

Committee: Conservation Commission
Date: August 15, 2019
Time: 7:00pm
Location: 3rd Floor Town Hall
Commissioners present: Carl Shreder, Rachel Bancroft, Rebecca Chane, and Chris Candia
Staff members present: Steve Przyjemski and Julie Cantara
The meeting was called to order at: 7:05 PM

Conservation Commission
8/15/2019

DISCUSSIONS

Community Gardens Improvements

Access improvements and rehabilitation

Present:

Peter Burns from the Open Space Committee

Peter gives a presentation to the Commission for improvements at the Community Gardens and Lufkins Brook Conservation area. He's proposing the following:

Community Gardens

- A new parking area
- Rehabilitation of Trailhead and Access to Lufkins Brook Conservation area at the north end of the Community Gardens.

Lufkins Brook

- Rehabilitate the old access point off of Andover Street
 - New parking area with handicap parking spot
 - Rehabilitation of trailhead from southern end of conservation area (Andover Street)
 - New signage

Rachel: Makes a motion to work with Steve on the plan.

Rebecca: Seconds motion.

Motion carries unanimously.

HEARINGS

59 Warren Street (DEP#161-0859; GCC 2018-04) NOI – (cont.)

Land clearing to restore original farmland and wetland properties.

The applicant requested a continuation through Steve.

Rebecca: Makes a motion to continue the hearing to September 19, 2019 at 8:00 PM.

Rachel: Seconds motion.

Motion carries unanimously.

388 North Street (DEP#161-0881; GCC 2019-09) NOI – (cont.)

Grading and site work within the 100' buffer zone.

Present: Applicants Scott Perry and Kory Leahy

The homeowners give an overview of the project. They did everything that was asked of them:

- Moved the restoration line to 75 feet.
- Put the existing shed to be removed.
- Put an area for snow removal away from the wetlands.
- Existing cement steps to be removed.
- Restoration plan.

There were no abutters.

Rebecca: Makes a motion to approve the project with the new plan/restoration plan.

Rachel: Seconds motion.

Motion carries unanimously.

65 Central Street (DEP#161-0883; GCC 2019-11) NOI – (cont.)

Parking lot repair and re-grading.

Present: Bill Dufresne of Merrimack Engineering Services

Bill goes over the project. They're removing pavement and creating six landscape islands, and a picnic/play area for residents. They also moved the dumpsters, and are putting in a new leach field outside of the 200ft zone.

Steve stated that the only hold ups for this project to move forward are two outstanding Order of Conditions. Bill will work to get those closed out.

Rebecca: Makes a motion to continue the hearing to September 19, 2019 at 7:00 PM.

Rachel: Seconds motion.

Motion carries unanimously.

51 West Main Street (DEP#161-0877; GCC 2019-05) NOI- (cont.)

Construction of a commercial building and seven townhouses.

Present: John Colantoni (applicant)
Tyler of DeRosa Environmental

Steve states that the 3rd party review is ongoing, and there are items that they need to go back to. Tyler stated that they responded to all of the comments, and they're in agreement with Gillian.

Steve states that everything but one comment has feedback, and that we don't have anything from Gillian yet.

The applicant would like a site walk, as they believe that they're in agreement with Gillian on everything. Carl states that we can cancel the site walk if we have to, but he would like to schedule it before the next meeting. The applicant has no issues with abutters attending the site walk.

Carl opens it up to abutters.

Raquel at 14 North Street: Asked if they can make comments after. Carl stated yes.

Janice Thompson at 23 Prospect Street: Approves the project, and believes it would enhance downtown.

Rebecca: Makes a motion for a site walk (contingent upon an acceptable plan & 3rd party review) on September 5, 2019 at 6:00 PM.

Rachel: Seconds motion.

Motion carries unanimously.

Rachel: Makes a motion to continue the hearing to September 19, 2019 at 7:15 PM.

Rebecca: Seconds motion.

Motion carries unanimously.

203 East Main Street (DEP#161-0857; GCC 2018-05) NOI - (cont.)

Construction of a Residential Recycling Drop off Area within Buffer Zone to Wetland Area.

The applicant requested a continuation through Steve.

Rebecca: Makes a motion to continue the hearing to September 19, 2019 at 7:30 PM.

Rachel: Seconds motion.

Motion carries unanimously.

47 West Street (DEP# 161-0884; GCC 2019-12) ANRAD - (cont.)

Wetland delineation.

The applicant requested a continuation through Steve.

Rachel: Makes a motion to continue the hearing to September 19, 2019 at 8:15 PM.

Rebecca: Seconds motion.

Motion carries unanimously.

Carleton Drive (DEP# 161-0885; GCC 2019-13) (ANRAD) – (cont.)

Wetland delineation.

Present: **Rich Kirby of LEC Environmental**
Jason Mello (applicant)
Michael Lehan of The Morin-Cameron Group

Rich goes over the plant. They delineated a number of areas on this property. They filed to get approval of resource areas.

Carl opens it up to abutters.

Lee Craig of 3 Spaulding Road: Concerned about the beaver dams, and also the water and how it'll be used.

Rachel: Makes a motion to have BSC do a 3rd part review of Map 15, Lot 46 for Carelton Drive.

Rebecca: Seconds motion.

Motion carries unanimously.

Rebecca: Makes a motion to continue the hearing to September 19, 2019 at 8:30 PM.

Rachel: Seconds motion.

Motion carries unanimously.

203 East Main Street (DEP# 161-0857; GCC 2019-04) NOI – (cont.)

Construction of a Residential Recycling Drop off Area within Buffer Zone to Wetland Area.

The applicant requested a continuation through Steve.

Rebecca: Makes a motion to continue the hearing to September 19, 2019 at 8:16 PM.

Rachel: Seconds motion.

Motion carries unanimously.

107 Tenney Street (DEP# 161-0886; GCC 2019-15) ANRAD – (cont.)

Wetland delineation.

Present: Greg Hochmuth of Williams & Sparages

Greg gives an overview of the wetland lines. He discloses that his client, Huntington Development, is permitting a different project with BSC, in case of conflict of interest. Greg states that he can call the State Ethics Committee to be sure. If Steve doesn't think it's an issue, he's fine with BSC doing the 3rd party review.

Steve will reach out to Gillian.

Rebecca: Makes a motion for a 3rd party review (consultant not specified).

Rachel: Seconds motion.

Motion carries unanimously.

Rebecca: Makes a motion to continue the hearing to September 19, 2019 at 8:40 PM.

Rachel: Seconds motion.

Motion carries unanimously.

91-93 Tenney Street (DEP# 161-0887; GCC 2019-16) ANRAD – (cont.)

Wetland delineation.

Present: Greg Hochmuth of Williams & Sparages

Greg gives an overview of the wetland lines. He once again discloses that his client, Huntington Development, is permitting a different project with BSC, in case of conflict

Rachel: Makes a motion for a 3rd party review with BSC, contingent on conflict of interest.

Rebecca: Seconds motion.

Motion carries unanimously.

Rebecca: Makes a motion to continue the hearing to September 19, 2019 at 8:45 PM.

Rachel: Seconds motion.

Motion carries unanimously.

BUSINESS

Rachel: Makes a motion to pay bills as read by Steve.

Rebecca: Seconds motion.

Motion carries unanimously and the bills are signed.

Rebecca: Makes a motion to approve the meeting minutes from July 18, 2019.

Rachel: Seconds motion.

Motion carries unanimously and the minutes are signed.

Chris: Makes a motion to close the meeting.

Rachel: Seconds motion.

Motion carries unanimously and the meeting is closed at 9:46 PM.

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

Meeting was adjourned at: 9:46 PM

NEXT MEETING

Date: September 19, 2019

Time: 7:00 PM

Place: Second Floor Meeting Room

Minutes approved by Committee on: 9/19/19
(Date)

Respectfully submitted,

Chairman:
(Signature)

Carl Shede