

Committee: Conservation Commission

Date: December 17, 2020

Time: 7:00 PM

Location: Zoom

Commissioners present: Carl Shreder, Tom Howland, Rachel Bancroft, Rebecca Chane, and Chris Candia

Staff members present: Steve Przyjemski

The meeting was called to order at: 7:00 PM

Conservation Commission
12/17/2020

Carl Shreder starts the meeting by reading off the following:

This Public Hearing is being conducted in a way that is an attempt to satisfy the Open Meeting Law, and other State Laws pertaining to the Public Hearings of the Town's Public Bodies pursuant to Chapter 53 of the Acts of 2020, as recently amended by Chapter 201 of the Acts of 2020. It is a good faith, best effort to comply with the Executive Order waiving certain provisions of G. L. c. 30A, sec. 20 during the COVID -19 pandemic. Internet based technologies will be used by the Conservation Commission to conduct Public Meetings and Hearings until the Executive Order is rescinded, or the State of Emergency is terminated.

HEARINGS

47 West Street (DEP# 161-0889) – State NOI - (cont.)

Construction of a 16-unit senior housing development.

Continued to January 21, 2021 at 7:00 PM.

Rebecca: Makes a motion to continue the hearing to January 21, 2021 at 7:00 PM.
Rachel: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	YES
Carl Shreder	YES

Motion carries unanimously.

Carleton Drive – Map 15 / Lot 46 (DEP# 161-0891; GCC# 2019-19) NOI – (cont.)

New transfer station.

Continued to January 21, 2021 at 7:10 PM.

Tom: Makes a motion to continue the hearing to January 21, 2021 at 7:10 PM.

Rebecca: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	YES
Carl Shreder	YES

Motion carries unanimously.

152 Central Street (GCC# 2020-14) RDA – (new)

Septic system repair.

Rachel abstains, as she received a green card.

Representative Thor Akerley from Williams & Sparages gave an overview of the project. They did soil testing and found that it was nice soil. The area where construction is proposed, is lawn outside of the 100ft buffer with some grading in the buffer zone. Thor mentioned that in the future they can also increase the number of bedrooms. Carl asked if it's been approved by the Board of Health, and Thor answered that it was. Thor also mentioned that the old leaching pit will be pumped, crushed, and back-filled. Steve brings up that increasing the number of bedrooms would be a red flag. Carl asks for Commissioner comments or comments/concerns from abutters. No one had anything additional to add.

Rebecca: Makes a motion to approve the RDA.

Tom: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	ABSTAINED
Chris Candia	YES
Tom Howland	YES
Carl Shreder	YES

Motion carries.

Tom: Makes a motion to close the hearing.

Rebecca: Seconds motion.

ROLL CALL

Rebecca Chane
Rachel Bancroft
Chris Candia
Tom Howland
Carl Shreder

YES
ABSTAINED
YES
YES
YES

Motion carries, and the hearing is closed.

Off Thurlow Street–utility right of way (DEP# 161-0901; GCC# 2020-15) NOI –(new) Culvert replacement.

Present: Andrew Cole of National Grid
Tori Brown of VHB
Rachel Luna of VHB

Tori, Rachel and Andrew give an overview of the project. Tori stated that if the culvert can't be repaired and replaced, they will do a full replacement. Steve asked that they keep in full communication with him throughout the project. Carl wants that to be a part of the approval process. Carl asks for abutter comments, but none are given.

Rebecca: Makes a motion to approve the NOI.

Rachel: Seconds motion.

Carl asks for a re-motion to include keeping open communication with Steve throughout the project.

Rebecca: Makes a motion to approve the NOI with the condition that they work with Steve and have open communication throughout the project.

Rachel: Re-Seconds the motion.

ROLL CALL

Rebecca Chane
Rachel Bancroft
Chris Candia
Tom Howland
Carl Shreder

YES
YES
YES
YES
YES

Motion carries unanimously.

Rachel: Makes a motion to close the hearing.

Tom: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	YES
Carl Shreder	YES

Motion carries unanimously, and the hearing is closed.

12 Pillsbury Lane (DEP# 161-0902; GCC# 2020-16) - NOI – (new)

The construction of an addition in the rear of the existing dwelling. The addition will replace an existing 3-seasons porch, and it will be the same size.

Homeowner Steve Higham gives an overview of the project. He is replacing a 3-seasons porch with a true addition. It's approximately 75ft from the buffer zone (between 75 and 100ft). Carl asked if there will be gutters placed on the addition, but the homeowner stated that the water will run off the shingles. Steve doesn't believe that gutters are necessary – he states that it meets regulations and he doesn't have any issues with it. Carl asks for abutter comments, but none are given.

Rebecca: Makes a motion to approve the NOI.
Rachel: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	YES
Carl Shreder	YES

Motion carries unanimously.

Rebecca: Makes a motion to close the hearing.
Tom: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	YES
Carl Shreder	YES

Motion carries unanimously, and the hearing is closed.

BUSINESS

PAST MEETING MINUTES

Rebecca: Makes a motion to approve the meeting minutes from August 20th, October 15th, and November 24th, 2020.

Rachel: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	YES
Carl Shreder	AYE

Motion carries unanimously, and the minutes are approved.

COC REQUEST FOR 34 BALDPATE ROAD (DEP# 161-0896; GCC# 2020-06)

Rebecca: Makes a motion to approve the COC for 34 Baldpate Road.

Tom: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	YES
Carl Shreder	AYE

Motion carries unanimously.

COC REQUEST FOR 10 PINE PLAIN ROAD (DEP# 161-0720; GCC# 2010-29)

Rachel: Makes a motion to approve the COC for 10 Pine Plain Road.

Tom: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	AYE
Carl Shreder	YES

Motion carries unanimously.

Chris: Makes a motion to close the meeting.
Tom: Seconds motion.

ROLL CALL

Rebecca Chane	YES
Rachel Bancroft	YES
Chris Candia	YES
Tom Howland	YES
Carl Shreder	YES

Motion carries unanimously, and the meeting is closed at 7:49 PM.

Documents and other exhibits used at the meeting will be available for review at The Conservation Office.

Meeting was adjourned at: 7:49 PM

Minutes for the Conservation Commission meeting held on December 17, 2020 were approved by a roll call vote on January 21, 2021. The Chairman will sign/approve the original December 17, 2020 meeting minutes when in-person meetings resume.

Minutes approved by Committee on: 1/21/2021
(Date)

Respectfully submitted,

Chairman: _____
(Signature)