##### Town of West Bridgewater

**CONSERVATION COMMISSION**

**1st Fl. Conference Room, Town Hall**

**65 North Main Street**

**5 August 2014 Meeting**

**Minutes**

**6:30 PM** With Commissioners Lee Anderson (LA) and Moe McCarthy (MM) in attendance, Commission Chairman Tim Hay (TH) called the meeting to order. Staff was also present; John DeLano (JD), Agent and Kitty Doherty (KD),Conservation Administrator.

**🟋 MM / LA** motioned to approve Minutes for 15 July 2014 as presented, so voted.

**New Public Hearing**:

275 East Center Street NOI: (SE 328 -660 ) Collins Engineering / James Bourne - Hilliard’s Chocolate System; Repair commercial septic system with drainage improvements for existing building in the vicinity of a BVW.

Neither the applicant nor property owner was present at the 6:30 hour. TH opened the public hearing, noting that green abutter notification cards were not submitted, plus the WPA and bylaw fees were incomplete.

**🟋LA / MM** motioned to continue the PH to 19th Aug 2014, so voted.

Later in the meeting the applicant’s representative Peter Lyons from Collins Engineering did make an appearance at the meeting.

**🟋**MM / LA motioned to re-open the PH. Voted. The board agreed to reopen the P.H. because no abutters had appeared at the PH.

Mr. Lyons presented the remaining required checks, ~~and~~ the green cards ~~were then submitted,~~ ~~plus~~ and a waiver request for activity within the 50’BZ.

Mr. Lyons presented a brief overview of the proposed project to replace an existing commercial septic system now located in the way back behind the building in the BVW. Some pavement is to be removed and replaced by crushed stone. The BOH has approved a 3’ separation; this project is designed to improve site drainage as well as fix the septic issues.

**🟋**MM / LA motioned to waive the 50’ set back, so voted.

**🟋**MM / LA motioned to issue a standard OOC, so voted.

**🟋**MM / LA motioned to close the PH, so voted.

**Administrative discussions and action:**

188 North Elm Street COC (SE 328 – 654)

**🟋LA / MM** motioned to issue a COC without bond, so voted. Document was signed.

282 North Elm Street OOC (SE 328 – 634) –The home owner faced the reality that his approved septic repair design was too expensive for him to install. His engineering company redesigned the system, removing the block wall and lowering the elevations of the system. BOH will approve this new design.

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**🟋MM / LA** motioned to consider the change to be a minor project change and not require an amended OOC and a new filing. Voted. JD will send a letter to the homeowner that this is a minor project change will not need a new filing.

11 Teresa Road COC (SE 328 – 533) – the previous owner did not comply with his OOC instructions leaving the present property owner to straighten ‘it’ out. The site still needs to have the ~~WL reflagged~~ ~~and~~ ~~permanen~~t PVC markers installed along the 50’ BZ or Lot line as the case may be and as shown on the plan titled “Site Asbuilt & Restoration Plan”, dated 1-14-14. Site not ready for a COC yet.

**🟋MM / LA** motioned to continue the hearing on the Request for a COC. Voted.

48 Harvestwood OOC (SE 328-622) -restoration project

The site has been planted for weeks and the vegetation has been monitored, with 8 trees dead, 3 of which are outside of the required planting area. Mr. Peters wants to start his new house now; the board wants an ~~written agreement that he will keep it watered~~ as-built of the re-planting showing the location and the type of plant.

**🟋MM / LA** motioned to require the asbuilt as discussed. Voted. TM abstained.

Update: Nunckatessett Greenway Trails; KD reported that Agreements have been reached between D F&G and John Peck for official off-road location of Bay Circuit Trail between Scotland Street and Clinton Road; Clinton Road Trail Head, 17th September BCT / AMC work day project

**Agent’s report:**

AGENTS’S REMARKS:

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| **Item #1: New Public Hearing - DEP # 328-0660-NOI-#275 East Center Street. Installation of an upgraded septic system, installation of a drainage swale and associated site work.** |
| The involves the replacement of an old septic system that is failing. The existing system is currently located in the wetland. The work is in the 50’buffer but is being done in an existing lawn area of the site. This is a vast improvement on the property. The engineer was asked to bring in additional checks for the filing fees and a letter requesting a waiver on the 50’ buffer work.  **RECOMMENDATION: Motion to waive the 50’ no touch requirement. Motion to issue an OOC. Motion to close the PH.** |
| **Item #2 Administrative Discussion- COC SE 328-654 – #188 North Elm Street- Septic System Repair/Upgrade and associated site work.** |
| We have received all the proper documents required for the issuance of a COC. I have inspected the site. I have no issues with this project.  **RECOMMENDATION: Motion to issue a COC without a bond** |
| **Item #3 Administrative Discussion- Request a Change to SE 328-634 – #282 North Elm Street- Septic System Repair/Upgrade and associated site work.** |
| The engineer has redesigned the system to lower the grade to save the owner money by eliminating the use of block walls. It is my opinion that the changes do not impact or hurt the wetlands.  **RECOMMENDATION: Motion to consider this change a minor project change that does not require amending the OOC.** |
| **Item #4**: **COC SE 328-533 – #11 Teresa Road- New Single Family House, Septic system and associated site work.** |
| The engineer informed me today that they are not ready on this project to address the outstanding issues that were suggested by the Commission. They requested this to be continued until the attorney working on this project gives them authorization to proceed.  **RECOMMENDATION: Motion to continue the Request for a COC.** |

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| **Item #5**: **Administrative Discussion** -  **48 Harvestwood Drive – Request received to approve the wetland**  **replanting plan and allow applicant to obtain a building permit for the proposed dwelling.** |
| I have inspected the site and found that 8 trees/shrubs look like they have lost their leaves. This is only a small % of the overall planting numbers. It appears that the applicant has replaced some of the plants that may have died on his own. I have no issue with approving the replanting work as long as the owner continues to water the plants and the Commission receives assurances that the plants that don’t make it get replaced in the Fall.  **RECOMMENDATION: To be made at the meeting depending on the discussion.** |
| **Item #6**: **Informational Discussion- 2nd WBCC Scavenger Hunt Event at Rail Trail** |
| A second event is being planned for September 20, 2014. More Details will be announced later. |

END OF REPORT

**Correspondence:**

None

**Signing documents:**

275 East Center Street OOC: (SE 328 -660

188 North Elm Street COC (SE 328 – 654)

**Other:**

320 West Center Street

🟋MM / LA motioned and voted to issue an EO at Glad Acres, regarding their sewer overflow.

South Elm Street – by West Meadow Brook; JD reported that Clint Howard putting down gravel for a wider access road to accommodate his equipment that he is using for the growing of corn in the fields.

Meeting adjourned at 7:30 PM.

Revised Minutes Respectfully submitted,

John W. DeLano, Conservation Agent