



approved
9/7/22

CARVER CONSERVATION COMMISSION
MINUTES OF AUGUST 17, 2022 MEETING

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

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

Discussion/Business:

Pine Gate update

Gary spoke with Pine Gate. At the Rochester Road site, all the poles have been removed with no problems. Holes are backfilled with sand and bog sand. Poles have been safely stored away and letting the vines "rebound" from activity/disturbance. Tremont Street poles have started to be removed – between both sites it should take 70 days. These holes will also be backfilled with sand. Sampling of the site will occur soon if not currently in progress. The concrete pilings are still a work in progress and are about 90 days out. Project will be completed around May 2023. The on-site manager is Ian Ward.

Resignation of Jim Nauen / opening for a new member

No Action needs to be taken. Mr. Nauen is still a part of the board but taking a leave of absence.

187 Meadow Street – proposed house

Derek and Bruso present to discuss the project. They are looking for guidance on the plan for the overgrown lot and bog. Mr. Moore said the plans didn't indicate the 65- or 100-foot zones and therefore can't make any determination. The plans for the bog was to renovate, square off and make the bog more manageable. The members were in agreement that they needed more detail. The plans included replication of the wetlands. Derek and Bruso explained they were third generation cranberry growers (owning bogs in both Lakeville and Rochester). Mr. Germain said they can send detailed plans to Gary for review when they had them available. They noted that as long as the wetlands remained wetlands, they didn't have to keep it as cranberry bogs.

5 Linbias Path – COC (Certificate of Compliance) SE# 126-523

Mr. Germain, Mr. Hall, Mr. Moore and Gary went to the site in the last hour. Everything looked fine. Mr. Germain made a motion to approve the COC, seconded by Mr. Hall, approved unanimously 4-0-0.

Continued Hearing

0 South Meadow Road

Continued until September 7, 2022

NOI DEPSE# 126-649

New Hearing

20 Shoestring Road

AOOC DEPSE# 126-636

George, who is working with Dan Flores, who was present for the other meetings, representing the applicant. This was originally issued in January 19. The plans are the same as they saw on the site visits with the exception of additional controls after going to Planning Board. They are looking for improvements to the apron – erosion control blanket and wild flower mix, additional sediment control and clarification on the site landscaping. The existing plan shows plantings of new trees but the plan needs to be amended to leave some mature trees and natural grading. Mr. Germain asked Mr. Moore if they had an issue with the check in center that was brought up at the last meeting. Mr. Germain added this would have to be part of the change as well. George said this has been moved but still in the 65. It has been moved up a hill which limits concerns. The impact area will be reduced by 2600 square feet. The only items in Conservation's purview are the welcome center and the reconfiguration of the road. Mr. Germain commented that this was better than the original plans. Motion to close the hearing made by Mr. Germain, seconded by Mr. Badger, approved 4-0-0. Motion to approve the amended order of conditions as shown on the plans dated June 30, 2022 made by Mr. Germain, seconded by Mr. Badger, approved unanimously 4-0-0.

18 Indian Street

NOI DEPSE# 126-650

Paul from Grady Consulting on behalf of J McKinnon Company. Construction of a single-family dwelling. The site has been delineated and the proposed dwelling is outside the 65 but the well will be within the 65 foot zone. Mr. Moore said they looked at the site today. Mr. Germain stated his opinion was "pushing the envelope" and the house was too big for the lot. He said he didn't see any way to build this without encroaching into the 65. Personally, Mr. Germain said he wanted to see a Plan B (ZBA adjusting the setback, etc.) He noted the septic could move to the far right of the dry well and move the house forward if the ZBA grants a variance. Mr. Moore was in agreement and approximately 90% of the structure was within the buffer and there would be no room for construction equipment to move around without going into the wetlands. He agreed that there was too much in the space and it seems the home was too big and too much of the 100 foot was being encroached upon (both the house and the lawn on the south and east side). Mr. Moore also offered some suggestions (turning the house towards Indian Street, relief from ZBA). Mr. Germain noted the driveway would also have to be a gravel surface. Mr. Moore also brought up the need to set a precedent and how other people could come in and compare their projects to this one. Mr. Hall was in agreement. Mr. Badger stated that the septic system was fine but agreed that everything that needed to be said had been said. He also noted that he did not view this as buildable lot. Mr. Germain said he would be willing to look at a Plan B – Mr. Badger added a smaller house and a different orientation could work. Mr. Moore also said a variance from ZBA would likely be necessary. Paul asked if there was a percentage that was allowed inside the buffer. Mr. Germain explained they looked at each project from the perspective of common sense and hardship factors. Gary added that with new construction it was avoidance and minimization. Mr. Moore asked if replication would be an option. Gary explained some options that were available to Paul due to the state statutes. The Commission agreed to continue. Mr. Germain made a motion to continue the hearing until September 7, 2022, seconded by Mr. Hall, approved unanimously 4-0-0.

MINUTES

To be read and approved for August 3, 2022

Motion to approve the minutes as written made Mr. Germain, seconded by Mr. Hall, approved unanimously 4-0-0.

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

Adjourned 8:04 PM.

Minutes submitted by Ashley Swartz.