



approved  
10/19/22

CARVER CONSERVATION COMMISSION  
MINUTES OF SEPTEMBER 21, 2022 MEETING

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

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

**DISCUSSION/BUSINESS:**

Discussion/Business:

**Choose Community Preservation Commission Representative**

Mr. Germain nominated Mr. Dan Badger, seconded by Mr. Hall, approved 3-0-1.

*Mr. Nauen joined the meeting.*

**15 Sampson Lane – deck expansion**

Would like to extend the deck 4 feet out towards the pond and close it in. The deck will come to meet the bottom of the staircase and the stairs will stay where they are. Mr. Germain noted it did not appear that this would be "further impact". Mr. Moore noted that a cover over the deck would turn the deck into an "impervious surface" within the 65-foot zone. Mr. Moore and Mr. Germain went back and forth about the impact of the extension versus the roof. There was concern about the drainage from the existing open deck and what the drainage would be for the new enclosed deck. It was suggested the gutter system drain into a dry well or into a rain garden to disperse the runoff. New footings will need to be put in to accommodate the new structure. Mr. Germain explained that an NOI needed to be filed and a variance would need to be requested. He reminded the applicant that this does not mean he can move forward with the project, this would be a public hearing and the variance needs to be granted since it is work within the 65-foot buffer zone.

**38 Lakeview Street**

Mr. Moore explained that there was a site visit for a new house on Lakeview and they noticed behind 38 Lakeview all the undergrowth along the water had been removed. The property owner was present and she explained the work she has been doing to the property. Mr. Moore explained that anything within 100 feet of a body of water or vegetative wetland is in Conservation's jurisdiction and a plan needs to be brought before them. He further explained the variance process for work within the 65 foot zone. Mr. Moore continued by explaining what vista-pruning was and how the area on her property was pruned improperly according to the by-laws. Mr. Germain stated that he appreciated the improvements to the property and understood why she did the work she did. Mr. Moore referenced a similar instance that happened recently, saying they asked them to plant some native shrubs and allow them to fill in the area. Gary said she could call him directly regarding the native shrubs.

**Next Meeting**

Mr. Hall will not be available; Mr. Badger will be present via Zoom.

**Eagle Project at Cole Property**

Project plans will be presented by JT Toomey at the next meeting

**Continued Hearings****0 South Meadow Road****NOI DEPSE# 126-649**

Continuance to October 5, 2022

*Mr. Hall left the meeting at 7:30PM prior to the start of 6 Stanley Lane.*

**6 Stanley Lane****NOI DEPSE#126-651**

Changes made to the plans based on the last meeting. There was a question about the pipes discovered at the site walk. They are from the roof drains and have been added to the plans. There are also signs added to the plans. The bulk of the project has been brought out of the 100-foot zone. They were in agreement that the plans presented today were amenable. Mr. Badger suggested they follow some of the comments from this project for the upcoming projects and appreciated the efforts made here. Mr. Moore added that this was almost an “after the fact” and were forced into a corner. He said on upcoming plans he would like all the information upfront so they can make informed decisions. He recommended they contact Gary regarding things like grading on the upcoming projects. Gary asked about the debris and erosion – Mr. Moore followed this comment by asking this start being cleaned up (and kept neater moving forward). Mr. Germain asked about the silt fence. He noted that this was a “big deal” and understands this issue falls on the person who is on site. He asked if there has been a silt fence put in now, which they said there was. Mr. Germain noted that adding the silt fence should have happened at the beginning of the project when it was requested. He stated his frustration about this happening “after the fact” and this being a recurring issue (across projects, not this one in particular). Mr. Badger asked about the reforestation plan and it was confirmed by other members that it will grow back. Mr. Moore said in the order of conditions they could add the proposed tree line, after reforestation, at the 65-foot line. Mr. Germain made a motion to close the hearing, seconded by Mr. Badger, approved unanimously 4-0-0. Mr. Germain made a motion to approve the plan as drawn for the NOI only dated September 19, 2022 as drawn, seconded by Mr. Badger, approved unanimously 4-0-0. Motion to approve the variance with the following conditions: allow the grading down to the 50-foot line, add six wetlands delineation signs at the 65 foot line, and the tree line move from the 50 to the 65 upon completion of the reforestation plan. Seconded by Mr. Badger, approved unanimously 4-0-0.

**New Hearing****3-4 Park Avenue****NOI DEPSE#126-**

Mr. Moore opened the hearing by reading the notice. Mr. Germain made a motion to continue the hearing until October 5, seconded by Mr. Badger, approved unanimously 4-0-0. Mr. Moore explained that the engineer who was to present the project fell ill and could not present. An abutter was present - Mr. Moore explained the process and that Gary could be contacted the day of the meeting to get the updated details.

## **MINUTES**

### **To be read and approved for September 7, 2022**

Motion to approve the minutes as written made Mr. Germain, seconded by Mr. Badger, approved unanimously 3-0-1.

Mr. Germain made a statement about Mr. Nauen's presence. He was excited to see him and said he was pleased to see him.

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

Adjourned 8:02 PM.

Minutes submitted by Ashley Swartz.