

**CONSERVATION COMMISSION  
AMENDED AGENDA  
SEPTEMBER 17, 2008**

7:15 Notice of Intent - 90 Charter Road - Senneth Berrier (010 - 012)  
Installation of an in-ground pool within 100' of wetlands.

7:30 Continuation - NOI - 107-111 Great Road - Wetherbee Plaza II - L. Bertolami (020) - Continued  
until October 1 at 7:35 PM

7:40 Continuation - NOI - Residents at Quail Ridge - Continued until October 15, 7:40 PM

7:45 Notice of Intent - 81 River Street - Lothrop Mill LLC (040 - 045)

MINUTES

September 3 forthcoming

**CONSERVATION COMMISSION  
MINUTES  
SEPTEMBER 17, 2008**

**MEMBERS PRESENT:** Terry Maitland, Janet Adachi, Fran Portante, Linda Serafini, Bill Froberg, Julia Miles

**ASSOCIATE MEMBER:** Toni Hershey

**CONSERVATION ADMINISTRATOR:** Tom Tidman

**RECORDING SECRETARY:** Andrea Ristine

**VISITORS:** Senneth Berrier, Dean Charter, Bruce Ringwall, Ed Flannery

7:15 Notice of Intent - 90 Charter Road - Senneth Berrier (010 - 012)

Senneth Berrier presented plans for the installation of an in-ground pool 80' from the edge of wetlands.

Mr. Tidman reported that the site is flat with lawn up to the edge of wetlands.

Upon query by the Commission Ms. Berrier reported that the pool will have a filter cartridge. no back washing is required.

Upon query by the Commission, Mr. Charter, an abutter, reported that an in-ground pool only needs to be drawn down approximately 6" from normal for winter storage.

7:30 Mr. Maitland closed the hearing.

Decision - 90 Charter Road

Ms. Adachi moved that the Commission issue a standard Order of Conditions for the plans as presented, Ms. Miles 2<sup>nd</sup>; unanimous.

7:30 Continuation - NOI - 107-111 Great Road - Wetherbee Plaza II - L. Bertolami (020) - Continued until October 1 at 7:35 PM

7:40 Continuation - NOI - Residents at Quail Ridge - Continued until October 15, 7:40 PM

7:47 Notice of Intent - Lot 2F - 81 River Street - Lothrop Mill LLC (040 - 045)

Bruce Ringwall from GPR, Inc. presented plans for the removal and replacement of the existing mill foundation and associated retaining walls and construction of a parking area and associated drainage structures within the inner riparian zone of Fort Pond Brook. The site previously received an Order of Conditions (DEP File No. 85-996) approving the renovation of the mill building. Since that time the building was condemned based on structural investigations under new building codes and existing conditions. It was deemed unsafe to be rebuilt and will need to be demolished and rebuilt on its existing footprint. Some roadway setbacks are required beyond those in the original approval and the basement will be raised to be above the groundwater elevation. The Applicant will evaluate and hopes to retaining the existing corners of the foundation closest to Fort Pond Brook and will try to use existing foundation walls where possible. Plan details provide for a double-sandbag dike and dewatering if necessary to create a barrier to allow patching and

reconstruction of the foundation. The bio-retention areas will be constructed first. If dewatering within the dike is necessary the water will be directed to the bio-retention areas.

Upon query by Mr. Maitland, Mr. Ringwall reported that the sandbag dike was not proposed in the original filing, it is precautionary; the Applicant intends to conduct work activities during low-flow season.

Upon query by Ms. Miles, Mr. Ringwall reported that the mill building reconstruction will require a reduction from its historic size to meet zoning setbacks. The Applicant intends to save as much of the existing foundation wall as possible; the south section seems to have been well repaired in past history.

Upon query by Mr. Froberg, Mr. Ringwall reported that potential dewatering activities will not involve diverting the river's flow but will temporarily extend the bank; the river will still flow in its natural stream bed.

Upon query by Mr. Froberg, Mr. Ringwall stated that the building footprint will remain the same with the exception of reducing a corner to meet the roadway setback of 10'.

Upon query by Ms. Adachi, Mr. Ringwall reported that the project is still under review by the Historical Commission.

Upon query by Mr. Froberg, Mr. Ringwall stated that the foundation will be reconstructed with poured concrete with a combination of stone to keep the existing characteristics.

Upon query by Mr. Froberg, Ed Flannery reported that he has started cleaning up the site but will finish at the same time as the building demolition. He will salvage as many original beams as possible from the existing structure. He hopes to start the foundation work during the spring of 2009. Mr. Ringwall noted that the site cleanup and construction of bio-retention basins will be done prior to the building construction.

9:16 Mr. Maitland closed the hearing.

Decision - Lot 2F - 81 River Street - Lothrop Mill LLC

Mr. Froberg moved that the Commission issue a standard Order of Conditions (OOC); Ms. Adachi 2<sup>nd</sup>.

9:27 The motion passed unanimously.

9:35 Meeting adjourned.



Terry Maitland  
Chair