

Present: Bob Elliott, Chairman; Emily Boeing, Tim Dinsmore, Kris Masterson, Rob Rand, Pat Swain Rice
Absent: Pete Steeves

3/2/2021 - Minutes

1. Public Hearings, Public Meetings & Appointments

- A. 7:05 PM- Public Meeting Re: The Commission Will Consider A Request For Determination Of Applicability Filed By Jaime Baker To Construct A Single-Family House And Driveway Within The 100' Buffer Zone To BVW At 3 Cheyenne Road.

Jaime Baker attended the public meeting. All paperwork and payments have been received. This is a pre-existing lot. The lot is cleared. There will be no tree removal. Elliott asked if they would be using the existing grading. Baker said there is an existing driveway that is already up to grade so it will not have to be changed. Elliott asked if there is grading for the new driveway. Baker said they will reuse most of the current driveway. Masterson joined the meeting. Rand questioned the foundation drain, which discharges within the 50' wetland buffer. Rand asked if the discharge of the drain could be located elsewhere to stay out of the 50' buffer or shortened. Baker said the foundation drain is a suggestion, if the basement is wet, but it may not be necessary. Baker is agreeable to keeping the drain out of the 50' buffer. Elliott asked the elevation of the drain because the basement is at 236' and the inlet is at 234.75, which is below the basement. Elliott said the elevation is from 234.75 to 234.25, so there is not much room to pull it back (out of the 50') and still have it function properly. Dinsmore asked if it could be shortened. Elliott said it could be shortened a maximum of 5 to 10'. Rice said the drain is coming off the garage, not the basement and asked if the garage was on a slab? Baker said the garage is on a slab. Rice asked if the drain could be located off the back corner of the house where the plan is labeled "basement 236" and asked why the drain would go under or through the garage to drain the basement? Elliott said the garage elevation is 242, so it doesn't work with the existing grades. Elliott asked if this is a step down garage. Baker said the garage does step down. Elliott said the garage would have to be lowered or the grading would have to be built up. Rand said this is a foundation drain, which is added to the footings and it would be below the basement floor about 6-8", so it would be below 236 and it can't be raised above the garage. Baker said the garage elevation is 234 but actually top of foundation is 244. Baker said 236 is where it is coming out at front of house and not where she (Rose Chaulk) drew it. Elliott said the elevation is right but spots may not be correct. Elliott said it would make it close to 234.75, as shown on plan. Elliott said it looks like that's the only place for the drain. Elliott said the garage elevation may need to be lowered. Elliott said the wattles should be staked and inspected by Terrasi as a condition, before construction. Boeing asked if the foundation drain has to remain within the 50' buffer because of the grade. Elliott said it is 234.75 and to drain at 234.25 leaves little elevation change for the drain to operate properly. Boeing asked if rotating the entire house is an option. Baker said rotating the house may prevent the structure from meeting zoning setbacks. Rand said rotating the house could put more of the house within the buffer. Rice asked if posts and "No Disturb" signs could be a requirement. Baker was fine with that. Posts and signs will be installed at the 30' buffer line. On a motion by Elliot, seconded by Rand, all
VOTED: to issue a negative #3 and #6 Determination.

- B. 7:15 PM - Continuation Public Hearing Re: The Commission Will Consider A Notice Of Intent Filed By Michael & Donna Quintal To Construct A Two-Family Dwelling, Driveway, & Sewage Disposal System Within The 100 Ft. Wetland Buffer Zone At 34 Shirley Street (Lot 7A, 4 Scotch Pine Farm Way)
The public hearing is continued to March 16, 2021.
- C. 7:15 PM - Continuation Public Hearing Re: The Commission Will Consider A Notice Of Intent Filed By Michael & Donna Quintal To Construct A Two-Family Dwelling, Driveway, & Sewage Disposal System Within The 100 Ft. Wetland Buffer Zone At 34 Shirley Street (Lot 7B, 6 Scotch Pine Farm Way)
The public hearing is continued to March 16, 2021.
- D. 7:20 PM - Continuation Of Public Meeting Re: The Commission Will Consider A Request For Determination Of Applicability Filed By Jason Fenton To Construct A Single-Family House And Driveway, Remove And Abandon A Previously Installed Septic, And Tie Into Low-Pressure Sewer, Within The 100' Buffer Zone To BVW At 5A Maple St.

Ryan Proctor with Dillis and Roy presented the project on behalf of the applicant. All paperwork and payments have been received. The RDA is for the installation of the trench and sewer line, which is within the buffer. The driveway, water line, and electric line have already been installed. No work is proposed for the driveway. An NOI was filed and an Order of Conditions issued about 13 years ago and a Certificate of Compliance issued. The erosion control barrier is just down gradient of the electric trench, adjacent to the wetlands 50' buffer zone. They expect a day or two of work within the buffer zone. The work will be completed, the trench backfilled, and the area seeded. Dinsmore asked if there was an outlet to the pond. Proctor was not aware of an outlet. He did not see one. He said the pond is a man-made pond that was used to water farm animals. Terrasi said there are two ponds and both are isolated. A septic system was installed but now that there is town sewer, the applicant is requesting connection to town sewer. The current sewage disposal system will be removed but that work is not within the buffer. On a motion from Elliott, seconded by Rand, all VOTED: to issue a negative #3 and a negative #6.

2. Review Of Draft Minutes

A. Review Of Draft Minutes Of February 16, 2021

On a motion from Elliott, seconded by Rand, all VOTED: to approve the draft Minutes of February 16, 2021, as amended.

3. For Signature: Schedule Of Bills Payable

None

4. Conservation Administrator's Report

None

5. Master Plan Implementation Update

Deb Fountain said the Conservation Commission has more Master Plan recommendations than any other committee, with 67 recommendations. Congratulations to us. There is a fair amount of crossover with the various items assigned from the three reports used to create the list of recommendations (Master Plan, Open Space and Recreation Plan, and Healthy Chapter). Fountain said it is still a huge amount of work but it is a 10-year plan. The OSRP expires in 2023. The Commission should set goals and expectations so not to overwhelm people. Fountain suggested the Commission go through and prioritize the recommendations. The Master Plan Implementation Committee (MPIC) will be sending out a request for status, which will be provided to the Planning Board. Fountain understands it has been a long process because of the number of items. The priority list can be modified at any time. There will be a report provided at Town Meeting as well. The MPIC does not expect a lot of work to be completed but there has been a considerable amount of work done to clean up the list, assign roles, etc. Terrasi said many of the recommendations are already being addressed and we can provide an update. Deb asked if working with the schools could be a quick win. Rand, as a former teacher, volunteered to take on this task. Terrasi will summarize and provide an update on what the Commission is actively working on. Fountain said we can provide an update once the status report is requested. We will have one month to provide the status report. Rand was involved with the Towards a More Sustainable and Resilient Pepperell and has volunteered to follow up on those items.

6. Other Business

A. Appointment To Local Rapid Recovery Planning (LRRP) Grant's Community Leadership Group

Select Board Member Margaret Scarsdale asked the Conservation Commission to consider appointing Terrasi to the LRRP grant committee leadership team. This is a short term (ends June 30) technical assistance grant targeted at helping local businesses recover from the effects of the COVID pandemic. The leadership group will be working with NMCOG (regional planning agency), who has been assigned as the town's technical advisor. Terrasi's role would be a reviewer of early ideas and providing input, especially for ideas which involve the DCR Rail Trail. The team's goal would be to create three short-term priorities and three medium to long-term priorities. Terrasi's said she is willing to be appointed to June 30. Rice expressed concern with this commitment in addition to the work Terrasi does for Conservation and DPW. Scarsdale will limit Terrasi's role to be more of an advisor, not to be doing research, etc. She would provide an extra pair of eyes during review. On a motion from Elliott, seconded

by Rand, all

VOTED: to approve the appointment of Paula to the Local Rapid Recovery Planning Grant's Community Leadership group to end June 30, 2021.

B. Community Preservation Act Support

Deb Fountain said the Town of Pepperell has not taken advantage of the Community Preservation Act (CPA). Approximately half of the communities in the state have. A recommendation in the Master Plan suggests passing CPA. Fountain's role is to solicit support and to identify a designee from the Conservation Commission, the Planning Board, the Recreation Commission, the Historical Committee, and the Housing Authority. The Committee would work to bring a vote to adopt CPA at the 2022 Spring Town Meeting. During the first year, the Committee would focus on a media blitz campaign to sell the benefits of CPA. Once passed at Town Meeting, the Committee takes responsibility for managing the funds. Rand volunteered to represent the Commission and he encouraged the Commission to support the CPA. Masterson asked how they would win people over. The Committee would determine how to win people over but the first step is to ensure correct information is disseminated about the program. They would also like to get someone involved who has a marketing background. This might be a tough sell because CPA funding comes from a surcharge on real estate taxes, though there are many exemptions. There are many benefits for communities who pass CPA. This is a State program and the State will match the town's contribution. The Town of Groton has been awarded almost \$4,000,000 and the Town of Dunstable has been awarded more than \$5,000,000. CPA is one way to fund our open space purchases. Elliott explained his involvement in an Open Space Committee about 20 to 25 years ago. Elliott, representing the Commission, worked with Greg Rice with the Recreation Commission, Joe Sergi as a Selectman, and Scott Blackburn, Representative at Large, to push CPA but there was no interest then. Even though the town was very open to open space purchases at that time, the town was not supportive. Elliott hopes there will be support now. Fountain said there are many benefits so it is worth the effort. Fountain appreciates the Commission's support and Rand's offer to represent the Commission. Rice thanked Fountain for her work to organize this.

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

Deb Fountain informed the Commission that the Select Board has created a five-member Invasives Plant Committee. Rice and Boeing expressed an interest in joining the Committee. Details about the Committee and how to sign up to be a volunteer are available on the town's website.

The next Conservation Commission meeting is scheduled for Tuesday, March 16, 2021 at 7:00 PM.

Respectfully submitted

Paula Terrasi/Conservation Administrator