

MINUTES
CONSERVATION COMMISSION
LAND USE MEETING ROOM
November 20, 2017

OPENING: The regular scheduled meeting of the Conservation Commission opened at 7:00 p.m. Attendance is as follows:

Christopher Pratt, Chairman	Present
Seth Kellogg, Vice Chairman	Present
Frank Soleimani, Commissioner	Absent
Mehmet Mizanoglu Commissioner	Absent
Dave MacWilliams Commissioner	Present
Brian Drenen Commissioner	Absent
Brian Pranka Commissioner	Present
Dennis Clark, Coordinator	Present

7:15 Christopher Pratt, Chairman, opened the meeting.

MINUTES

Commissioner MacWilliams made a motion to accept the minutes of 11/06/17. Vice Chairman Kellogg seconded the motion. None opposed, the motion passed unanimously.

HEARINGS

Mr. Rob Levesque, R. Levesque & Associates

7:18 **Southwick Country Club - RDA** Chairman Pratt opened the hearing by reading the notice as posted in the newspaper. Mr. Levesque presented the proposal as two RDA's, Parcel 1 and Parcel 11. Parcel 1 has existing buildings which will remain. There is a stream going under Sunnyside Road in the location of the restaurant, parking lot, and maintenance building. A wetland area exists along the fairway from an intermittent stream ponding in the area of College Highway with a 20 inch pipe under the roadway to Kellog Brook.

Parcel 11 has a low area and an intermittent stream flowing into Kellog Brook. There is also a boarding vegetative wetland along the brook and continues off site. The plan does show a 200 foot buffer zone on both sides of Kellog Brook and a excavated area from the original construction of the golf course. Chairman Pratt and Coordinator Clark did a site view via a golf cart of the entire course.

Mr. Levesque explained the two different options for development. A conventional development could have dwellings with driveways all along College Highway. The property is zoned

residential. The second option would be a Flexible Residential development which would include open space. As of this meeting, the exact number of dwellings has not been determined. Chairman Pratt made a motion to approve the Request for Determination as presented for Parcel 1. Commissioner MacWilliams seconded the motion. None opposed, the motion passed unanimously.

Chairman Pratt made a motion to approve the Request for Determination as presented for Parcel 11. Commissioner MacWilliams seconded the motion. None opposed, the motion passed unanimously.

Mr. Randy Brown, DPW Director

Certificate of Compliance 11 Nicholson Hill Road DEP # 292-0299 Mr. Brown attended the meeting for a partial Certificate of Compliance for 11 Nicholson Hill Road. The parcel is a completed portion of the total project. Mr. Brown stated that there were insufficient funds to complete the entire design, which is being done in phases. Only about 80 % of Nicholson Hill Road is currently paved. Additional design work and bids will need to be obtained once funding becomes available to complete the project. There is a low portion of wetlands along Nicholson Hill Road where it meets with Mort Vining Road. An existing silt fence along the bottom of the roadway will be removed.

Commissioner MacWilliams made a motion to approve the partial Certificate of Compliance. Vice Chairman Kellogg seconded the motion. None opposed, the motion passed unanimously.

Notice of Intent Extension DEP # 292-0299

Mr. Brown also requested an extension of the Notice of Intent # 292-0299 for a period of three years as funding has not been available to complete the project.

Vice Chairman Kellogg made a motion to extend the Order of Conditions for three years, 5/17/2021 as the current O of C expires on 5/17/2018. Commissioner MacWilliams seconded the motion. None opposed, the motion passed unanimously.

DISCUSSION/REVIEW

13 Robin Road DEP # 292-0334 Coordinator Clark conducted a site visit and related that the Bordering Vegetated Wetland that was originally intended to be area of disruption was no longer needed. The applicant was able to obtain an alternative access to the home that did not include any resource areas. Commissioner MacWilliams made a motion to approve the Certificate of Compliance. Commissioner Pranka seconded the motion. None opposed, the motion passed unanimously.

Commissioner MacWilliams made a motion to release the remaining bond of \$2,500.00. Chairman Pratt seconded the motion. None opposed, the motion passed unanimously.

107 South Loomis Street – Enforcement Order There had been some progress made at the location, but the property owner must fully comply with the Enforcement Order by the December meeting. Commissioner Pranka stated that vehicles were being parked in an area that may have been filled in recently. Coordinator Clark will conduct a site visit prior to the meeting.

Kuldek Brothers – Sunnyside Coordinator Clark related that a Notice of Intent was filed on this property several years ago for a roadway crossing. There was a small amount of wetlands that were disturbed. An Enforcement Order is currently preventing the use of the crossing until all wetland issues have been resolved. Coordinator Clark will advise Mr. Kuldek that he or his representative will need to contact Town Counsel to determine if the Conservation Commission will hold a deed restriction to prevent any additional wetland disturbance.

Enforcement Order DEP # 292-0297 Coordinator Clark showed pictures of the containment of sediment from the construction that went into the brook. Coordinator MacWilliams made a motion to ratify the Enforcement Order. Vice Chairman Kellogg seconded the motion. None opposed, the motion passed unanimously.

5 Kline Road DEP # 292-0336 Request for Certificate of Compliance Coordinator Clark stated that a silt fence was re-installed as required. However, the property may not be ready for a Certificate of Compliance until the spring.

Signs The Conservation Commission members reviewed two signs, 1) Sofonowski rules and regulations, 2) Sterrett Drive Nature Preserve. The members were in agreement with some changes that need to be made before a final approval.

LPP Updates

- **Turtle Cove** Coordinator Clark stated that docks from Turtle Cove had previously broken loose and found in Canal Brook. An attempt was made to contact the owner, but the contact information was incorrect. Coordinator Clark will attempt to determine the actual owner.
- **LPP 2018 Application** The revised application was reviewed by the members of the Conservation Commission. Some minor changes had been made from the 2017 application at the request of Mr. Grannells. Chairman Pratt made a motion to approve the changes. Commissioner MacWilliams seconded the motion. None opposed, the motion passed unanimously.

Coes Hill Bridge Repair Coordinator Clark received a request to repair a damaged bridge on Coes Hill Road that accesses open farm land. After reviewing ortho maps The Conservation Commission members agreed that the bridge repair should fall under an agricultural exemption.

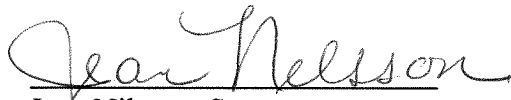
642 College Highway – Violation Notice Coordinator Clark presented pictures of the installation of a silt fence that was required at the last meeting. There also appears to be a silt fence on the neighboring property. Coordinator Clark was told by Zoning Enforcement and Town Planner that there is a violation of the Special Permit relative to logs on the subject property. Coordinator Clark stated that the business owner will submit a more permanent restoration plan.

137 North Lake Avenue – Tree Removal Coordinator Clark issued an Emergency Certification for the removal of 1 tree at this location. The tree warden did confirm that the tree was dying and ordered the work to be done.

Congamond Lakes 2017 Year-End Report DEP # 292-251 The Conservation Commission received a copy of the report for the 2017 year treatment, survey, and recommendations for the next season. Commissioners reviewed and commented on the report.

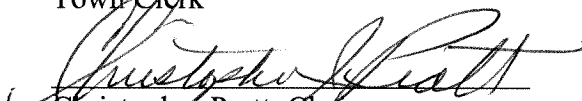
Commissioner Pranka made a motion to adjourn the meeting at 8:47 p.m. Commissioner MacWilliams seconded the motion. None opposed, the motion passed unanimously.

Respectfully submitted,



Jean Nilsson, Secretary

cc:

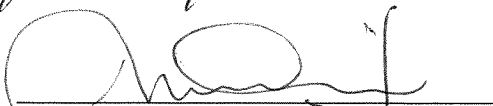
Select Board
Town Clerk


Christopher Pratt, Chairman

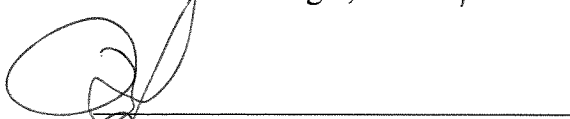
Seth Kellogg, Vice Chairman

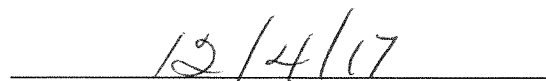

Dave Mac Williams, Commissioner


Frank Soleimani, Commissioner


Mehmet Mizanoglu, Commissioner


Brian Drenen, Commissioner


Brian Pranka, Commissioner


Date