CONSERVATION COMMISSION
MINUTES
NOVEMBER 2, 2011
7:15 PM
TOWN HALL - 472 MAIN STREET - ROOM 204

COMMISSIONERS PRESENT: Terry Maitland, Andrew Magee, Fran Portante, Bill Froberg, Amy Green, Jim Colman, Tom Arnold

CONSERVATION ADMINISTRATOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Brian Lanigan

7:20 Notice of Intent - 24 Conant Street - Brian Lanigan – DEP File No. 85-1073 *(010)*

Mr. Lanigan presented plans for the proposed addition to an existing single-family home within 100' of wetlands and within riverfront area (town atlas plate I-2, parcel 23). Mr. Lanigan reported that his property abuts Pratt's Brook. The proposed addition will be extended from the existing garage on existing lawn area, for a single-story woodworking shop without plumbing.

Mr. Magee noted that Pratt's Brook is unprotected and exposed. Mr. Lanigan stated that he would be willing to plant a shrub border along the brook's buffer.

Ms. Green noted that the existing garage is 19.9 feet from the edge of wetlands and the proposed addition will be 22 feet.

Upon query by Mr. Colman, Mr. Magee noted that a dense shrub border planting will help to protect the bank and provide wildlife value.

Mr. Maitland noted that the Commission required Mr. Lanigan to provide a shrub border planting for the garage addition in 2006.

Mr. Lanigan noted that existing pavement was removed within the buffer zone along with providing the previous shrub planting in 2006.

Hearing no further comments or questions, Mr. Maitland closed the hearing.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 11-02-2011 - 010 - Notice of Intent – 24 Conant Street].

Decision - 24 Conant Street - DEP File No. 85-1073

Mr. Magee moved that the Commission issue an Order of Conditions for the plans as presented with the following special condition:

1. The applicant shall develop a planting plan amenable to the Conservation Administrator for the buffer zone along Pratt's Brook from the driveway to the limit of new construction.

Mr. Froberg 2nd; the motion passed (6 aye, 0 nay, 1 abstained).

8:00 Request to Amend or Red-line Change - 354B Great Road - Residences at Quail Ridge *(020)*

Pulte Homes of New England, LLC Bohler Engineering DEP File No. 85-986
Proposed amendments to the site development plans involving grading within riverfront area 354B Great Road and Skyline Drive [town atlas plates/parcels D-4/4, D-4/9 and C-4/29].

** Mr. Maitland and Mr. Magee recused themselves and departed from the room. Mr. Froberg chaired the meeting.

Mr. Froberg stated that a Request for Determination (RDA) is not the proper vehicle for this type of project or amendment. The Commission discussed the merits of a red-line change versus filing for an Amended Order of Conditions (AOOC).

Upon query by Mr. Colman, Ms. Green noted that re-opening the hearing to Amend would not open the project as a whole and be vulnerable to an appeal; an appeal would only apply to the amended portion of the project.

Mr. Froberg asked that the Applicant have his representative compose a letter to the Commission, along with the amended plans, that provides calculations proving that the proposed change is minimal in nature and insignificant enough to be a red-line change versus filing an Amended Notice of Intent.

Ms. Portante agreed, noting that if approved, as a red-line change, the Commission will need a paper-trail with proper letters of correspondence between the Applicant and the Commission.

Mr. Colman noted that there should be explicit documentation within the letter from Bohler Engineering as to why this amendment should be considered a red-line change.

Ms. Portante moved that the Commission find that the proposed changes to the leaching field as proposed by Pulte Homes and Bohler Engineering:

Sheet 1 of 1 - Skyline Drive Revisions 10/04/2011 and
Sheet 15 of 37 – Grading and Drainage Plan "E" 08/21/2011,

is a minor modification to the approved/existing AOOC and may be added as a red-line change to the file.

Ms. Green 2nd; motion passed (3 aye and 2 nay)

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 11-02-2011 - 020 - Request to Amend – 354B Great Road – Residences at Quail Ridge].

8:10 Mr. Maitland and Mr. Magee rejoined the meeting.

Request for Certificate of Compliance - 80 Hammond Street - DEP File No. 85-1017 (030)

Mr. Maitland gave an overview and history of the site to the Commission and reported to that he conducted a site visit. The original request for certificate was not granted by the Commission due to outstanding issues with the special conditions required in the approved Order of Conditions.

Mr. Tidman reported that he inspected the property this November 1st, pavement that was within the no-build setback has been removed and granite monuments/markers have been placed along the limit of work as required in the special conditions.

Ms. Green moved that the Commission issue a Certificate as recommended by Mr. Tidman, Mr. Colman 2nd; motion passed unanimously.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 11-02-2011 - 030 - Request for Certificate of Compliance - 80 Hammond Street - 85-1017]

Request for Certificate of Compliance - 6 Hatch Road - DEP File No. 85-920 *(040)*

Ms. Green moved that the Commission issue a Certificate as recommended by Mr. Tidman, Mr. Arnold 2nd; motion passed unanimously.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 11-02-2011 - 040 - Request for Certificate of Compliance – 6 Hatch Road – 85-920]

MINUTES

Mr. Magee moved that the Commission accept the minutes of October 5, 2011, Ms. Green 2nd; unanimous.

Mr. Magee stated that while reviewing the draft minutes of October 19, 2011 he noted that the Commission appears to have utilized the word "lease" in the discussion of Hybid Farm. Mr. Magee believes the correct word is "license" and suggested that the minutes of October 19 include an annotation calling out this subsequent clarification.

Open Space & Recreation Plan

Next working meeting is scheduled for November 9, 2011 at 6:00 pm.

8:30 Meeting adjourned.

Terry Maitland

Terry Maitland,
Chair

TT:ahr
ahr.concom.minutes.2011.11-02-2011

CONSERVATION COMMISSION
AGENDA
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7:15 PM
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Requests for Certificate of Compliance

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- 6 Hatch Road - DEP File No. 85-920 *(040)*

MINUTES

January 20 OSRP
March 3 OSRP
March 17 OSRP
**March 23 CC & OSRP.....Mill Dam Extension was voted
April 7 OSRP
April 21 OSRP
May 11 OSRP

October 5	comments rec'd by	TT, AG, ADM	signature
October 19	" " "	TT, AG	

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11-02-2011

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PDF	0001 - November 2 Agenda	naturalres	10/28/11	44 KB	
PDF	010 - Notice of Intent - 24 Conant Street	naturalres	10/31/11	2 MB	
PDF	020 - Request to Amend - 354B Great Road - Residences at Quail Ridge	naturalres	10/27/11	4 MB	
PDF	030 - Request for Certificate of Compliance - 80 Hammond Street - 85-1017	naturalres	10/27/11	1 MB	
PDF	040 - Request for Certificate of Compliance - 6 Hatch Road - 85-920	naturalres	10/27/11	63 KB	