



*Approved
1/16/19*

CARVER CONSERVATION COMMISSION MINUTES OF DECEMBER 19, 2018 MEETING

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

Jim Nauen opened the meeting at 7:00 p.m.

APPOINTMENTS/DISCUSSIONS

> Informal discussion of Solar Project-0-27 Wenham Road-Goddard Consulting

Alex Fox from the CVE Group came before the Commission. He reviewed what the proposed project would be. Alan Germain asked if there would be battery storage. Mr. Fox said this is in the early stages and they're not sure yet. Dan Wells from Goddard Consulting was also present. They are looking to see if the Commission would permit a dual-use project on this site. He reviewed the plans he brought. The plan is to keep it operating as a cranberry bog and put the solar panels on top of it. Core samples would be required to 36" on different places. Brooke recommended they contact Stephen Cole and he will help them with Planning Board issues.

BUSINESS:

Schedule meeting for By-law changes. This will be an open meeting and will be posted. Savery Moore suggested adding it to the agenda at the next meeting, January 16, 2019. All members agreed to this. Brooke handed out a sample of by-laws from the Town of Scituate. Brooke also handed out MACC standard conditions.

By-law changes would have to go before Town Meeting.

COC REQUESTS:

> Lot 4B (#59) Wenham Road-DEP#SE126-562

Jamie Bissonnette came before the Commission on behalf of the homeowner.

There was a site walk today. Savery Moore said he is concerned about the access area to the well. He asked if the area would be put back to the natural plantings, making the area narrower and cleaned up. Mr. Bissonnette said he would call Brooke when it is done so she can come out and look at it.

Tim Dempsey had a concern about the area that is not supposed to be accessed and has an invisible fence that was put in. He asked Mr. Bissonnette to let the homeowner know that he isn't supposed to be going on this area. Alan Germain asked him to make the homeowner aware of this issue in writing, including notifying the renter, and giving a copy to Brooke. Brooke asked to leave the silt fence up until next year. They are very happy with the project.

Savery Moore made a Motion to issue the COC with the conditions as discussed, seconded by Tim Dempsey, voted and passed unanimously 4-0-0.

MINUTES:

To be read and approved for November 14, 2018. Savery Moore made a Motion to accept the minutes as written, seconded by Alan Germain, voted and passed unanimously 4-0-0.

NEW HEARINGS

LOT 9B HOLMES STREET

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 7:15 p.m. on Wednesday, December 19, 2018 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent; submitted on behalf of JLK Realty Development, LLC; for the construction of a single family dwelling, with associated subsurface sewage disposal system, driveway, utilities and grading. A portion of the dwelling is proposed within the 100-foot buffer zone to wetland resource area bordering vegetated wetland (cranberry bog) and grading is proposed within the 65-foot buffer. The Applicant is requesting a variance from the Carver Wetlands Protection Bylaw, Section 9.2.1.3 (3), for the activity 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. The project is located at Lot 9B Holmes Street, Carver, MA; Map 65, Part of Lot 9-1. All interested parties are invited to attend.

A site walk was done today and nothing was marked. Mr. Bissonnette was before the Commission. Jim Nauen asked if the house could be moved away from the 100' buffer line. Tim Dempsey also mentioned there is a buffer area of 40' that hasn't been touched and he would like to leave that area alone. Alan Germain made a Motion to continue this Hearing to January 16, 2019, seconded by Savery Moore, voted and passed unanimously 4-0-0.

12 POND VIEW WAY SE#126-572

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, December 19, 2018 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent; submitted on behalf of Cranberry Realty Development, Inc.; for the construction of a new single family dwelling (to replace the existing dwelling), with associated subsurface sewage disposal system, driveway, utilities and grading. The proposed septic system and a portion of the existing and proposed dwelling are within the 100-foot buffer zone to wetland resource area Fresh Meadow Pond and a portion of the existing and proposed dwelling are within the 65-foot buffer of Fresh Meadow Pond. A variance; under Section 9.2.1.3 (3) of the Carver Wetlands Protection By-law: is required for the activity within the 65-foot buffer protected under the By-law. The project is located at 12 Pond View Way, Carver, MA; Map 109, Part of Lot 9-0-R. All interested parties are invited to attend.

Steve Kotowski from Webby Engineering presented before the Commission. These plans were originally filed back in 1999 and were eventually permitted back in 2007. Bill Snow, PE was hired by the previous owner and he is the one who prepared the plans. The client wishes to use the existing plans. Mr. Kotowski reviewed the plans. The plans were approved by the Board of Health. The new house would be built on the same foot print of the house that they'd like to raze, as well as put in a septic system. They are willing to use a silt barrier rather than hay bales on the original proposal.

A site walk was conducted today. Savery Moore asked about the proposed addition. Mr. Kotowski said that is to square off the house where the porch was, as an addition. Savery Moore asked if there is a foundation. Mr. Kotowski said he is not sure. The proposal is to put a full foundation for the new building. Alan Germain said he'd like to see an updated plan, including elevations.

Ed Koslowski, 10 Pond View Way asked where the new driveway will be. He looked at the plans with Mr. Kotowski; however, the Commission will be requesting new drawings.

Marty Colligan, 13 Pond View Way came before the Commission. He is questioning the placement of the driveway. Tim Dempsey suggested waiting until new plans are available.

Alan Germain made a Motion to continue this Hearing to the meeting on February 20, 2019, seconded by Savery Moore, voted and passed unanimously 4-0-0.

Brooke said the applicant on this filing, Don Correa, is her landlord and she wanted this to be part of the public record.

Alan Germain made a Motion to adjourn, seconded by Tim Dempsey, voted and passed unanimously 4-0-0.

Respectfully submitted,

Marianne MacLeod
Recording Secretary