

**CONSERVATION COMMISSION MINUTES  
2<sup>ND</sup> FLOOR AUDITORIUM  
10/20/16**



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

**DOCUMENTS & EXHIBITS**

59 Beech St. - pictures  
143 Laurel St. - plans  
606 School St. - plans  
6 Hyde St. - plans  
Lake Monomonac handout packet, abutter cards

**CALL TO ORDER**

The meeting was called to order at 7 P.M. by Chairman Garrett Davieau.

**NEW BUSINESS**

David Whitaker made a motion, 2<sup>nd</sup> by Tony George - **vote** unanimously approved to accept the minutes of 9/15/16 and 9/22/16. Tony George made a motion, 2<sup>nd</sup> by David Whitaker - **vote** unanimously approved to pay the secretary.

**HEARING**

**7:05 p.m. RDA, 6 Island Rd., John & Stephanie Divito, Construction of a deck.  
The applicant, John Divito was present.**

The project entails the reconstruction of a pre-existing deck from 32' x 8' to 32' x 12' (384 square feet) deck within the 50' no disturb set-backs. Regulations do allow a pre-existing deck to be reconstructed. Agent Koonce had no concerns and recommends a Negative Determination. David Whitaker made a motion, 2<sup>nd</sup> by Lionel Cloutier - **vote** unanimously approved a Negative Determination.

**7:10 p.m. RDA, 59 Beech St., Karen & Christopher Kowlzan, Construction of a driveway.  
Andre T. Aho, ATA Construction, C & E Duguay and John Walker represented the applicant.**

The project entails the construction of a 20' x 26' (520 square feet) driveway consisting of pavers. They wish to relocate the driveway to the South because they are plagued with water run-off from across the street and they have an alternate septic under the driveway. They would like to clear trees back to the original state of the property. A higher berm will be installed with the new driveway to help water run-off. Agent Koonce requests erosion control in place before construction, no erosion in the buffer zone off the driveway and have the existing driveway restored back to lawn. David Whitaker made a motion, 2<sup>nd</sup> by Tony George - **vote** unanimously approved a Negative Determination.

**7:25 p.m. NOI, 606 School St., Catherine Mizhir dba All American Builders, Inc., Construction of a single family home. Paul Grasewicz, Graz Engineering and Geroge Mizhir, All American Builders, Inc. represented the applicant.**

The project entails the construction of a new single-family house. Mr. Grasewicz stated that there would be an upgrade to the septic system of the existing 4 bedroom dwelling. Mr. Mizhir stated there is no problem with the state for highway access. Agent Koonce stated that all set back are satisfied and meets the 75' no build wetland set back. Agent Koonce requests the clearing be shown on the plans. He stated there is an isolated wetland on

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the property and would like to assess it before approval. Tony George made a motion, 2<sup>nd</sup> by Lionel Cloutier - vote unanimously approved to continue the hearing.

7:35 p.m.      **NOI, 6 Hyde St., Arthur & Catherine Carron, Upgrade to the septic system.**  
**Paul Grasewicz, Graz Engineering represented the applicant.**

A notice of intent was requested due to the proximity to the wetland. Mr. Grasewicz stated that the leach field and the septic tank will be in the same location just off the driveway. He is asking for a waiver for the failed septic system due to the 34' set back from the wetland. There would be standard erosion control in the Order of Conditions. David Whitaker made a motion, 2<sup>nd</sup> by Lionel Cloutier - vote unanimously approved to close the hearing. Lionel Cloutier made a motion, 2<sup>nd</sup> by David Cloutier - vote unanimously approved a Favorable Order of Conditions.

7:40 p.m.      **NOI, Town of Winchendon DPW, Lake Monomonac draw down, Winchendon Springs Lake Association.**      **Jon Lewandowski, Winchendon Springs Lake Association was present.**

The project entails the annual water level drawdown. Mr. Jon Lewandowski, of the Lake Association is requesting the lake be lowered to 3' to help minimize the problems with milfoil. The normal drawdown level is 2'. Agent Koonce stated there were no wildlife habitat issues. There are concerns on the impact of shallow wells on the lake. The Commission requested the residents with shallow wells be identified and a survey taken. Mr. Lewandowski explained how they pay a contractor to spray herbicides to kill the milfoil, but it does not kill the roots of the plant. A 3' drawdown will expose the roots of the plant to the cold weather and kill the plant. This would lower the cost of spraying for next year. It cost the Association \$12,000 to treat 40 acres of milfoil. Mr. Lewandowski brought a consultant who addressed a concern that the fish would not be affected. She stated there is a concern the milfoil will be out of control if not treated now aggressively. A survey was sent out to 156 homeowners. All were in favor but 2 had issues with their wells.

The Commission wanted to know what plans were in place to assist residents with a dry well.

They would put back a board to raise the water level.

They could use bottled water and lake water.

Ultimately they should fix their wells.

All homeowners on the Winchendon side approved of the drawdown.

Agent Koonce read a letter from George Bull, (NH side) stated that during regular drawdown his well is 4.5' he is concerned what it would be if the drawdown is 3'. Another letter was from Phillip Simeone from the Monomonac Lake Property Association on the NH side layed out emergency provision for immediate relief if a well ran.

Mr. Philip Simeone, president MLPOA (NH) contacted Mr. Bull. His letter misrepresented the facts. They did offer residents a contingency plan.

A Winchendon resident, Gary Fleming, 206 2<sup>nd</sup> Street came forward and stated that if the lake went to a 3' drawdown he would have 4" of water in his well. He had addition digging done to get more water.

Mr. Glen Heywood, Beach View Dr. (Winchendon Side) runs 2 filters a week in the winter months. He is in favor of the drawdown. The NH Association offered to have a well company check his well at no charge.

Virginal Marshall, (Winchendon Side) has a shallow well and cannot check the well's status herself.

Chairman, Garrett Davieau asked if any NH residents would like to speak. No one came forward.

Lorenzo Sordoni, lake resident and former selectman had concerns that the milfoil if not kept in check could move out to Ingleside.

Mr. Simeone stated that they can come up with a hand full of water for the Winchendon residents.

He had a 3 Step Plan:

1. Get Emergency Water to the Resident, 2. Contract a well company for an immediate response, 3. Put back boards. The Commission stated that they have an obligation to help the residents if they run out of water.

David Whitaker made a motion, 2<sup>nd</sup> by Tony George - **vote** unanimously approved to allow a 2' drawdown to begin now. Lionel Cloutier made a motion, 2<sup>nd</sup> by Tony George - **vote** unanimously approved to continue the hearing until the Commission's next meeting, November 10, 2016.

#### **OLD BUSINESS**

**Land Conservation Project** - The grant has been received and has been submitted to the Town Manager.

Agent Koonce has drafted an article for the Conservation Commission to be in charge of the town forest. He is confident the Selectmen will support it and allow it in the warrant.

**Public Hearing for Town Warrant Articles** (Tuesday 10/25/16 @ 7 p.m.) 2 Conservation Members need to attend. Lionel Cloutier agreed to attend.

**Meeting Thursday, 10/27/16** - There is a need for an additional meeting this month.

The Commission needs to sign off on the application for additional grants and to vote on the By-Law Draft.

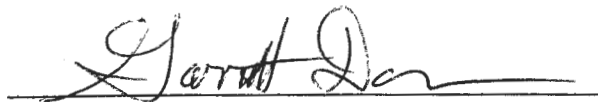
#### **ADJOURNMENT**

David Whitaker made a motion, 2<sup>nd</sup> by Lionel Cloutier - **vote** unanimously approved to adjourn.

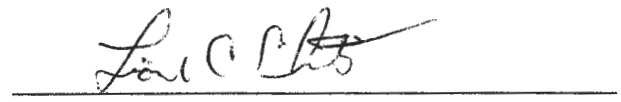
The meeting adjourned at 9:10 p.m.

Respectfully submitted,

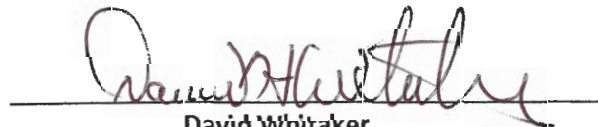
Patty Driscoll, Secretary



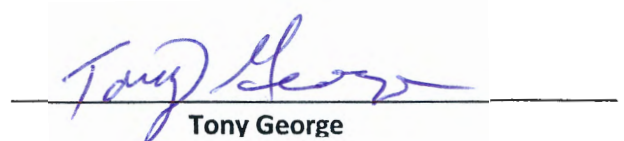
Garrett Davieau



Lionel Cloutier



David Whitaker



Tony George