

Meeting Minutes July 12, 2023

Members Present: Joseph Venezia, Co-Chair
Roger deBruyn, Co-Chair
Jerry Knouse

Members Absent: Stephen Phifer, Carol Platenik

Public Present: Neil Jackson, Erica Larner

Joseph Venezia opened the meeting at 6:34 pm

MOTION: Roger deBruyn made a motion to approve payroll for the Conservation Clerk (time as amended to 06/15/2023 – 06/28/2023 in the amount of \$550.94

SECOND: Jerry Knouse

VOTE: All

MOTION: Jerry Knouse made a motion to approve reimbursement to Conservation Clerk for certified mail in the amount of \$49.50.

SECOND: Stephen Phifer

VOTE: All

Old Business:

85 Hollow Road

There was a discussion surrounding the questions from Mark Stinson from the Department of Environmental Protection. Erica Larner, a Wetland Scientist attended the meeting to explain what was found on the property. There was a discussion regarding a street culvert and a drain basin. She explained the stream was an intermittent stream. There was a question about placing the septic to the south since the driveway was to the north. The engineer, Neil Jackson stated the current driveway was a shared drive with multiple people, so they want to put in a new one that wasn't shared. He went on to say they have a new architectural plan with no garage since they decided not to build it, and this means less fill will be coming in and there will be less grading of the property.

Joe Venezia if the septic system would be raised. Neil Jackson indicated it would be. Roger deBruyn asked about putting the septic system in front and the well in the back. Neil Jackson stated there was a shorter set-back for wells than for septic systems, so it couldn't be switched. Joe Venezia asked if there were any other wells near the septic system. Neil said there wasn't and that the Board of Health has not yet approved the well at this time. He said the owners want to do all they can to take care of the land.

Joe Venezia asked what was in front of the house. Neil stated it was a portico. Steve Phifer asked if there would be a full basement because the well needed to be at least 20 feet from the basement and 10 feet from the road. Roger deBruyn said there are provisions in the Riverfront restriction regulations. Erica Larner showed the restrictions and explained the improvements to the current Riverfront Restrictions Act confirming upgrades to degrading systems. Jerry Knouse said that this act states to look for all viable options. Steve Phifer asked if the system would be a gravity system and Neil Jackson said it would.

Erica Larner said she knows the meeting isn't to obtain an approval and it is just a discussion. She went on to say she has been in touch with Mark Stinson from the Department of Environmental Protection, and she cited the correct regulations. She stated

that since the garage has been removed from the plans, there will be less disturbance to the property. Roger deBruyn asked if all materials will be kept at the furthest point, Erica Larner said that is an appropriate condition for the project. Roger asked if they could show the 100-foot buffer on the plans. Steve Phifer asked if there would be a drain around the perimeter and Erica said yes. Steve then asked how the house would be heated because he was concerned if it was oil, the tank would be in the basement. He stated there should be a double wall if it was oil, to stop oil from leaking out into the Riverfront. Neil Jackson said he wasn't sure what type of heat they would have but would find out.

Roger deBruyn asked if there were any features flagged on the ground at the site, Neil Jackson said the house is staked out, but the septic system is not. He went on to say it would be good for them to get a second look. Joe Venezia asked if they could draw (on the plans) where the wattles should be if a new well is dug as well as where a slurry pit would be. There was a discussion on whether to use wattles or a silt fence. Erica Larner said a viable option would be biodegradable wattles, and that silt fences disturb the ground.

MOTION: Roger deBruyn made a motion to continue this to July 26, 2023, at 7:00 p.m.

SECOND: Jerry Knouse

VOTE: All

117-0237 - 61 Haynes Hill

Stephen Phifer moved to the table to discuss this plan since he is the contractor and cannot vote on his own project. The amendment to the Order of Conditions request is for adding a telephone pole to connect electricity to the home. He explained that if poles were installed, the driveway had to be a minimum of twenty feet wide. He said, if it was, then it would be in the wetlands, so there would be one pole and the wires would run underground along the driveway eighteen inches down in a trench. The driveway is only 12 feet wide so no poles can be added due to the 20-foot requirement from National Grid. Roger deBruyn asked if it would be going through the stream. Steve Phifer said it would and the conduit would be covered with six inches of sand. Roger deBruyn asked that this be drawn on the plan as well as the trenching along the driveway.

MOTION: Roger deBruyn made a motion to approve the amendment to the Order of Conditions for 117-0403.

SECOND: Jerry Knouse

VOTE: All

Steve Phifer as the Contractor of the project did not vote.

19 Cubles Drive – Certificate of Compliance Request

Roger deBruyn stated he visited this property and indicated it looked good and had no concerns.

MOTION: Roger deBruyn made a motion to approve the Certificate of Compliance with the perpetual conditions.

SECOND: Jerry Knouse

VOTE: ALL

26 Third Street – Tree Hazard

Roger deBruyn said he visited the site to assess the hazardous tree as indicated in an email from Robinson Tree Service. He stated the trees are 20-25 feet from the water. He indicated there was no way to get to the waterfront. Steve Phifer asked if they could do it from the street, and said if not, they will probably climb the tree. Roger stated the trees were 70-to-80-foot trees. He indicated the clerk send a letter to Robinson Tree Service letting them know they can cut down the tree, letting them know they must remove all debris and to leave the stump. He said they could grind it down to be flush with the ground.

Apple Road – Complaint

The clerk stated she received an email from the Department of Environmental Protection (DEP) regarding this property requesting the phone number for the owner(s). The clerk said she researched files online and could not find a number. Joseph

Venezia asked the clerk to put MaryAnn DiPinto (Wetland Scientist working on this property) in touch with the DEP contact, Mary Grover so they can tour the site together.

71 Palmer Road Complaint

The clerk received a complaint regarding this property asking about storm water, delineation and other permits required for a parking lot project. Roger deBruyn stated they visited the site once and didn't go back. Steve Phifer thought that they were working outside the area. The Commission Members agreed to do a site visit. The clerk will coordinate the visit with the owner and the Conservation Commission Members.

Forest Cutting Plan – Brookfield Road

The clerk received an email from MaryAnn DiPinto (Wetland Scientist) in reference to the Forest Cutting Plan on Brookfield Road, in which she stated she advised the landowner to stop working within 100 feet of the wetlands. The Conservation Commission members had a discussion surrounding the wetland and the stream crossing. Steve Phifer indicated this could be a zoning issue and asked the clerk to send a note to the Zoning Officer to give him this information and to determine if there are permits for the gravel pit, and for its expansion.

Question from resident

There was a question from a resident regarding cleaning of weeds/vegetation in Sherman Lake and what was required to do so. The clerk said she informed the resident about Solitude Lake Management and how they recently performed the milfoil treatment. Roger deBruyn said it does take some time to see the results. He went on to say there is a Lake Association that the resident could approach to find more information on cleaning the lake. He also said it would require a Notice of Intent if they pursued clearing more than what Solitude Management did.

Minutes

MOTION: Roger deBruyn made a motion to table the minutes from the 05/10/2023, 06/14/2023 and 06/28/2023 meetings.

SECOND: Jerry Knouse

VOTE: ALL

Roger deBruyn asked the clerk to write minutes from Joseph Venezia's notes from the site visit they performed on July 06, 2003, as it is a meeting since there was a quorum on site.

MOTION: Steve Phifer made a motion to adjourn the meeting.

SECOND: Jerry Knouse

VOTE: ALL

The meeting adjourned at 7:45 pm

Next BCC Meeting: Wednesday, 07/26/2023, at 6:30 PM

Respectfully submitted by Patricia Plasse

X

Co-Chair