

CONSERATION COMMISSION MINUTES
4TH Floor Conference Room
10/11/18

RECEIVED

FEB 20 2019

WINCHENDON TOWN CLERK

Present: Lionel Cloutier, David Whitaker, Garrett Davieau, Kyle Bradley
Absent: Tony George

DOCUMENT & EXHIBITS

39 Baldwinville Rd. - plans
23 Liberty Dr. - plans
286 Lakeview Dr. - plans
School St. - plans
296 Beachview Dr.

CALL TO ORDER

Chairman, Garrett Davieau called the meeting to order at 7 p.m.

NEW BUSINESS

Kyle Bradley made a motion, 2nd by Lionel Cloutier - **VOTE** - unanimously approved to pay the secretary.

Kyle Bradley made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to sign the Certificate of Compliance for 1 Robbins Rd.

David Whitaker made a motion, 2nd by Lionel Cloutier - **VOTE** - unanimously approved to accept the minutes of 8/16/18. Kyle Bradley made a motion, 2nd by Lionel Cloutier - **VOTE** - unanimously approved to accept the minutes of 8/30/18. Kyle Bradley made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to accept the minutes of 9/20/18.

HEARING

7:05 p.m. (RDA) Request for Determination of Applicability, Estate of Diane Charland, 39 Baldwinville Rd., Repair/Upgrade Sewage Disposal System, Walter Messier
John Deline, Deline Engineering represented the applicant.

The project entails the repair/upgrade to meet Title 5 requirements for an existing subsurface sewage disposal system serving a three-bedroom dwelling. Mr. Deline stated the system located in the rear of the house would not pass Title 5. The old system will be abandoned. One pine tree needs to be removed. Agent Koonce stated that the repair/upgrade is within the 50' of the wetlands. He recommends a Negative Determination.

David Whitaker made a motion, 2nd by Lionel Cloutier - **VOTE** - unanimously approved to close the hearing.

Kyle Bradley made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved a Negative Determination with conditions.

7:10 p.m. (RDA) Request for Determination of Applicability, Walter Messier, 23 Liberty Dr. Construction of Detached Garage,
John Walker along with the applicant was in attendance.

The project entails the construction of a 24' by 24' (576 square feet) detached garage. John Walker stated the garage is near the edge of the parking area. There is water run-off from the development area. He proposes a swale on two sides of the garage to catch the roof run-off. Nine trees will be cut. Hay bales and silt fence will be used for erosion control. Agent Koonce verified the 75' and recommends standard conditions. The board is fine with the plans. Erosion control needs to be in before the stumps are removed. Once the hay bales are in, Agent Koonce will inspect and sign off.

David Whitaker made a motion, 2nd by Kyle Bradley - **VOTE** - unanimously approved to close the hearing.

Kyle Bradley made a motion, 2nd by Lionel Cloutier - **VOTE** - unanimously approved a Negative Determination with conditions.

7:15 p.m. (NOI) Notice of Intent, 286 Lakeview Dr., Construction of a Garage and Breezeway and Demolition of Existing House
Paul Laroache, ATA Construction represented the applicant.

The project entails the construction of a 24' x 24' (576 square feet) garage addition and breezeway, and demolition of an existing house followed by permanent restoration of the building footprint to a natural condition. Abutter notifications were passed in. They want to merge lot 31 & 32. The existing shed will be torn down. The area will be returned to its natural state. Crushed stone will be used for the trench under the roof drainage. One property will be turned back to its natural condition. The area will be seeded with grass and bushes for erosion control. Agent Koonce recommended planting native plant species. The owner wants to plant a vegetable garden. Since there is a deed restriction within 100', the lot will remain natural. No alterations are allowed. The deed restriction needs to reference the restricted area on the plan shown. Garrett asked the board for comments. They are in favor of the restriction. DEP has not made any comments or issued a file number yet, but Agent Koonce does not foresee any problems. The Order of Conditions will be issued after the file number is given by DEP. Kyle Bradley made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to close the hearing. Lionel Cloutier made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved the Order of Conditions as stated.

7:25 p.m. (NOI) Notice of Intent, School Street, Construction of a one-story building, septic system and driveway
Paul Grasewicz, GRAZ, Engineering, and the applicant Chris Gagnon were presented.

The project entails the construction of a one story building, associated septic system, driveway access, parking, storm water management infrastructure, grading and landscaping. No abutter notification cards were presented. This project goes back to 2006. The hay bales and silt fence have been on site since 2010. The driveway can go into the drainage. The pad is considered a permanent structure. To comply with the local By-Law the plans need to be re-done. No alternative analysis was done. The replications area has not been done yet. Agent Koonce needs the building to be moved or cut down in size. Garrett Davieau asked for comments from Board. Lionel Cloutier does not see how it can be done. Kyle Bradley has no comment at this time. A 6-month extension was given at the time, but the applicant never came back. First they need Tom Perrigalo to delineate the area for any encroachments in the wetlands. Second, they need storm water review. Agent Koonce will send the 2006 Storm Water Review to DEP for approval. Agent Koonce stated the hearing must be continued. Lionel Cloutier made a motion, 2nd by Kyle Bradley - **VOTE** - unanimously approved to continue the hearing to November 8th.

7:40 p.m. (NOI) Notice of Intent, 296 Beachview Dr., Peter & Susan Avdoulos, Construction of 2 Retaining Walls A Deck and Walkway
Abutter notification is needed. The hearing will be continued.

Kyle Bradley made a motion, 2nd by Lionel Cloutier - **VOTE** - unanimously approved to close the hearing.

NEW BUSINESS

Miller's Run - Van Dyke's Property- Lot 22 (the common lands) - An Enforcement Order needs to be issued. The Commission asked Paul Grasewicz about the 17 truckload fill that was dumped into the wetlands in the buffer zone. The building inspector, Jeff Newton accompanied Agent Koonce to the site. The boulders are outside of the 50' no-disturb area. Fill was removed out of the 100' buffer zone. They will give the owner 5 business days to remove the fill with no building until work is done before fines are imposed. Paul Grasewicz will inform the owner, Cathy VanDyke of the Enforcement Order. Agent Koonce asked Paul Grasewicz to delineate the buffer zone. David Whitaker made a motion, 2nd by Lionel Cloutier - **VOTE** - unanimously approved to issue an Enforcement Order.

ADJOURNMENT

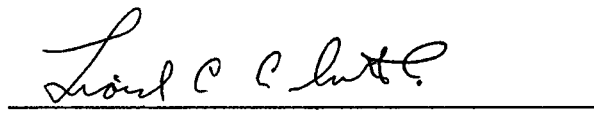

Lionel Cloutier made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to adjourn.

The meeting adjourned at 8:12 p.m.

The Commission next meeting will be November 8th.

Respectfully submitted by

Patty Driscoll, Secretary


Garrett Davieau
Lionel Cloutier
David Whitaker
Kyle Bradley