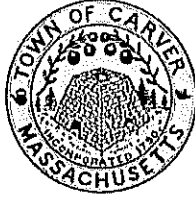


approved
8-18-21



CARVER CONSERVATION COMMISSION MINUTES OF JULY 21, 2021 MEETING

Present: Chairman Savery Moore, Vice-Chairman Jim Nauen, Alan Germain, Dan Badger, Environmental Scientist/ Agent Brooke Monroe, and Recording Secretary Ashley Swartz.

Mr. Moore opened the meeting at 7:01P.M.

Lot 201A Tremont Street – Wall

Requested a continuance until August 18

Site visit with BBC – 44 Lakeview Street

Thursday, July 29 at 9 AM with Brendon and land management.

MINUTES: JULY 7

Motion to approve minutes made by Mr. Germain, seconded by Mr. Badger and approved unanimously 4-0-0.

There was a discussion of meetings going forward – beginning the hearings at 7PM rather than slotting 15 minutes for each presentation. This came about due to the speediness of which today's new business was discussed.

NEW HEARINGS

41 North Main Street

NOI DEPSE#126-624

The applicant is requesting a variance from the Carver Wetlands Protection Bylaw, Section 9.2.1.3 (3), for the activities within the 65-foot buffer protected under the By-law, and a variance under Section 9.2.1.3 (4) for the construction of a residential dwelling within 100 feet of a cranberry bog.

Mr. Germain made the motion to move the hearing ahead (7:12 PM), Mr. Badger seconded, approved unanimously 4-0-0.

Steve Katowski representing the applicant. Demolish the existing residence, 56 feet from cranberry bog (noted by survey), with no vegetation between the structure and bog. They want to maintain the same setback – warranting the variance. The proposed septic and leaching field

would exist within the 65 feet buffer zone. The applicant is willing to make changes based on the site walk conducted earlier in the afternoon.

Mr. Germain stated that the problem with this project is that previous projects made adjustments to move structures entirely out of the 65-foot buffer zone. Steve said that pushing the house back 9 more feet to get the structure outside the buffer zone would create limitations for the applicant's future plans of a garage. The argument made was that the structure now is within the buffer zone. Mr. Nauen asked if the house and bog were under one deed and it was. Mr. Badger noted there is less of a footprint in the buffer zone than the previous structure, which he was pleased about. The septic can be moved with some additional grading or a retaining wall due to the topography, according to Steve. Mr. Moore asked if the building was already designed, which it is – making it difficult to move the structure. Mr. Moore then addressed the members of the Commission stating that since the property is located at a bog, the 100-foot buffer zone is in effect, not the 65. Mr. Moore recapped that this approval would be setting a precedent and explained a similar situation they faced at a near-by property. An order of conditions would need to be placed that would keep the house and bog as one parcel.

Mr. Germain made the motion to close the hearing, Mr. Nauen seconded, approved unanimously 4-0-0.

Mr. Germain made the motion to approve the NOI – as drawn on the plans dated May 19, 2021, Mr. Badger seconded, approved unanimously 4-0-0.

Mr. Germain made the motion to approve the variance with the conditions to move the septic out of the buffer zone as much as possible, and the entire parcel remain one parcel in perpetuity, Mr. Nauen seconded, approved unanimously 4-0-0.

Lot 6 Ewell Street

RDA

Mr. Moore began by saying he and Brooke were out there today and he thanked Rob for providing a drawing with the numbers on the stakes. Mr. Germain asked if the gap in the tree line was going to be filled in (marker number 50). Rob said they were not planning on filling in the hole, but can make an adjustment in the tree line by moving the stake to follow the ridge. Mr. Moore asked if the tree line between the 65 and 100 foot could be around 80 feet (as a compromise) but it was discussed and it appeared that would probably sort itself out.

Mr. Germain made the motion to close the hearing, Mr. Badger seconded, approved unanimously 4-0-0.

Mr. Germain made the motion approve the negative determination of the RDA as drawn on the plans June 17, 2021, Mr. Badger seconded, approved unanimously 4-0-0.

CONTINUED HEARINGS

287 Tremont Street

NOI DEPSE#126-626

Josh Green representing the applicant. The applicant is planning to build a new store, garage and shed, as well as paving the existing parking lot that will be burned to direct storm water. Mr. Germain asked who determined the wetlands – Josh said it was Brad Holmes. Mr. Moore said it was important to know if the garage (3 bays with 3 separate bathrooms) would be rented out

because depending on who rents it, there could be contamination that threatens the buffer zone. Mr. Germain also noted that asphalt within the 100-foot buffer zone is typically not something they approve, but it was clarified that this asphalt would have keystone diaphragm which would direct run-off to a particular location. The septic would stay as it is. Mr. Germain did note that the applicant was “packing a lot in a small space”. Mr. Moore agreed but then said, “they are busy”. Mr. Moore said John needed to find out what was going to

James Weston – Weston Cranberries and concerned about the water quality since their pump was located nearby. He said after they pave they don’t know what eventually runs off into the water. Josh said that the storm water will have less run off post construction – he understands the pavement seems counter-intuitive but they will be able to direct. The “weir” will be less in post than it is in pre-construction. Mr. Germain asked when it finally does run over, what happens now. Josh said storm water will continue to discharge where it is currently discharging. James was concerned with the other things that could contaminate their water, but Josh said there would be multiple levels of pre-treatment on those systems and added they could increase the size of the resource area but it will impact the buffer zone. Mr. Germain argued that if they don’t increase the resource area the water could still run off into that area so virtually, what is the impact to the buffer zone if the water is still going into the buffer zone. James said there are other things that can impact the run off, like the new building size. Mr. Nauen asked if there would be drainage around the garage

Mr. Germain said he would like to see the resource area increased, he wasn’t crazy about the asphalt, the four parking spaces in the 100 foot, and the storage building and he was considering the abutter’s concerns.

Mr. Moore asked if changing the southern most resource area to be bigger would be possible.

Mr. Badger said increasing the size of the structure is just as big of a concern as the pavement in terms of run-off.

Mr. Germain made the motion to continue the hearing to August 18, 2021 and to return with revised plan showing greater capacity for the run-off as well as floorplan of the ice cream shop, Mr. Nauen seconded, approved unanimously 4-0-0.

Motion to adjourn Mr. Germain.

Seconded by Mr. Nauen.

Unanimously approved 4-0-0.

Adjourned 8:17 PM

