

Present: Bob Elliott, Chairman; Tim Dinsmore, Emily Boeing, Pat Swain Rice

Absent: Kris Masterson, Rob Rand, Pete Steeves

6/7/2022 - Minutes

1. Public Hearings, Public Meetings & Appointments

- A. 7:05 PM - Public Hearing Re: The Commission Will Consider A Notice Of Intent Filed By William Gikas For Construction Of An Attached Single-Car Garage To An Existing Home And Retaining Wall Within The 100 Ft. Buffer Zone At 108 Lawrence Street

Jack Visniewski represented property owner Bill Grikas. The property is located approximately 1500' on the left side of Lawrence Street after the split of Lawrence Street and Wheeler Road. The existing house is shown on the plan as a dark brown shape and to the left of the house is the existing garage, also dark brown. Behind the house is a pool. Currently, there is a walkway from the existing driveway to the backyard along the side of the garage. There is a steep slope to the left of the garage. The wetlands, are a very well-defined intermittent stream at the base of the slope. The wetlands were flagged (15 flags) by Norse Environmental. To stabilize the slope, Visniewski is proposing "Big Blocks" (that is the actual name of the blocks that will be used). They are similar to the retaining wall blocks that were used at Shattuck Oil. There is no special construction method required to install the blocks and the blocks can be set in place once the site has been excavated. The proposed project is the construction of a single-car garage 24 feet deep by 12 feet wide. At this time, they may want to install a pad and construct the garage at a later date. To the left of the garage, they are proposing a walkway from the driveway, along the proposed garage, to the backyard (similar to what they have now). The retaining wall would help to stabilize the site considerably because the slope is very steep. The plan shows a hip roof and additional details are shown. They currently have gutters but the drawings show the proposed drip trenches (details of drip trench are shown on plan). There will be a 2' wide box of pressure-treated lumber with a perforated pipe. The box will then be filled with stone. The pipe would extend onto the ground with some rip rap at the end to dissipate the flow. A few trees would have to be removed. One tree next to the garage is in bad shape. A portion of that tree was removed several years ago. There is a construction sequence provided on the plan. The area is well vegetated. Wattles and silt fence are proposed for the erosion control because of the steep slope. Rice reminded Visniewski that the wattles should not include plastic material and the erosion control must be removed after the site has been stabilized. Elliott asked Visniewski to specify which trees would be removed. The trees are shown in a shaded background. Elliott was concerned that additional trees might be removed because they are within the limit of work. Visniewski will resubmit the plan showing the trees to be removed. The tree marked "S Max 3:1" will be removed. The tree at the rear corner of the proposed sidewalk 8" is too far up the slope and the fill may destroy the tree. That would have to go. At the back of the site, there is a huge pine tree shown at the end of the hay bales. That tree will stay. To the left of the corner of the walkway, S Max and two smaller trees located near the street are in question. There would be a maximum of four trees removed. Elliott was concerned some of the grading could impact some of the trees, as Visniewski indicated. Could the finish grade end in a different location? Elliott asked Visniewski to specify which trees would be removed. Elliott asked if the changes were made to the plan and submitted to Paula, would the Commission find that acceptable. On a motion from Elliott, seconded by Rice, all

VOTED: to issue an Order of Conditions based on the comments received during the public hearing and that Visniewski will provide an updated plan to Terrasi showing the trees to be removed.

2. Review Of Draft Minutes

- A. Review Of Draft Minutes Of April 19, 2022
On a motion from Elliott, seconded by Rice all

VOTED: to approve the draft Minutes of April 19, 2022, as drafted.

3. For Signature: Schedule Of Bills Payable

None

4. Conservation Administrator's Report

A. Chamberlain Way - Enforcement Order

Terrasi said the owner/contractor of the property Peter Montesanti has hired a new engineer and an attorney. There is not a lot of information to share except that the Planning Board requested the Building Inspector/Zoning Enforcement Officer issue a Stop Work Order and levy fines against the property owner. The house at 4 Chamberlain Way does not have an occupancy permit and remains unoccupied at this time.

B. Keyes Parker Restoration Planting - Saturday May 21, 2022

On Saturday, May 21, a group of over 30 volunteers helped to plant over 500 native shrubs and plugs at the culvert at the Keyes Parker Conservation Area. The work took only a few hours with volunteers from the Invasive and Native Plant Advisory Committee, volunteers from the Squan-A-Tissit Chapter of Trout Unlimited, and many other people young and old, digging in.

C. Meeting Calendar July Through December 2022 - Proposed Dates: July 5 & 19, August 2 & 16, September 6 & 20, October 4 & 18, November 1 & 15, December 13

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D. Proposed Zoning Changes MUOD

There are multiple changes being proposed by the Planning Board to change Main Street from Town Hall to the rotary and then the downtown area/Railroad Square. Comments have been submitted indicating concerns with several of the proposed areas due to potential impacts to floodplain or wetlands. Updates to the documents are available on the Planning Board webpage.

E. Request For Certificate Of Compliance - 103A Shirley St. 259-0799

The commission received a Request for Certificate of Compliance from Jack Visniewski for the property at 103A Shirley Street. An As-built plan and a letter from Visniewski stating substantial compliance with the approved plan was received. A site visit by Terrasi confirmed the site has been stabilized and five permanent no-disturb markers have been installed. The applicant has been informed they can now remove the silt fence. The Certificate of Compliance can be physically issued to the property owner once the silt fence has been removed. On a motion by Elliott, seconded by Rice, all

VOTED: to issue a Certificate of Compliance.

F. Troop 13's Year-End Court Of Honor And 50th Anniversary Celebration

Boy Scout Troop 13 has worked with the Conservation Commission for years completing many projects such as benches, kiosks, and signs. Troop 13 will be holding a celebration on Thursday, June 16 at 6:00 PM at the VFW. The Commission will be invited to attend. Terrasi has drafted a letter of appreciation and congratulations to be read at the event. If you plan to attend, please be sure to RSVP by June 10.

5. Other Business

Kris Masterson will not be seeking reappointment to the Commission. She was expected at tonight's meeting but she is already juggling a change in her life with a new position working for the USGS.

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

EZ Dock – Terrasi informed the Commission that she has received a grant for over \$6,000 to purchase an EZ Dock to be installed at the Marion Stoddart area. This subject has been discussed in the past but the funding source had not been identified. The Wild & Scenic Stewardship Committee, which Terrasi is a member of, voted to allocate the funds to this project. The EZ Dock allows for users of canoes and kayaks to access the river from a dock that has a “cradle” attached, which allows users dry, stable access to their canoe/kayak. Once users are sitting in their canoe/kayak, they can then use their paddle in slots at the top of the cradle to pull themselves into the river. An Order of Conditions and Chapter 91 permit are required. Once those permits are in hand, the dock can be installed.

7. Master Plan Implementation Update

None

There are no public hearings on June 21, 2022. The next Conservation Commission meeting will be held on Tuesday, July 5, 2022 at 7:00 PM.

Respectfully submitted

Paula Terrasi/Conservation Administrator