

Present: Bob Elliott, Chairman; Tim Dinsmore, Kris Masterson, Rob Rand, Pat Swain Rice

Absent: Emily Boeing, Pete Steeves

2/15/2022 - Minutes

1. Public Hearings, Public Meetings & Appointments

- A. 7:05 PM - Public Hearing Re: The Commission Will Consider A Notice Of Intent Filed By Joshua Eberiel To Remove A Retaining Wall, Steps And Canopy Shed, To Construct An Addition, Deck, Bulkhead, (3) Sheds And Associated Utilities Within The 100 Ft. Buffer Zone And 200 Ft. Riverfront Area Of Sucker Brook At 27 Jewett Street

The Public Hearing was continued to March 1, 2022. MassDEP had many concerns that were just received.

- B. 7:05 PM - Continuation Of Public Hearing Re: The Commission Will Consider A Notice Of Intent Filed By John Hills To Construct A Two-Family Dwelling And Driveway With Associated Grading At 11 Sartelle St. Within The 100 Ft. Buffer Zone Of BVW.

Seth Donohoe with Dillis and Roy Civil Design Group represented the applicant. This project was last discussed in the summer. The property is located on the northerly side of Sartelle Street. An ORAD was previously issued confirming the wetlands. The proposal is for a duplex building. There are other buildings on the site. There is a reduction in the footprint of the building as a result of meeting with other town boards. An existing structure (rear of the property) will be removed and an outbuilding (eastern side of property) will be removed. There are increased setbacks to wetlands. There is an enhancement to the vegetative buffer by increasing the size of the buffer, which will be planted with native vegetation. Runoff from the dwellings will run to infiltration areas at the rear and front of the buildings. Restoration of the buffer zone and increased setbacks are improvements. Rice asked about the native plantings and asked whether Donohoe had a list of native plants and sources for those plants. Donohoe said they typically rely on New England Wetland Plants as their source for plantings and seed mix. Donohoe said they would work with the Commission on the species. Rice stated that she is also a member of the Invasive and Native Plant Advisory Committee (INPAC) and said the source they have identified is good but there are other sources. Terrasi can reach out to Deb Fountain, the Chair of that Committee, or provide Donohoe with Fountain's contact information. Terrasi can also provide the Native Plant Guide prepared by INPAC, which contains native plants appropriate for the site as well as additional sources. Donohoe said they will suggest something that is appropriate, as well as provide a second option in case the first suggested species is not available. Dinsmore said he was impressed with the changes. Elliott and Rand agreed this was an improvement. On a motion from Elliott, seconded by Rand, all **VOTED:** to issue an Order of Conditions.

As the meeting was being adjourned, comments were received from Abutters Bob and Marcia Estes who said this building is much larger than what is onsite and Bob Estes stated he doesn't see that this is an improvement. Elliott said this is an improvement because they have reduced the footprint and they are now further from the wetlands.

2. Review Of Draft Minutes

- A. Review Draft Minutes Of January 18, 2022
On a motion from Elliott, seconded by Rand, all

VOTED: to approve the draft Minutes of January 18, 2022, as drafted.

3. For Signature: Schedule Of Bills Payable
On a motion from Elliott, seconded by Rand, all

VOTED: to authorize the Bills Payable for Beaver Solutions in the amount of \$594 for the annual maintenance fee for two beaver deceivers.

4. Conservation Administrator's Report
 - A. Zoning Articles Proposed By Planning Board

Terrasi sent a copy of two proposed zoning articles to each Commissioner and suggested that if there are comments or questions, they can contact her or the Town Planner Jenny Gingras. One article is an Inclusionary Zoning (IZ) bylaw, which addresses requirements for including affordable housing in developments. The second article is an Adaptive Reuse Overlay District (AROD) for the re-use of municipal buildings, such as the Peter Fitzpatrick School and other municipal buildings, and houses of worship. Terrasi said the zoning articles include Table of Uses, which should be carefully reviewed.

- B. Open Space Residential Development Bylaw - Comments?

Terrasi requested the Commission continue to take a look at the draft of the updated bylaw and let Terrasi know if there are questions.

- C. Eagle Scout Tomas Juarez - Heald Street Orchard Bench And Donation Of Remaining Funds

Eagle Scout Tomas Juarez donated the unspent funds he had collected as part of his Eagle Scout project to the Commission. He stopped in last week to provide the \$25 check. Terrasi commented that this was a very nice gesture by Juarez, which was in addition to a new bench at the Heald Street Orchard. Rice said she would come in to sign a letter of thanks to Juarez. After a short discussion, it was agreed Terrasi would sign the letter on behalf of the Commission expressing the Commission's appreciation.

5. Master Plan Implementation Update
 - A. Master Plan Update For Town Meeting

Department Heads have been requested to provide an update to the Master Plan Implementation Committee of recommendations they have been working on or completed during the past six months. The status of the Master Plan recommendations will be presented at Town Meeting, which is typically scheduled for the first Monday of May but is in conflict with activities already booked at the school. Town Meeting will have to be rescheduled and Terrasi will let the Commissioners know once that date has been set.

6. Other Business

None

7. Matters That May Be Raised That The Chairman Didn't Reasonably Anticipate

A. American Rescue Plan Act (ARPA) Survey Funding

Terrasi received a survey to be shared with the Commission that will assist the Select Board in identifying the best use of ARPA funding provided to the Town of Pepperell. Using Survey Monkey the information will be tabulated to provide guidance to the Select Board on how the public would like to see the \$3.6M funds spent. The use of the funds is restricted to items identified in a final ruling but the

list is extensive. Terrasi would like to encourage the Commission to identify water supply protection and water resource protection as a priority. This would not only protect Zone II of our wellheads but forests along our perennial streams as well as perennial streams. Terrasi will forward the link and email after the meeting.

B. Annual Report

Terrasi stated she just received an email requesting the Conservation Commission's submission for the 2021 Annual Report, which is due on March 4. Terrasi has started preparing a draft and will send the draft by the end of the week for the Commission's review and comments.

The next Conservation Commission meeting is scheduled for Tuesday, March 1, 2022 at 7:00 PM.

Respectfully submitted

Paula Terrasi/Conservation Administrator