



approved
12/1/21

CARVER CONSERVATION COMMISSION MINUTES OF NOVEMBER 3, 2021 MEETING

Present: Chairman Savery Moore, Alan Germain, Jim Nauen, Dan Badger, Peg Blackwell, Environmental Scientist/ Agent Brookee Monroe, and Recording Secretary Ashley Swartz.

Mr. Moore opened the meeting at 7:05P.M.

Discussion on culvert a Cranebrook Restaurant – John Mason

Continued until December 1

Discussion of potential uses of 44 Lakeview Street

Mr. Germain discussed that the Town should not be responsible for the work and asked for Sarah Hewins opinion on what to do with the land. Sarah stated that her goal is cooperation and (--). Conservation land is for conservation purposes only – Conservation has custody of the land which is different than ownership. The town also insures the land (carries the policy). If someone is there and doesn't sign a waiver and gets hurt, the town is liable. This also means that being in Conservation custody it can't be sold and can only be removed through legislature. Her suggestion is similar to that which was done with the Cole Property – the only people who had a key were the agent, the chair and two for the DPW (one being spare that could be signed out). These people would notify the other key holders who is there and what they are doing (also noting Mr. Badger's suggestion of the 'Buddy System'). Mr. Badger said there are two phone calls that are always consistent that has helped make communication clear – one to the police as a courtesy call to inform who will be parked at the location beyond the gate. Mr. Moore asked how Conservation would acquire the keys – it was determined you could go through Dave and ask Rick. Mr. Badger currently has a key and it was suggested by Mr. Germain he give that key to Mr. Moore. Mr. Germain's additional concern was having access to the property on a weekend.

Mr. Moore also discussed that the insurance carrier has his contact information

The building could be used as an education facility but if the building stands vacant for a certain amount of time then the insurance will be lost.

Sarah asked when the expiration date was but it was not currently known. There was further discussion regarding the lack of power in the building and winterizing the building. Mr. Moore discussed that Mr. Badger spoke with a tree person – Sarah said there are some invasive trees next to the property. She suggested keeping the oak (prune it) and get rid of the others (maple and locus). There are two trees that blew over on the shoreline and Mr. Germain suggested using his excavator to clear it. Mr. Badger said the rate for his tree person was \$1500 per day. Mr. Moore noted this would have to come out of the maintenance account and would need a vote.

Mr. Germain thought it could come out of the land acquisition fund – Sarah said it was not for maintenance. Mr. Germain made a motion to use funds up to \$2250 from the maintenance account to clear and prune the trees on the property at the house (west side and four trees on the east side), seconded by Mr. Nauen. Approved unanimously 5-0-0.

The abutter of this property said there is someone camping on the property and it was noted there is no evidence of someone being there. Ms. Blackwell suggested having the police drive by on a few nights to see if there was evidence of anything. Mr. Germain asked Brooke to send an email to the Chief of Police to let him know we are aware of the situation and make them aware of the situation.

Mr. Badger said in terms of education use the back field will be used on a monthly basis due to its proximity. He said they would probably use the garage and wanted to get a shelving unit. Mr. Germain said Mr. Badger would have to take responsibility for the belongings in the garage. When it was asked if there was a lock on the garage Mr. Germain said he hasn't heard anything more about the lock and Sarah said one can be purchased and be reimbursed through the maintenance fund and to have two spare keys. Mr. Moore asked Brooke to go to Dave and get her key, this sparked an additional conversation. Mr. Germain said Dave should get a lock for the garage and then get keys for the Commission. This will follow the right chain and Mr. Moore agreed.

Use of Wetlands Protection Fund for OSRP Survey

(Open Space and Recreation)

Folding and Printing supplied by SURPED – 1700 stamps

Surveys needed stamps so they would come back – recreation steering committee approved \$9

Mr. Germain made a motion to reimburse Sarah Hewins \$986 to be paid out of the Wetlands Protection Funds for the stamps for the OSRP surveys, seconded by Ms. Blackwell. Approved unanimously. Mr. Germain asked Sarah to make a copy and send to the Conservation Commission.

Potential Violation at 18 South Main Street

Retaining wall with fountain (replacing a fountain from the late 1800's). It's a man-made pond from over 100 years ago – a discussion ensued as to if this was maintenance or a violation. This is about seven (7) feet deep but it was agreed that because this is man made and out of the 100-foot buffer it is not a violation.

NEW HEARINGS

Lot 10 Stanley Lane

NOI DEPSE# 126-631

Gregory Drake – Outback Engineering representing the applicant (CE Development). Expand the backyard with additional clearing and grading as well as installing a well. The grading and well is within the buffer-zone. Mr. Moore, Mr. Badger and Brooke did a site visit – Mr. Moore said the existing topography is perfect for extending the back yard.

Mr. Moore also said the well isn't an issue because the well has to be where it has to be. Mr. Germain was thrilled this applicant came before the Commission before doing the work. Mr. Moore continued saying they have seen other sites where there were sharp drop-offs and this seemed to be a "fairly easy approval". Described the area as thick tree-line and brush. Mr.

Germain asked what would be back there (grass) and said he would like to see organic fertilizer (this will be part of the conditions). The Commission discussed the signs – Mr. Moore asked Gregory to clarify where the lawn would be. Mr. Germain said he would like to see five (5) signs along the 65-foot line of the buffer-zone. The Commission explained that the signs are to show the “No Touch”. (47MIN) (woodchips, mulch, beyond the 65).

Mr. Germain made a motion to close the hearing, seconded by Mr. Nauen. Approved unanimously 5-0-0.

Mr. Germain made a motion to approve the NOI DEPSE# 126-631, seconded by Mr. Nauen. Approved unanimously 5-0-0.

Mr. Germain made a motion to approve the variance for NOI DEPSE# 126-631 with the following conditions: lawn be allowed in the proposed drawing area, there be five (5) wetlands markers along the 65, they can woodchip a 10-foot-wide path down to the well, and there be no structures, storage or otherwise, put within the 100-foot buffer; seconded by Ms. Blackwell, approved unanimously 5-0-0.

318 Tremont Street

NOI DEPSE# 126-628

Brian from JC Engineering – took the notes from the last meeting. (1:54:00). Site work will be required to regrade some of the area (create a shallow swale) when concrete is removed and will potentially revegetate the same way as the other side of the building. The pavement will be removed using a saw cut (on southern boundary) back to the original pavement. Proposing a split rail fence and proposing a loam and seed mix (erosion control seed mix). Mr. Germain asked if signage (5 signs) could be added along the split rail fence on the easterly side, noting the wetland area. This will be added to the order of conditions. Motion to close the hearing made by Mr. Nauen, seconded by Mr. Germain, approved unanimously 5-0-0. Motion to approve the revised plans dated October 6, 2021 as drawn and the NOI made by Mr. Germain, seconded by Ms. Blackwell, approved unanimously 5-0-0. Motion to approve the variance as drawn on the plans October 6, 2021, along with the order of conditions, seconded by Ms. Blackwell, approved unanimously 5-0-0. Mr. Germain marked where the wetland markers will go and the members of the Commission and Gregory signed the plans.

MINUTES: October 6

Motion to table minutes until November 17 made by Mr. Germain, seconded by Ms. Blackwell and approved 5-0-0.

MINUTES: October 20

Motion to table minutes until November 17 made by Mr. Germain, seconded by Ms. Blackwell and approved 5-0-0.

CONTINUED HEARINGS

287 Tremont Street

Continued to November 17.

NOI DEPSE#126-626

5 Johns Pond

Continued to December 1.

NOI DEP#126-630

Motion to adjourn Mr. Germain. Seconded by Ms. Blackwell. Unanimously approved 5-0-0.
Adjourned 8:15 PM.

ATTENDANCE SIGN IN SHEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----