



approved
2/7/18

CARVER CONSERVATION COMMISSION MINUTES OF JANUARY 24, 2018 MEETING

Present: Chairman Jim Nauen, Tim Dempsey and Savery Moore were present. Also present: Brooke Monroe, Environmental Scientist, Agent, and Marianne MacLeod, Recording Secretary.

Mr. Nauen opened the meeting at 7:00 P.M.

APPOINTMENTS:

Franklin Marsh – Off Plymouth Street – Expansion of Bogs-Gary Weston.

Sarah Stearns from Beals and Thomas and owner, Gary Weston presented before the Board. They wanted to notify the Commission of a proposed bog construction project. There are already bogs on site being actively farmed. This is on the Plymouth-Carver town line off Plymouth Street in Carver and Carver Road in Plymouth. Current farmed bogs, which are approximately 7 acres, will be left to re-vegetate. The plan is to replicate these bogs on the Carver side of this property. They are here to informally notify the Board about the project. Sarah shared a couple of exhibits with the members to show the project.

Sarah offered to put the plans in writing and send it to Brooke.

FYI:

MSMCP Meeting – Thursday, January 25, 2018 – Floodplain & CRS Program. Brooke said this has been cancelled.

BUSINESS:

DCR NOI re: Cutting of woodlands north of Indian Street and west of Indian Brook and woodlands south of Lakeview Street and north of Route #58, between the bogs and the fire station on Church Street. Brooke said they are going to be thinning the trees and neighbors have been notified.

Septic Repair – 4 Doreen Way – Brooke brought the Board up to speed on this project. She had a drawing for this and she did a site visit and this is a repair of an existing system.

Sign Ethics Form-Forms were distributed to Board members for their signature.

Update on site walk of January 17, 2018 with DEP re: Appeal of 0 Purchase Street decision – floating solar. – DEP has been postponed. Steve Ward, the property owner, asked for an extension to get more information. This is a demonstration project and still requires approval. The neighbors appealed it after the Board issued a negative determination. They have environmental concerns. This is now on hold.

COC REQUESTS:

DEP # SE126-405 – 225 Tremont Street – Don McKeag – Septic repair at Cranebrook. Brooke went out to look at it and it was fine. The engineer sent in paperwork that it has been completed.

DEP # SE126-250 – 80 Main Street – Dunkin' Donuts – Engineer submitted pictures and the files were never closed out.

MINUTES:

To be read and approved for December 6, 2017. Savery Moore made a Motion to accept the minutes as written, Tim Dempsey seconded, voted and passed unanimously.

NEW HEARINGS

7:15 – 199-C PLYMOUTH STREET

RDA

Notice is hereby given, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Carver Wetlands Protection Bylaw, that a public hearing will be held at 7:15 p.m. on Wednesday, December 20, 2017, in Meeting Room 1 at the Carver Town Hall to hear the Request for Determination of Applicability (RDA) filed by William Woodside to determine: (a) whether the area depicted on the referenced Plan(s) and/or map (s) is an area subject to the jurisdiction of Wetlands Protection Act (c) whether the proposed work is subject to the Wetlands Protection Act and (d) whether the area and/or work depicted on referenced plan (s) is subject to the jurisdiction of any municipal wetlands ordinance or bylaw of the Town of Carver. The project is located at 199C Plymouth Street, Carver, MA, Map 18, Parcel 2-4 R. All interested parties are invited to attend. Copies of all plans, filings, and pertinent documents are available at the Conservation Commission Office.

Brendan Mullaney from Bracken Engineering represents Mr. Woodside. He showed pictures of the site and explained them. He explained the project on plans that he brought. He explained the work that would be done. He may drill a well in the rear of the property. Brooke asked if there would be erosion control all around. He showed where they would be on the plans. Work has not started yet. This project is located at 199C Plymouth Street, not Pleasant Street. The Board did a site walk. Savery Moore

made a Motion to close the hearing, seconded by Tim Dempsey, voted and passed unanimously. Tim Dempsey made a Motion to issue a negative 2 determination for applicability on 199C Plymouth Street, seconded by Savery Moore. Voted and passed unanimously 3-0-0. Brooke asked for a condition that she be notified when erosion control has been put in place.

7:30 - 60 SOUTH MEADOW ROAD – DEP# SE126-557

NOI

Notice is hereby given, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Carver Wetlands Protection Bylaw, that a public hearing will be held at 7:30 p.m. on Wednesday, January 24, 2018 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent for the Town of Carver School Department for the proposed renovation of the Middle School Athletic Complex. The proposed work includes: the renovation of the existing natural grass playing field into a multi-purpose playing surface; expansion of the existing 6-lane asphalt track to an 8-lane resilient track surface; construction of a support building, with restrooms; and new asphalt paths providing access from the Complex parking lot to the building, track, field, bleachers and press box. The project is also subject to the Stormwater Regulations and a full Stormwater Report, with Operation and Maintenance Plan has been submitted as part of the NOI filing. The proposed activities are within the 65 and 100-foot buffer zone to bordering vegetated wetlands and will require a variance under the Carver Wetlands Protection By-law for the work within the 65-foot buffer. The project is located at 60 South Meadow Road, Carver, MA, Map 105, Lot 2. All interested parties are invited to attend. Copies of all plans, filings, and pertinent documents are available at the Conservation Commission Office.

Jonathan Charwick, Meg Bazinski from Activitas presented before the Board. Mr. Charwick did an overview of the current facility using plans he had. Erosion controls will be set up before the project begins. He also reviewed a drawing of the proposed project. They came before the Carver Planning Board last night and the project was approved. Meg then reviewed the engineering of the project with regards to drainage and top soil. They propose to reuse all 4 headwalls. The turf field will be synthetic material. They are trying to work within the 65' buffer zone. Faust & O'Neil have reviewed the project. Tim Dempsey asked – with reference to the stormwater, does all the storm water go to the wetlands? Yes it will outlet through there. It already goes there in the existing and will in the proposed. He asked if it will be filtered? Yes, she said in the new areas it will be filtered. Tim Dempsey wants them to address the water going from the parking lot and add a filtering system to this. Tim Dempsey also asked – Can you put the drainage underneath the field? There wouldn't be enough room.

Savery Moore asked what is the material between the end zones and the track? Track surface.

Jim Nauen asked if the field would be synthetic grass? Yes.

How will it be maintained? The way the field is built, they will subgrade, but not too compact so water can go through, then a geotext fabric and a crushed stone layer. On top of that stone and then a resilient underlayment that will go on top of the stone which drains and then the turf system which is a 2" grass, and then it gets filled in. She showed a sample of the field.

Jim Nauen asked what is the purpose of this? It's the usability of synthetic turf over natural grass. This will require less maintenance.

Jim Nauen asked will there be a long maintenance contract? They can train a school employee how to maintain. No fertilizer, pesticides or sprinklers needed.

Savery Moore asked on the south end of the track straightaway, what is the square? A future storage building, 20x20 concrete pad, possibly for athletic equipment. Pad only is in project. Savery Moore asked if they have considered looking elsewhere for the pad? No, it will be pitched toward the track so run-off will go towards the track.

Savery Moore asked access to headwalls? What kind of access? Someone with a heavy hose to flush it out.

Tim Dempsey asked if there would be a maintenance plan for the water filtration? Yes.

Savery Moore made a Motion to close the hearing, seconded by Tim Dempsey, voted and passed unanimously 3-0-0. Brooke will add the condition for the storm interceptor and the stormwater plan includes cleaning and maintenance and is in the order of conditions as well.

Savery Moore made a Motion to grant the variance for 60 So. Meadow Road for the project as described with order of condition described by agent, seconded by Tim Dempsey, voted and passed unanimously 3-0-0.

Tim Dempsey made a Motion to approve the Notice of Intent, 60 So. Meadow Road, with the assumption that the agent will take care of the issues discussed with reference to the water shed, seconded by Savery Moore, voted and passed unanimously 3-0-0.

7:45 – 14 ANDREW'S POINT ROAD – DEP# SE126-554

NOI

Notice is hereby given, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Carver Wetlands Protection Bylaw, that a public hearing will be held at 7:45 p.m. on Wednesday, January 24, 2018 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent for Jeffrey Merritt and Joseph Bazzinotti to elevate the existing single family dwelling; install a new foundation under the dwelling; and upgrade the existing septic system. The proposed work will be conducted within the 100 and 65-foot buffer zone to Sampson's Pond. A variance is requested to allow the work within the 65-foot buffer protected under the Carver Wetlands Protection By-law. The project is located at 14 Andrew's Point Road, Carver,

MA, Map 1, Lot 8. All interested parties are invited to attend. Copies of all plans, filings, and pertinent documents are available at the Conservation Commission Office.

Jeff Merritt appeared before the Board. The Board did a site walk. Joe Webby, Webby Engineering reviewed the drawing and explained the project.

Tim Dempsey asked what the reason is to replace the foundation? The original septic layout in 2010 required a pump chamber and they realize now they could put in a new foundation and put in a gravity-fed septic system in.

Tim Dempsey asked if it will be a full foundation? Yes.

Tim Dempsey asked what will you do with the void between the garage and house? It will be filled.

What will you do with the deck? It will lift up with the home. The house will lift 6'.

Jim Nauen asked if the new foundation will be poured concrete? Yes.

The Building Department has all the structural plans.

Savery Moore asked how do you plan on lifting the house? Kevin St. George, the builder explained they are putting steel beams under the house, installing new beams in the house. They will use hydraulic jacks with 14" lifts. It will be on the existing foundation.

Savery Moore would like to see proposed elevations of what the fill will be like between the house and garage. They already have approval from the Board of Health. The Building Department has a set of plans showing the elevation. Mr. Merritt shared plans showing the elevation for the Board members to review. Tim Dempsey explained what the Board is looking for on plans with regards to all the elevations.

Abutters – Bob Boette, an abutter, asked if it was a tank or leaching field? Mr. Webby showed him on the plans where it would be located. He was concerned about his well. Mr. Webby showed it is 109' from the leaching field. He is all set.

There are items missing from the plans so Savery Moore made a Motion to continue the hearing on 14 Andrews Point Road, until February 7, 2018 at 7:30, seconded by Tim Dempsey, voted and passed unanimously 3-0-0.

8:00 – 0 ROCHESTER ROAD – DEP# SE126-555

NOI

Notice is hereby given, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Carver Wetlands Protection Bylaw, that a public hearing will be held at 8:00 p.m. on Wednesday, January 24, 2018 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent; submitted by Edaville Land Holdings LLC; for the proposed construction of a 490kW ground mounted solar array to

be used to power the existing commercial operation (Edaville Family Theme Park). The proposed array is to be installed on an existing, abandoned cranberry bog and will require a variance from the Carver Wetlands Protection Bylaw. Two areas totaling approximately 6,300 square feet; will be replicated to mitigate for the alteration of wetland resulting from the solar array. The project is located at 0 Rochester Road, Carver MA, Map 86, Parcel 13, Carver, MA. All interested parties are invited to attend. Copies of all plans, filings, and pertinent documents are available at the Conservation Commission Office.

The applicant has requested a continuance and will be submitting revised plans.

Savery Moore made a Motion to continue the hearing to Wednesday, February 7th at 7:15 p.m., seconded by Tim Dempsey, voted and passed unanimously 3-0-0.

8:15 – 4-A WENHAM ROAD – DEP# SE126-556

NOI

Notice is hereby given, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Carver Wetlands Protection Bylaw, that a public hearing will be held at 8:15 p.m. on Wednesday, January 24, 2018 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent; submitted by JFK Realty Trust; for the construction of a single family dwelling, with associated subsurface sewage disposal system, driveway, utilities and grading within the 65 and 100-foot buffer zone to wetland resource area bordering vegetated wetland. The applicant is requesting a variance from the Carver Wetlands Protection Bylaw, Section 9.2.1.3 (3), for the activities (i.e. well installation and construction of a deck, with structural footings and stairs) within the 65-foot buffer protected under the By-law. The project is located at 4-A Wenham Road, Carver MA, Map 107, Lot 1-4. All interested parties are invited to attend. Copies of all plans, filings, and pertinent documents are available at the Conservation Commission Office.

Nyles Zager from Zenith Consulting Engineers presented before the Board. Plans are revised to show updated erosion control, using double hay bales. He reviewed the proposed project. The variance is for the deck and stairs. The footings would be 8' out. Jim Nauen explained that generally the policy is not to allow a variance for a house within the 65'-100' buffer zone. Jim Nauen finds it unsuitable as far as the wetlands bylaws go. Mr. Zager asked if the hearing could be continued so he could go back and discuss the Board's concerns with his client.

Savery Moore made a Motion to continue the hearing of 4-A Wenham Road, DEP#SE126-556 to February 7th at 7:45 p.m., seconded by Tim Dempsey, voted and passed unanimously 3-0-0.

CONTINUED HEARINGS

NONE

Savery Moore made a Motion to adjourn at 8:37 p.m., seconded by Tim Dempsey, voted and passed unanimously 3-0-0.

Next meeting will be on February 7, 2018.

Respectfully submitted,

Marianne MacLeod,
Recording Secretary