how the driveway is starting to sink in some areas. On the plans, he showed the area of the driveway he would like to remove and replace, and then resurface the entire driveway. The plans showed the grading, discussed how his plans abided by the rules set forth by Conservation, and shared the issues they're experiencing due to the driveway in its current state. Mr. Hall said his only concern is the potential run-off but the driveway is already paved. Mr. Lake clarified the plans and Dan said he couldn't repave over all of it because the need to level out some areas of the driveway. Mr. Badger asked if the grade was pitched away from the garage – Dan showed some pictures of where the water collected. Dan said he had considered using some sort of drain in front of the garage. Mr. Badger stated there were ways they could fix their issues that may save them some money – suggesting they could get some ideas from a general contractor. Gary asked about the drains for the gutters – Dan said their gutter guards prevent most of the rain from going through the drains in general. Mr. Moore asked about the cobblestone along the driveway – which are mortared in place. He was concerned that all the water would be funneling into the lake. Gary suggested pervious pavement in the area he wants to grade, and also crown the driveway to push the water to the sides of the driveway instead of straight down (as previously suggested by Mr. Moore). Mr. Moore said he would like to see some alternative solutions – one being the pervious surface (they may also be able to avoid regrading) – the second would be creating some voids in the cobblestone along the side of the driveway and then crown the driveway (at least in the 63 feet).

Split rail fence as a buffer marker

Mr. Moore said he wanted to discuss people slowly encroaching closer and closer to the buffer zone. The idea is to make a requirement to put up a split rail fence along the buffer zone – not just the conservation signs. Mr. Badger said he was concerned about the cost of this for some projects. Gary asked if this could be a special condition on an order of conditions (he said he would follow up with KP Law). Mr. Badger asked the motive behind this – and suggested a follow up visit on a completion of project with an assigned penalty if they didn't follow the instructions. There was further discussion about the cost and possible push back versus following up with projects. Mr. Moore asked if Gary could also ask KP Law regarding adding the follow up and the fine to the order of conditions. This would only apply to projects that required a variance.

44 Lakeview Street – maintenance and maintenance payment, release deed restriction for fence – Discuss and vote

Mr. Moore said the town found their maintenance fund and in the past Mr. Badger has been really good about getting access to machines to cut the lawn. Mr. Moore would like to discuss bids to hire a landscaping company to come once a month during the summer to keep the lawn clean. There is about \$47,000 in the account. Motion to create an RFP for a landscaping company made by Mr. Badger, seconded by Mr. Hall, approved unanimously 4-0-0. Mr. Moore said there is a restriction in the deed to delineate private and public property. Town Council has looked up the deed and the restriction has expired. There is a release of restriction that needs to be signed to verify the fence is no longer necessary. Motion to accept the release made by Mr. Lake, seconded by Mr. Hall, approved unanimously 4-0-0.

CONTINUED PUBLIC HEARING

NEW PUBLIC HEARING

0 South Meadow Road

AOOC DEP File #: SE126-553

Weathervane at Patriot Pines, LLC (the 'Applicant') to amend an Order of Conditions (DEP File# SE126-553). The Applicant has incorporated additional land in the rear of the project where minor grading is proposed within the 100-foot buffer zone to resource areas. Patriot Pines, the proposed age 55+ townhouse project, is located at 0 South Meadow Road. Sarah Sterns from Beals & Thomas representing Weathervane. Roughly 9 acres of land has been added to the rear of the property – and there is slight grading needed. The plan shows the original project, with the final approved version overlayed. All the comments from various departments have been incorporated into these plans. This site is dry in comparison to other areas in town. There is an infiltration basin as part of the stormwater design – which will be part of phase three of this project. Mr. Badger asked if there was wiggle room for getting in the leeching fields. Sarah explained there was a pretty significant grade change and this was deemed the best location. Sarah pointed out the leeching field in comparison to the wood line and the bog – explaining the difference in grading. She also explained they could do additional test pits, providing possible leeway – but this proposed placement is taking all the factors of the projects. She said it could be discussed with the engineer, but they will likely have more information after phase one of this project. Sarah clarified that the infrastructure of the waste system is outside the 100-foot, it is just the leeching field that will be in this area. Mr. Moore asked if Sarah could see if the absorption area could be shaped differently. The Health department has already reviewed and approved this. Sarah said the size is what is necessary, but the shape could likely be reconsidered. She is unsure if turning the leeching field would be more of an impact than the proposed plan. Gary said he could work with from Kevin on this – and they offered the idea of a special condition. Mr. Moore said the condition would be along the lines of a “possible reconfiguration of the absorption system between units 42 and 43 to get them out of the buffer zone”. Motion to close the hearing made by Mr. Hall, seconded by Mr. Badger, approved unanimously 4-0-0. Motion to approve the amended order of conditions, with the additional amendment, made by Mr. Hall, seconded by Mr. Badger, approved unanimously 4-0-0.

UNANTICIPATED

Property on Wade Street –

They were made aware of some structures that were on the property. The RDA was contacted and the barn will be moved after the week of July 3 (due to the wet weather). The property should be cleaned up by July 10, the next RDA meeting is August 10 and a site visit will be conducted. Once this is completed the RDA will come back to Conservation to transfer the property.

The barn and driveway are being moved to the other side of the property. There is still a possible outstanding issue (an Eversource pole that provides the barn power) and they are unsure what they are doing about that. Mr. Moore said they are working to find out an answer. He expressed that he didn't see much of an issue with them continuing to run the line under the property (an electrical easement). Mr. Lake asked about the fencing along the back of the property – and Mr. Moore said he would refer to the letter sent – and the RDA plans another site visit once the work is completed.

MINUTES

Motion to approve the minutes from May 17, 2023 made by Mr. Hall, seconded by Mr. Lake, approved unanimously 3-0-1, with Mr. Badger abstaining due to being absent.

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

Meeting ended at 8:23 PM.

Minutes submitted by Ashley Swartz.