

GEORGETOWN CONSERVATION COMMISSION

Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833

MEETING MINUTES

January 20, 2022

Committee: Conservation Commission
Date: January 20, 2022
Time: 7:00 PM
Location: Zoom

Commissioners present: Carl Shreder, Rachel Bancroft, Chris Candia, Elisabeth Clark, and Tom Howland

Staff members present: Steve Przyjemski and Julie Cantara

The meeting was called to order at: 7:01 PM

Carl Shreder starts off the meeting by reading off the following:

This Public Hearing/Meeting 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. 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, and Chapter 20 of the Acts of 2021, i.e., the pandemic extensions signed into law on June 16, 2021. Internet based technologies will be used by the Conservation Commission to conduct Public Meetings and Hearings until the Executive Order and its extension provisions are rescinded or terminated.

HEARINGS

- **103 Lakeshore Drive (GCC# 2021-16) – RDA – (new)**
Replace a retaining wall that was falling into the neighbor's yard.
- **47 West Street (DEP# 161-0889) – State NOI – (cont.)**
Construction of a 16-unit senior housing development.
- **175 Central Street (DEP# 161-0908; GCC# 2021-01) – NOI – (cont.)**
Replace an existing septic system, upgrade and renovate existing building, site work and replacement of drain pipe.
- **35 Charles Street (GCC# 2022-01) – NOI – (new)**
Raze an existing single-family dwelling foundation and septic, and construct a new single-family dwelling, septic, & associated appurtenances.

BUSINESS / DISCUSSION ITEMS

1. Items not reasonably anticipated by the chair 48 hours in advance of the meeting (Camp Denison Appointment).
2. Approve Meeting Minutes from the December 16, 2021 meeting.
3. CPC proposal for native plantings.
4. Camp Denison CPC project.
5. Certificate of Compliance (COC) for 359 North Street; DEP# 161-0900.

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HEARING: 103 LAKESHORE DRIVE

103 Lakeshore Drive (GCC# 2021-16) – RDA – new

Replace a retaining wall that was falling into the neighbor's yard.

Carl: It being on or after 7:00, I'm going to open up a new RDA for 103 Lakeshore Drive, and that was to replace a retaining wall that was falling into the neighbor's yard. Steve, I understand that they're asking for a continuation?

Steve: Yes sir.

Carl: Okay. I'll entertain a motion to continue that.

Rachel: Makes a motion to continue the hearing to February 17, 2022 at 7:00 PM.

Chris: Seconds motion.

Carl: We have a motion and it's been seconded, to continue an RDA for 103 Lakeshore Drive, to February 17th at 7PM; is there any further discussion? Roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Elisabeth Clark	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

G E O R G E T O W N C O N S E R V A T I O N C O M M I S S I O N
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HEARING: 47 WEST STREET

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

Construction of a 16-unit senior housing development.

Carl: It being on or after 7:05, I'm going to open up a continuation of a Notice of Intent for 47 West Street; DEP# 161-0889, that was the construction of a 16-unit senior housing development. We have been requested to continue this; do we have a date, Steve at this point?

Steve: Yes, February 17th at 7:05, please.

Carl: Okay, I'll entertain a motion.

Rachel: Makes a motion to continue the hearing to February 17, 2022 at 7:05 PM.

Tom: Seconds motion.

ROLL CALL

Rachel Bancroft
Chris Candia
Elisabeth Clark
Tom Howland
Carl Shreder

AYE
AYE
AYE
AYE
AYE

Motion carries.

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HEARING: 175 CENTRAL STREET

175 Central Street (DEP# 161-0908; GCC# 2021-01) – NOI – (cont.)

Replace an existing septic system, upgrade and renovate existing building, site work and replacement of drain pipe.

Carl: Okay, while we're on a roll here I'm going to re-open a notice of intent for 175 Central Street; DEP# 161-0908. That's the replacement of an existing septic system, upgrade and renovate existing building, site work, and replacement of drain pipe. And again, we're going to continue this from my understanding.

Steve: Yes sir.

Carl: Alright. Do we have a date; February 17th?

Steve: At 7:10.

Carl: I will entertain a motion.

Chris: Makes a motion to continue the hearing to February 17, 2022 at 7:10 PM.

Rachel: Seconds motion.

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Elisabeth Clark	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

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HEARING: 35 CHARLES STREET

35 Charles Street (GCC# 2022-01) – NOI – (new)

Raze an existing single-family dwelling foundation and septic, and construct a new single-family dwelling, septic, and associated appurtenances.

Present:

Fred Peterson (Applicant)

Rich Kirby (LEC Environmental)

Cheryl Kelly (abutter at 40 Charles Street)

Ronaldo & Elma Velic (abutters at 42 Charles Street)

Carl: It being on or after 7:15, I'm going to open a new notice of intent for 35 Charles Street; that's GCC# 2022-01. That's raze an existing single-family dwelling foundation and septic, and construct a new single-family dwelling, septic, and associated appurtenances. Are we going to have the applicant here tonight? If we could have the applicant, and have them identify themselves for the record, please.

Fred: Fred Peterson.

Carl: Good evening.

Fred: Good evening.

Carl: So, could you walk us through what you need to do?

Fred: I'm looking to replace/rebuild the burnt home that was (inaudible). Basically, it was a cape, a smaller cape. I'm looking to move the septic out front, to try and get it away from the wetlands the best I can. I'm looking to do, along with the cape, a attached garage that extends over the existing driveway.

Carl: Okay. And again, it's my understanding that the house was basically burnt.

Fred: Yes.

Carl: Unsalvageable.

Fred: Yes.

Carl: And Steve, can you give us a read on this project?

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- Steve:** It's a very unique parcel that has a lot of wetlands that are kind of existing, mowed lawns and disturbed areas; a lot of trash piles and buildings in the wetlands. A lot of this proposal will rectify a lot of those past wrongs. They're moving the septic system up front, which is great. The house is getting a little bit bigger and closer to the wetlands, so that's definitely one of my concerns. The proposed garage is really, really close to the wetlands, but is replacing existing paved area, so I think that's less of an issue, but it's still a waiver to the Bylaw. There are no proposed infiltration; I'd feel a lot better about that garage addition if there was some proposed infiltration to help – because when you think about this, this is literally 20+ feet from the wetland.
- Carl:** With a garage, they're going to have to dig a full foundation type of thing. It's not like they just pour a little slab, they have to dig down six feet or so.
- Steve:** Correct, so you use proposed slab; so, they'll dig their frost walls as a temporary disturbance, but they will be on slab.
- Carl:** Right, but you have to do a full frost wall around the thing, which means a pretty large excavation.
- Steve:** Correct. I mean, I would love to see this further away from the wetland. I reached out to the engineer this week about seeing if we can move it five feet further; closer to the septic system, which I believe is allowed. So, I made some suggestions for a modification to this plan, and they elected to wait and see what the Commission thought, and make modifications after, based on the Commission's recommendations. I also suggested a site walk.
- Carl:** That's what I was going to suggest. This might be a particular project we'd like to take a quick look at, and get a better feel for the actual planned work activities out there.
- Rachel:** Is there a time that you would suggest for that, Steve?
- Steve:** Um, not when there's four feet of snow on the ground.
- Rachel:** Thank you for that (laughing).
- Carl:** Once we get a snow covering, it's very difficult to tell anything. We wouldn't be surveying anything this time of the year.
- Steve:** Correct.
- Carl:** But just to give us an idea of kind of what we have out there, I think it may make sense to take a quick site visit.

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- Steve:** Carl, I think that's a really important point you made. This is not to lockdown the wetland delineation; this is to better get a feel for the site. This is an existing foundation, existing house lot. We're not looking to confirm this wetland line, because we're off-season right now. I just want to hammer that point home that you made. This is just to assess the site.
- Carl:** I think most of the Commission would agree that many times we can look and talk about plans, but when you go out and take a look, it makes them a lot more real of what's being proposed, and you get a better feel for the reality. So, I would entertain a motion to do a site visit. Unfortunately, because the days are still fairly short, we'd probably have to do it on a weekend.
- Rachel:** Do we know what the weather is supposed to do?
- Carl:** They were predicting some sort of storm on Saturday, but I didn't hear any update.
- Rachel:** I'm looking at Saturday, it says clear, but they never get it right anyway. But, it's 7 degrees on Saturday.
- Carl:** Seven degrees?
- Rachel:** Yes, seven.
- Carl:** Yah, that's pretty chilly.
- Rachel:** That is very cold. Doable, but cold. Sunday is 16 degrees but cloudy. The snowstorm is moved to Tuesday, it says.
- Fred:** I've got 26 (degrees) on Saturday.
- Rachel:** Then we'll go with yours.
- Rich:** Sorry, everybody; I just ran to my office and closed my computer, because for whatever reason, my internet connection at home was just awful. I'm not sure what I missed; should I do a presentation, or it sounds like we moved on to a site visit?
- Carl:** Before we got too deep into the presentation, I think we figured we'd want to go out and look at the property before we had a major snowstorm, to give us kind of a clue of what we're looking at. We're just trying to figure out what date makes sense at this point.
- Rich:** Okay.
- Rachel:** So, we're going with Saturday and hoping it's closer to 26 and not 7 degrees?

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- Carl:** It's supposed to be cold tomorrow, and it's supposed to be pretty cold on Saturday. The question is, is it going to be better the following Saturday? And in terms of a timeline for the applicant, when are you actually looking to do this project?
- Fred:** As soon as possible.
- Rich:** When is the next hearing date?
- Steve:** February 17th.
- Carl:** February 17th.
- Rich:** Okay.
- Steve:** My thought was, if we could have some flexibility, schedule it for Saturday morning. If we have a snowstorm Friday night, then we push it off to the next Saturday and just be flexible. Also, a question to the applicant because there are some abutters here; are abutters welcome on that site walk?
- Rich:** Certainly.
- Fred:** Thank you.
- Carl:** So, the motion would be to plan a site walk for Saturday, and then have an alternate as the following, it would seem.
- Rich:** I can be available both days. I just pulled up the weather underground app, and I'm looking at a high of 25 (degrees) on Saturday, so it's going to be cold in the morning.
- Carl:** That's going to be mid-day. Since we're doing a site walk in the dead of winter, I don't think anyone wants to do a site walk at 6AM. So, it would probably make sense to do it mid-morning; this shouldn't take that long.
- Steve:** What time, Carl?
- Carl:** 10:30 or 11:00 (AM); something like that. It shouldn't take that long. At least you'll get a little bit of warmth of the day at that point; the sun is up, as weak as it is. Tonight, it's supposed to be down to zero.
- Rachel:** Yes. So, is that Saturday the 22nd? Am I counting that correctly?
- Carl:** That would be the 22nd, and then the alternate would be the following Saturday, which I'm not sure what date that would be.

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Rachel: The 29th.

Steve: Is that a motion?

Rachel: Yes. Mr. Chairman, I'd like to make that a motion, please.

Carl: For what time?

Rachel: 10:30.

Tom: Second.

Carl: There's a motion and a second, to conduct a site walk at 35 Charles Street, for January 22nd with an alternate on January 29th at 10:30 (AM). Is there any further discussion? Roll call vote.

ROLL CALL

Rachel Bancroft

AYE

Chris Candia

AYE

Elisabeth Clark

AYE

Tom Howland

AYE

Carl Shreder

AYE

Motion carries.

Carl: Now, if you'd like to do a description of the project while you're here.

Rich: I'd be happy to do that. Would it be alright if I shared my screen?

Carl: Sure.

Rich: Alright. So, as you all know, I'm Rich Kirby from LEC Environmental Consultants. Fred Peterson is the owner/applicant, and this property is located at 35 Charles Street.

*Rich shares the plans on his screen.

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- Rich:** This is the existing conditions plan here. There's an existing foundation, this is Charles Street over here (Rich points it out). There's an existing foundation where there was a house there obviously, but it had burned down at some point. The foundation is here, there's an old septic tank behind the foundation; we don't know exactly where the leaching field is, but there's also a paved driveway that provided access to a presumably basement-level side entry garage there – you can see the edge of the pavement right here. There's an existing pool surrounded by a fence. The concrete deck, there's a small area around the pool perimeter, but this is actually all landscaped, so we'll make that as part of the plan modification.
- Carl:** That's an inground pool, correct?
- Rich:** Correct, it's an inground pool.
- Carl:** Is that a concrete pool, or?
- Rich:** Fred, is it concrete? I think it is.
- Fred:** I'm not sure if it's concrete or (inaudible); I'll have to look a little closer.
- Carl:** Okay. So, is that something that's staying in the project?
- Rich:** Yes, we're proposing to maintain the existing pool.
- Carl:** Okay.
- Rich:** It's surrounded by a fence and some landscaping, and the prior owner had built a 2-story shed back here. This is the wetland boundary here, you can see the flags kind of go around the pool, around the shed, up to this point, and then back over here. So, the shed is actually in the buffer zone, but it's very close to the wetland. These bold-lined polygons that you see are debris piles, that are just full of trash, household debris, there are remains of an older shed here; presumably at some point, this was all lawn or landscaped. The site's in pretty rough shape.
- Carl:** Just out of curiosity, how long ago did this burn down? I don't recall this.
- Rich:** Fred, when did you say this burned down?
- Fred:** I want to say '17.
- Cheryl:** Hold on, I'm going to look.

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- Rich:** While Cheryl's looking, I'll keep going to the proposed site conditions. First and foremost, we're going to update the septic system and get as far away from the wetland as possible. The existing septic tank would be abandoned, a new septic tank would be installed along the side of the house, with the leaching field in the front. Originally, we had thought that the leaching field informed the setback distance to the proposed foundation; this is going to be a slab foundation, and you can see the outline following more or less the existing outline. On this plan it does show the back of the house being roughly 3 ½ feet closer to the wetland, compared to the existing house, and the proposed attached garage is mostly over this existing driveway, and section of the adjacent lawn. But, after talking with Steve, and Fred talking with the Board of Health, we discovered that we can slide this house forward a little bit, with an impermeable membrane between the leaching field and the house. So, we plan on revising the plan to shift the back of the house forward, such that it is in-line with the existing house.
- Carl:** Okay.
- Rich:** So, that's one of the plan changes that we're going to make. This property is shown, at least in part, as being in Zone A on the FEMA flood insurance map, which of course is 1% annual chance flood – but there's no flood elevation assigned to it. There are a number of LOMA's, or Letter of Map Amendment, that have been issued for houses on this street, and we were able to find one that actually indicated a 100-year flood plain elevation, and that is right here (he brings it up on his screen). This is for 19 Charles Street, and they assigned a 1% annual chance flood elevation of 66.2, so we used that as our benchmark; and of course, all of our grading as above that elevation. So, we're not performing any work within the bordering land subject to flooding. You can see elevation 67 here, 68, 69, 70, 71, etc., up by where we're doing the work. I will show you some photographs that we included with the notice of intent application, just to give you a flavor of...
- Carl:** Quick question about the existing house that burned down. I'm assuming there was an oil tank in that house, was that properly permeated, disposed of, cleaned up or anything like that?
- Fred:** They had gas.
- Carl:** They had natural gas?
- Fred:** Yes.
- Carl:** Okay.

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- Rich:** Alright, so in addition to the erosion controls which we're proposing here, along the limit of work line, we're going to be removing all of the trash and debris that's out here. We're going to be demolishing and taking down the 2-story shed, and re-vegetating all of these areas that have debris piles, and allowing the rest of the wetland area and adjacent buffer zone to revert back to nature. You can see here, this is the planting plan that we prepared, with a planting table. These are those debris polygons that we're going to be restoring after we remove all the debris that's there; we'll be implementing that, and of course, letting the wetland area and adjacent buffer zone go fallow. I think a site visit will really inform the Commission. This is a view from the street, this is the existing foundation (he zooms in to pictures of the site); you can see the driveway, there's a dumpster in the driveway here.
- Carl:** Right, I can see where the garage was.
- Rich:** Yah. This is that debris pile that's just behind the house, looking back toward the street. This is Fred's truck; he's parked on the street there. This is a view standing behind the house, looking into the wetland; there are some wetland flags along the base of the fill slope. This photograph was taken last spring, and so all this has gone fallow and has grown up pretty well. You can see behind this pine tree, there's that 2-story shed there, there's a debris pile here, there's another one back here – those are the things that we're going to be removing and restoring. Here's a view of the chain-link fence that surrounds the pool. The pool is here, and the shed is in the distance. So, a fair amount of work to do, but a big opportunity to allow the site to function much better than it is now. There's a photograph of a nice part of the wetland, which hasn't been disturbed and looks pretty good. So, that's what we're in for. Here's another example of some of the debris piles that are back there; lumber and things like that.
- Carl:** Was this debris from the actual site, or did someone dump this here; or was it from the actual house that burned down, and they just...
- Cheryl:** The people that lived there were, I would say were hoarders. The kid just put a lot of junk out back.
- Carl:** Okay.
- Rich:** I don't remember seeing any burned lumber or anything like that.
- Fred:** There's a little bit.
- Rich:** Is there?
- Fred:** Yep.
- Rich:** Okay. So, it could be a combination of things that had been stored there previously by the previous owner, and debris that was put in the wetland when the house burned down.

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Carl: I just want to make sure that we don't have any surprises of, you move something and it covers something nasty that has to be properly disposed of and handled.

Rich: Right.

Cheryl: I can't find the actual year that it burned.

Carl: I was just looking for a ballpark. Like 5 years ago, 10 years ago.

Cheryl: It's either five or six.

Carl: Okay, that's close enough.

Cheryl: It was September.

Rich: So, that's kind of what we're looking at. The proposed house is larger with the attached garage, but we'll have a front-facing garage with a shorter driveway, and we'll be able to slide this entire house toward the back of the existing foundation; but we didn't want to make that plan change just yet, because we knew that the Commission would probably have comments, and a site visit, and we might have some other changes to make.

Carl: It makes sense. We'll come out and take a look; that's the best way to do it.

Fred: Thank you.

Carl: Any Commissioners have any comments at this point?

*No one comes forward.

Carl: And, do abutters have any comments that they would like to make? If they identify themselves for the record, they may speak.

****PUBLIC COMMENTS****

Cheryl: Cheryl Kelly, 40 Charles Street; I live right across from the property. I'd be very happy to see Fred be able to build his house, and the other neighbors are in favor of it also.

Carl: I'm sure it looks better than a vacant lot that was burned down.

Ronaldo: We're at 42 Charles Street; Ronaldo and Elma (Velic) – same thing. We hope Fred gets his home, and we'd be really happy for him.

****END OF PUBLIC COMMENTS****

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- Carl:** Okay, very good. Any other abutters? I think the applicant mentioned that the abutters could attend the site visit we have.
- Fred:** Please.
- Carl:** Well, if there's no more comments at this point, and we've already got our site walk scheduled, we can continue this. What we need to do is continue it to the next meeting on February 17th. If someone would like to make a motion, we can do that.
- Steve:** 7:15.
- Chris:** Makes a motion to continue the hearing to February 17, 2022 at 7:15 PM.
Tom: Second.
- Carl:** We have a motion and it's been seconded, to continue to February 17th at 7:15. Before we get too far, did we collect the green cards?
- Steve:** We did, but there's no DEP# yet, so we wouldn't have been able to close.
- Carl:** We're not going to do that anyway.
- Steve:** Correct.
- Carl:** I just wanted to make sure from a legal standpoint, that we did have the cards. Alright, so that's 7:15?
- Steve:** Yes sir.
- Carl:** For February 17th. All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Elisabeth Clark	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

- Rich:** Alright, and if for whatever reason the site visit for Saturday is postponed...

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Carl: We'll let you know, we'll definitely let you know.

Rich: Okay. You have our phone numbers there?

Steve: Yes sir.

Rich: Great. Thanks, everybody, appreciate it.

Carl: You're welcome.

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BUSINESS: CAMP DENISON APPOINTMENT

Present:

Jim Lacey (Camp Denison)

Carl: Steve, do you want to give us a little brief on the Camp Denison appointment?

Steve: Jim is on the line, so he might be able to give us a quick overview of who he's looking to be appointed. I believe I met Sue once, but Jim's more familiar with her.

Jim: Sue Gardiner is not new. She's not a part of the Camp Denison Committee, but she has been coming to meetings, and she has been getting more involved. Chris Roop is going on a cross country tour starting in March, and we're planning on having Sue take over his duties while he's gone; that's posting meetings, and doing minutes, and things like that. I would like her to be a non-voting member of the Committee, because we're full with voting members. If that's the case, she can get a town email.

Carl: Do we have a limit to the number of people we can have on the Committee? I don't recall that.

Jim: The only limit I thought, was voting members. I thought it was for seven, but...

Steve: Yes, that's correct.

Jim: I don't think there's a limit on non-voting members, because we have two already. We would like her to be a non-voting member, so that she can take over those duties.

Carl: I really don't have a problem with that, I just wanted to clarify the voting and non-voting member; and I didn't think we had a set limit for the size of the Committee, but it may actually be in the Management Plan, but I'm not sure.

Steve: It technically is modifiable, so the Commission to vote to increase the number, or just make them a non-voting member; and when there's a change over, we can always switch it to a voting member.

Carl: Yes, it appears that we can change that if we needed to. Does any Commissioners have any comments or questions? If not, if someone would like to make a motion to move that forward. Yes? I'd entertain a motion to...

Rachel: I'd like to...

Carl: Okay, are you making a motion to appoint Sue Gardiner as a non-voting member?

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Rachel: Yes.

Carl: Is there a second to that?

Tom: Howland, second.

Carl: We have a motion, and it's been seconded to appoint Sue Gardiner as a non-voting member of the Camp Denison Committee. Is there any discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft

AYE

Chris Candia

AYE

Elisabeth Clark

AYE

Tom Howland

AYE

Carl Shreder

AYE

Motion carries.

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BUSINESS: Camp Denison CPC project

Present:

Jim Lacey (Camp Denison)

Harry Nelson (Camp Denison)

Carl: Since we're already on related discussions, we have some CPC projects to discuss, and I think one of them is Camp Denison.

Jim: Yes. Would you like me to give you an overview?

Carl: Yes, Jim; since you're already online, why don't you do that? Then we can jump into the other one.

Jim: We've asked the CPC for some funds to do a couple of things at Camp Denison. The first one is we feel that we need to light our large parking lot. We have had events in the past where it's lasted past dusk, so people have to use their cell phones to get out to their car in the parking lot; so, we think that it's a safety issue.

Carl: When you talk about the parking lot, are you talking out by the old ball field?

Jim: Yes, that's a bigger parking lot. We actually have two parking lots; a smaller one closer to the lodge, and a larger one down...it's like a ball field, yes – that parking lot. The plan is to...we already have some poles; if we put a couple more poles up, and put lights on them, and you know...

Carl: Would these be like dusk to dawn type, or are these only going to be turned on when needed?

Jim: The only time these would be activated, is if there's an event. What we'll do is have a light sensor on them, so they would come on when it's dark, and they'd have a timer so they would shut them off at midnight or something like that. Harry, I think we have like 15 events a year or something like that?

Harry: Something of that range, yes.

Jim: It's not an outrageous number.

Carl: I would want something like that, because I'd be concerned about the light pollution to the critters around in our open space.

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- Jim:** That's an interesting point. We frankly hadn't thought of that, and it came up at our meeting with the CPC. I went down to John Cashell, the Town Planner's office this week; he wasn't there. I will email him, and get whatever kind of standards they need for us to follow, to make sure we do that. We do get our lights through the Electric Department; they're the ones that put the poles up for us, and generally put the lights up on the top of the poles, because we don't have the equipment to do that.
- Carl:** I'm assuming that we'll be using the latest technology for energy savings...
- Jim:** They would be LED. Oh, and there is an issue with that. We plan on burying the lines for a couple of things:
1. We understand from Steve that that's preferable.
 2. Talking to some of the people that have been volunteering at Camp Denison for a while, it's apparently been a long-standing requirement of the Conservation Commission, going back to the very earliest days of Camp Denison, to bury the lines. Quite frankly, we haven't always done it, but we do plan to do it with this particular application.
- Carl:** Steve, are we going to impact any resources? We'd have to look at where the lines would be going; around the edge of the road, etcetera.
- Jim:** We'd have to do Dig Safe.
- Carl:** I understand that, but impact as far as wetland resources; are we going to be impacting any as we do with a ditch witch, down the side of the road.
- Jim:** We can take a look at that. It's our understanding and feeling that it's not going across any wetlands. They will be along the road, except we're taking the power from our new bathroom across to the road, and there are no wetlands there. But we can certainly take a look at that.
- Steve:** I don't foresee any problems, Carl.
- Carl:** Alright.
- Rachel:** Going forward, can we just say that it is something that needs to come to the Conservation Commission, and not to be assumed that a broad-brush approach is an assumption?
- Jim:** We can certainly do that.
- Steve:** Regarding CPC, or regarding Camp Denison projects?

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- Rachel:** Regarding Camp Denison projects; as far as trenching versus wires, versus anything. I think it should be approached, and it has been approached in my nine years on the ConComm, that each project is different based on what area it's next to.
- Steve:** I think that's a fair request.
- Jim:** Yes.
- Steve:** I think we're always trying to be better about communication, and we will continue to try to do better.
- Rachel:** Thank you.
- Carl:** There would be impacts if you did above ground, too, because you'd probably have to take down some trees, etc., so...
- Jim:** We don't plan any of that.
- Carl:** In a sense it's probably preferable to do underground...
- Rachel:** In some spots, and in some other spots it might not be. That's why I just wanted to make sure that each project is looked at as a different, separate project; not just all is under one broad-brush.
- Jim:** Okay, we can certainly do that.
- Harry:** Yes.
- Carl:** Do we have an estimated cost for this project?
- Jim:** Yes, we do; I have an estimated cost of \$13,900.00.
- Carl:** Was that 13? You kind of faded out.
- Jim:** Yes, \$13,900.00.
- Carl:** Okay.
- Jim:** But that includes...we asked Mirra for a quote to trench, which tends to be kind of expensive, and he told us they would do it for nothing; so, we'll be saving a lot of money. It's my understanding that if we had to pay for trenching, it would be double that.
- Harry:** Correct.

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Carl: It would be quite expensive given prevailing wage, etcetera.

Jim: Trenching is really expensive. If I may go on to the other one; the other project is that we want to gussy up the inside of the lodge a little bit. At the moment it's showing 2 x 4's and things like that. First of all, it's pretty drafty. Second of all, we think that if we made it look a little better, that we could probably be able to get a couple more weddings a year; if it was a little more attractive. What we're planning to do is insulate the wall and put some sheetrock in there for fire protection. I keep forgetting...Harry, what is it that we put on top?

Harry: It's called novelty siding.

Jim: Novelty siding. I already have it in the kitchen, and in part of the lodge, where we put a new bathroom in a couple of years ago; that's what's on the outside of the walls. We also plan on putting in new windows, and that's part of the cost that we've given to CPC. We think it'll do a couple things; we think it would make it look more attractive, and second of all it will insulate it a bit, and it might allow us a little bit more time for rentals on both edges of the seasons.

Carl: Is there any issue with the historic aspect of the lodge?

Jim: No. The lodge is old, but it's not on a historic register; that came out of the CPC meeting as well.

Carl: I know windows and things like that have to look authentic.

Jim: The windows are going to be as close as we can make them, with new windows. They'll have side lights and that sort of thing. But the lodge is not on the historic register.

Carl: I know it's not, but I think there were some previous projects where monies were allocated through Camp Denison on the historic (inaudible) of the funds that were allocated.

Jim: They were, but they were allocated because of age. The lodge was built in 1935. There's an age. If you're over a certain age, and I forget what it is, but the lodge is clearly over it. And if you're over that age, you qualify for historic funds.

Harry: As a note, Mr. Chairman, the windows would be replaced...they are, on the exterior, all windows are white, and they are either 6, 9, or 12 over 1. That same pattern would be followed, so that visually you would not even recognize that the windows were changed. We are doing a substantial effort to maintain the present appearance of the building. Even the so-called novelty siding, which we will be using internally, is something that is generally used in this era of product, and is something that does really lend itself to the character of the building. I think Jim has indicated that we would be insulating and putting up fire-code sheetrock to benefit the building from the point of view of fire safety, and then the novelty siding would become the interior finish, and would basically blend right in with what we presently have.

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- Carl:** Might I suggest that if you're going to go ahead and do it, that you utilize moisture resistant drywall?
- Harry:** Yes.
- Carl:** Because I spend a lot of time dealing with water damage, and it would save a lot if someone would spend about \$1.50 more per sheet, to get water resistant drywall. Once it gets wet, it's very hard to dry out properly, and not grow mold, and have lots of fun stuff.
- Jim:** It's true.
- Harry:** Right. Two years ago, when we did the handicap bathroom, which is right off the great hall here, we did in fact use a moisture resistant sheetrock for walls and ceiling. So, I think we took your advice even without knowing it.
- Carl:** Very good.
- Rachel:** Carl, just so we're clear, this is an additional charge; this is not the (inaudible), this is additional ask from the CPC.
- Jim:** Right, this is.
- Carl:** So, we have \$13,900 for the first part of this; what are we talking, approximately, for this aspect?
- Jim:** I have \$26,475.00. It turns out there's a math error there; it's over stated by a thousand dollars. However, we added a 15% contingency at the bottom. Actually, the CPC encourages us to do that.
- Carl:** Is that to (inaudible) and install, or is that just for materials and things like that?
- Jim:** Oh no, that's to install. The guys that do the work down there will do the work. That's installed. There's actually no labor associated with it, because it's all done by the (inaudible). Anyway, we had a \$6,000 contingency and we might bump it up to \$7,000, but we're keeping the total overall, which is \$46,375.00 total from CPC.
- Carl:** And, this would be for just the main lodge, or any other aspect of the installation, or?
- Jim:** Well, it's the hall, the Grand Hall; and it's the Mess Hall.
- Carl:** The Grand Hall.
- Harry:** Well, there's the adjoining room, which is called the Mess Hall – that's normally about a 48-person capacity.

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Jim: Right.

Harry: Again, it's contingent, and it's open to the main Great Hall.

Jim: We are putting slider windows in there, because right now we have very heavy pieces of...what is it, plywood?

Harry: Plywood, yes. Plywood shutters.

Jim: They have to be pushed out, and it's really kind of a pain, so as part of this we're going to put sliders in there. It's nice. At the moment, when those panels are out, it's all open; it's all screened in. They're planning on us putting sliders in there...

Carl: So, you're going to have a LEDS energy star building after we're done here?

Jim: Absolutely.

Harry: At least the walls will be.

Jim: Yah. There's no light there at the moment, other than the fireplace.

Carl: The installation would be on the roof as well? Under the roof some?

Jim: Actually, at the (inaudible) we're not insulating the roof; just the walls at the moment.

Carl: So, the roof would still be kind of open?

Jim: Yah, the roof will still be open.

Carl: Okay. Does any other Commissioners have any other questions on the project?

*No one comes forward.

Carl: I think the Commission would need to give a vote on whether we're in favor of this project/projects, or we're not. So, if any Commissioner would like to make a motion, feel free to do so; if you want to support this, because they're going to need that for CPC.

So, that's the \$26,475 and the \$13,900.

Jim: Well, the total of \$46,375.

Harry: Including contingency.

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Jim: Including the contingency, right.

Carl: Do I hear a motion?

Rachel: Makes a motion to approve the two projects proposed for the CPC at Camp Denison.
Tom: Seconds motion.

ROLL CALL

Rachel Bancroft
Chris Candia
Elisabeth Clark
Tom Howland
Carl Shreder

AYE
AYE
AYE
AYE
AYE

Motion carries.

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BUSINESS: CPC Proposal for Native Plantings

Present:

Amy Smith

Eileen Seaberg

Carl: On to the next CPC project we have here; some native plantings. Who's going to be the proponent for that?

Amy: That's me, Amy Smith.

Carl: If you want to unmute, and give us a little brief.

Amy: Sure. Unfortunately, my compatriot, Eileen Seaberg is having some sound issues. Steve, do you have a call-in number for this meeting? Maybe she could try calling in via phone. If not, I can punt; I'd rather have her be included.

Steve: It's on the agenda.

Amy: Okay.

Julie: It's 646-

Amy: Wait a minute...if you could put it in the chat, that would be great.

Julie: Sure.

Amy: Thank you so much.

Julie: Sure.

Amy: If I could start while she's working on the...

Carl: Please do.

Amy: This project was initially presented to the Community Preservation Committee, and it seems like we thought of everything except who would actually be holding the funds, should they be granted for the project. That's why we're here tonight; is to ask if you like the project, if this is something that the Conservation Commission would consider.

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The project itself is about basically greening downtown, but with native species, native gardens. As Eileen and I worked on this, it's expanded a bit. Eileen actually has a lovely vision about having native species gardens so that people will see them when they're driving in and out of Georgetown, which I think is a lovely idea.

The project itself we're asking for is actually a pilot project. We would like to work with the Conservation Commission to pick 3 areas of varying ecosystems; wetlands, shade, (inaudible). We're prepared now for those plots, and we researched what would work there, and then eventually put plantings in. The goal for this pilot is to show that native plant gardens can be beautiful; to show that they can attract pollinators; to show that they minimize need for up-keep; minimize the need for fertilizers and herbicides. So, that's it; that's it in a nutshell, so I'll stop there and see if people have questions.

Carl: So, at this point you haven't specified or haven't thought exactly where you would try to implement this in town, so we would have to basically figure out where this makes sense...

Amy: Actually, we had some ideas, Eileen and I; because when we presented this to the Commission, they suggested that we work with you, which is actually a good idea – to make sure our suggestions would work.

Carl: I'm assuming this is on town owned land?

Amy: Yes.

Carl: Again, there could be different goals. Pollinator goals could be different than native plantings or flowers. I've seen many communities that have native plants and gardens planted in visible areas as you come in the communities, and again it's kind of different goals what you're trying to do, as far as like pollinators and things.

Amy: Could be, but I think if you plant native species, they're probably more attractive to pollinators. I guess the first goal would be using native species plants.

Rachel: And you did say during the CPC that you were not opposed to actually planting trees as well.

Amy: That's correct, we didn't limit what the species would be.

Rachel: Exactly.

Amy: In the plan, one of the phases of the project is to figure out what would work, where; and we had some ideas for that, and it's too bad Eileen's not actually on. She actually reached out to UMass Amherst's Urban Landscaping Program, about the possibilities of an intern that would work with us to design and figure out what species would work here.

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- Carl:** Okay. Yah, there might be some internship possibilities from other state universities as well. Most of the universities have sustainability programs that work with those kinds of issues, in terms of plantings and growing vegetables, and a number of different things.
- Amy:** We also hope this project could be something that we could involve more of the community in. Eileen had suggested something like town rec parties; possibly civics projects for the high school students – also as an opportunity for residents to learn more about native species, and the possibilities for their own homes and yards.
- Carl:** I think it has some possibilities. Off the top of your head, can you reference any spot that you were thinking about, location wise? As far as in the downtown, on the sides of the main routes coming around into the town?
- Amy:** Yes. One of our initial thoughts was, and I used to have the plot number, but I don't have it at the tip of my fingers; but it's land between on (Route) 133, East Main, it's right across from Pillsbury Lane, between Chestnut Street and the Cemetery, was one plot we looked at. I can bring up the original proposal, because we list them there. Also, a nice little parking lot; we thought that would be an idea, a place to try some plantings there.
- Carl:** I think these things can work pretty well, but you also have to ensure that we have the follow through, because I've seen these projects start off strong and do really well, but then people move on to other things, and they just kind of fade away. If we are okayed funds, it's got to be adequate to keep it going.
- Amy:** Understood.
- Rachel:** From what I understood on the CPC, this year, correct me if I'm wrong Amy - this year is just based on finding the spots that would work best; preparing where would work best. And then next year would be the actual planting.
- Amy:** That's correct, because we know that this has to go to a Town meeting, I think; so that's May. This year can only be used for prep; we have to get rid of the invasive species, prepare the plots, amend the soil, and then get it ready for next year's plantings. In the meantime, we're also doing the research in what would work there. We're not going to be sticking plants in the ground this year.
- Rachel:** That's what I thought, thank you.
- Steve:** Unfortunately, the funds aren't available until July 1st, I believe; which is not an ideal time for planting, but it is what it is.
- Amy:** Right. I think prep is important, because it helps the garden succeed, right?

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Rachel: Mm hmm.

Amy: And we'll be very careful and proactive about deciding what will go in those various plots.

Carl: Also, I think it gives time to put together a correlation as you will, of people who are going to be involved to make it work.

Amy: Mm hmm.

Carl: So, do the standard location and then figure out who's going to be involved, who are going to be the resources to have the follow through to make it a functional project.

Amy: Yes.

Carl: And just like when we work with applicants, specify the types of plants, have a planting plan so it's well coordinated.

Amy: Mm hmm. And we're hoping to have some of those funds allocated for getting that expert advice for the plantings. And we'd be happy to work with the Commission to figure out who might be the best subject matter experts to work with, to determine what plants would work.

Carl: I think we can support that. Do any Commissioners have any comments on the project?

Rachel: I think it's fantastic, because sitting on one of the Greenbelt lectures they had incorporated in Boston, there are very similar projects as far as stormwater, thinking farther ahead. So, this wouldn't just be for looks; it can be also for stormwater management in the future, as a greener way of handling things.

Carl: Well, in terms of the pre-planning and the follow through, because we need to make sure it's designed properly, there's someone managing it; it's just like we've seen many times in stormwater and things – people start off at the gate with a good plan, and then they just kind of forget about it. So, I think it'll work if we've got the program properly designed. And, absolutely; plantings play a major role in stormwater management, and (inaudible) as well, and involvement in the community. Actually, Georgetown is required to have an MS4 stormwater management plan – you're supposed to involve the community in stormwater management; it's actually required by law. Let's see, any other comments?

*No one comes forward.

Carl: What level of funds are we talking about at this point? I guess this would be the first part of it, the Phase 1 study?

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Amy: It's a pilot, but what we're asking for is a total of \$8,500; the majority of which would probably be spent on plants.

Carl: Okay. Does any other Commissioner have any other comments on this? Again, this is something that they would essentially need our nod, or support to proceed forward with this. I would entertain a motion, if a Commissioner would like to make one.

Rachel: Makes a motion to approve

Tom: Seconds motion

ROLL CALL

Rachel Bancroft

AYE

Chris Candia

AYE

Elisabeth Clark

AYE

Tom Howland

AYE

Carl Shreder

AYE

Motion carries.

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BUSINESS: MEETING MINUTES

Carl: We have minutes from December 16th. I know I made a couple comments. Did anyone have comments? If not, I'd entertain a motion to approve those minutes.

Rachel: Mr. Chairman, I'd like to make a motion to approve the minutes that are incredibly well done.
Tom: Howland, Second.

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Elisabeth Clark	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

BUSINESS: Certificate of Compliance for 359 North Street

Carl: We have a Certificate of Compliance for 359 North Street. We need a motion for that. I'd entertain a motion to issue a COC for 359 North Street; DEP# 161-0900.

Chris: Makes a motion to approve the COC for 359 North Street.
Tom: Seconds motion.

Carl: We have a motion and it's been seconded to approve the Certificate of Compliance for 359 North Street. Any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Elisabeth Clark	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

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- Carl:** Steve, do we have anything else on the agenda?
- Steve:** That's it, sir.
- Carl:** It's just after 8:00. So, we'll have to keep an eye on the weather here, for the site walk.
- Steve:** Agreed.
- Carl:** I wouldn't anticipate the site walk taking too long, but if we are having it, it's a weird time; dress appropriately. Even if it's in the 20's, it's going to be cold. Alright, I'll entertain a motion to close.

CLOSING THE MEETING

- Chris:** So moved.
- Tom:** Howland, second.

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Elisabeth Clark	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries, and the meeting is closed.

The Meeting was adjourned at **8:06 PM**. Documents and other exhibits used at the meeting will be available for review at the Conservation Office.

******END OF MEETING MINUTES******

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This section is for approving the meeting minutes

Minutes for the Conservation Commission meeting held on January 20, 2022 were approved by a virtual roll call vote on March 17, 2022. The Chairman will sign the Meeting Minutes when in-person meetings resume.

Respectfully submitted,

Chairman: _____
(signature)