

CONSERVATION COMMISSION
WEDNESDAY, NOVEMBER 20, 2019
7 PM – GAR ROOM
MINUTES

Members present: Stephanie Danielson, Joanne Zygmunt and Bonnie Sparks; also present were Conservation Agent Megan Shave and Administrative Assistant Pamela Gurley.

1. Notice of Intent – Between DW Field Pkwy & 71 Elwood Ave.

Project: Ellis Brett Dam – Compliance Work

Applicant: Timothy Carpenter, Superintendent

Representative: Fuss & O’Neill

Continued to December 11, 2019 by agreement of the parties

2. Notice of Intent – Plot 14 Dunbar Street

Project: Maintenance/Mail Building

Applicant: National Affordable Housing Corp.

Representative: JK Holmgren Engineering

Comments: Megan Shave said she received a set of revisions dated October 8, 2019; BETA has reviewed the plans and sent their second review letter outlining the outstanding issues not yet addressed; BETA is still looking for additional test pits; revisions to watershed and as of tonight they cannot recommend that the SW system will have no impact to the wetland system.

Scott Faria said they will be doing two additional test pits at the SW area and are currently planning on doing them Friday and getting info to commission. He asked for a continuance to the December 11th meeting.

Action/Decision: Motion to continue to 12-11-19

Motion: Sparks

Second: Zygmunt

In favor: 3

Opposed: 0

3. Notice of Intent – 196 Manley Street

Project: Gravel Parking Lot w/Drainage

Applicant: Equipment East

Representative: JK Holmgren Engineering

Megan Shave said that they received revised plans October 28th; she said that BETA has since reviewed and commented; the revised plan narrows the width of the driveways but does not address BETA’s last review letter. Stephanie Danielson asked why they needed dual entrances and noted the excessive amount of paving proposed.

Applicant’s statement: Scott Faria said the applicant (Equipment East) would like to connect the front parking lot to the rear parking lot; he said that the neighbors across the street were concerned about

safety with the heavy equipment on the street; the front parking lot on Manley will be for display area; once a vehicle has been purchased it will be trailed to the back and the side road will allow them to move vehicles without going onto the public way.

Comments: Joanne Zygmunt said they have not addressed the concerns of the commission and have left the proposed driveway in the current location; she said it looks like they have ignored the buffer zone.

S. Danielson asked what they received a variance for and was told a special permit to sell used cars and a variance from paving the back parking lot.

J. Zygmunt asked if with the proposed overhead door they will be able to drive vehicle through. S. Faria said the door is not large enough. She asked if instead of paving the BZ they could use the corner at Jonathan drive and Manley; S. Faria said there is a change in grade there; he said it is easier to bring vehicles down the side of the building to the back.

J. Zygmunt said that the commission exists to protect the wetlands; she said she was concerned with the amount of proposed paving and asked how many will work at the facility; S. Faria said that they used 20 as the parking number for ZBA. He said this is an existing building with zero treatment discharging into the brook; he said they are treating the entire site; he said that the last commission did not enforce 25' no touch; S. Danielson said that it is her understanding that it was enforced depending on the proposal; she said that this commission will be consistent.

S. Danielson asked what was going to be parked in the back and was told the extra vehicles waiting to be sold. S. Danielson asked what the license allowed for and was told he did not know but would but will get a copy.

M. Shave asked for the purpose of the drive (she received the info); she said that looking at the width of little lawn area it looks like it is not all is 11'; she asked if there would be any clearing of the brush line. S. Faria said he would stake out the area tomorrow. S. Danielson said she would like to see that drive eliminated she said the biggest concern is paving that area. J. Zygmunt said that she would like all the work outside the 25' BZ and would encourage the client to re-look at parking to see if they need all the parking.

Continued to December 11, 2019.

Other Business/On-going Projects/Minutes/Discussion/Up-Dates

235 Cambo St - Agent sent out letter to two property owners - Lisa Gordon & Ward Gordon were present: Lisa Gordon said that she was just attempting to clean the trash left on the property; she said while she was pushing leaves back she was finding debris left from prior owners. M. Shave said that she was out there due to a report that there was some vegetation clearing; she said she noted that there was some removal of small shub trees; some woody vegetation and smaller stumps. She said the property line is not clear and could be on the adjacent property. Ward Gordon said the lot was full of debris; M. Shave said that there are stumps and brush piles on the undeveloped parcel and standing water within 25' of stumps. She said that it is possible that the neighbors are disposing of brush on the undeveloped parcel.

Lisa Gordon was told there there is no violation with the removal of junk.

11 Carter St - The agent said that there has been dumping of construction debris on the property; she said she sent certified letters but can not confirm that they have not received. The chair said that in the future send them regular mail also.

Leach Avenue -The agent said that the property received a variance to build a two family; not permit was applied for but a foundation was installed; she said that the map shows that it is in the flood plain; the commission agreed to issue an enforcement order.

Open Space Plan Discussion; plan is coming up for renewal;the was a discussion about conservation input and public outreach; the agend will send links.

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.