



**Pembroke Conservation Commission
Minutes of the Meeting of
August 13, 2018
Pembroke Town Hall, Room 3**

Disclosure: These minutes are not verbatim – they are the administrative agent’s interpretation of what took place at the meeting.

All materials presented during this meeting are available in the Pembroke Conservation Commission office.

Open Meeting Law, G.L c. 30A § 22.

Members present: Robert Clarke, Member and Agent; Arthur Egerton, Member; Richard Madden, Member; Mark Sotir, Chairman
Member(s) absent: Scott Glauben, Vice Chairman; Sharon McNamara, Member; Sandra Simon, Member
Staff present: Rachel Keller, Administrative Agent

At 7:00PM, Mr. Mark Sotir, Chairman, opened the meeting and asked the members to introduce themselves, and then stated that the proceedings would be made available to the public through video or audio broadcast on the PACTV Government Access Channel for broadcast at future dates and that all comments made in open session would be recorded.

ADMINISTRATIVE BUSINESS

Minutes

A motion was made by Mr. Egerton and seconded by Mr. Clarke to accept and approve the minutes of the July 30, 2018 meeting, as written. All in favor. Motion passed unanimously.

DISCUSSIONS

Luddam’s Ford Park

There was discussion about the planting of trees that recently occurred at the park. Mr. Madden voiced his displeasure with the placement of the trees and choice of contractor. The chairman explained the rationale behind the configuration of the trees and the choice of contractor. The placement of trees is to allow for the spanning of each tree’s root system and the contractor is one that offered to do the work free-of-charge. There was also discussion about the DPW’s replacement of the boulders around the perimeter of the park at the road with a wooden guardrail. The Pembroke representative of the North River Commission (NRC) informed some of the commission members that the commission did not give approval for the replacement; however, it was communicated through the town administrator’s office that approval has been granted. The

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chairman asked the administrative agent to contact the secretary to the NRC to ask to have the conservation commission added to the group's next agenda to clarify what actions were sanctioned by the NRC.

190 Barker Street

The agent explained that Wildlands Trust is unable to provide a precise cost for the maintenance of a conservation restriction for the property without knowledge of what will become of the buildings that are currently on the property. There was some discussion regarding the use of one of the building as sanitary facilities for the public. There was further discussion about whether it would be more practical to remove the buildings – the residence, at the very least – for parking or other purposes. Discussion to be continued.

Informal endorsement of subdivision and land donation at 385 High Street

The administrative agent gave a summary of the discussion held at a meeting between the agent, Mr. Stephen Kotowski of Webby Engineering, Mr. Ed Kopolovsky and herself. She explained that Mr. Kopolovsky is interested in building a subdivision on his property off of 385 High Street. Currently the Pembroke Planning Board has a rule that allows for 1,000 feet of roadway, but this project would require 1,583 feet of roadway. The members are being asked for their informal support of a plan that would allow for a waiver of the planning board rule in exchange for a 55-acre parcel being donated to the town for conservation/open space purposes.

A motion was made by Mr. Clarke and seconded by Mr. Madden to authorize the administrative agent to draft and send a letter to the planning board in general support of the plan - if accepted by the board - presented by Mr. Kotowski on behalf of Mr. Kopolovsky.

HEARINGS

Notice of Intent (NOI) – 18 High Avenue – Farrell (DEP File # SE056-1017)

Attendees: Bart Lipinski, Grady Consulting, LLC; James Farrell, applicant/homeowner

Mr. Lipinski explained to the members the plan for a new home and septic includes work that is all within the 100' buffer zone. The agent stated that a double row of 12" silt sock would be required at the lower edge to prevent any materials from entering the pond.

A motion was made by Mr. Madden and seconded by Mr. Egerton to close the hearing. All in favor. Motion passed unanimously.

A motion was made by Mr. Clarke and seconded by Mr. Egerton to issue an order of conditions with the special condition of a double row of 12" silt sock at the lower edge of the property near the pond. All in favor. Motion passed unanimously.

Notice of Intent (NOI) – 23 Bristol Road – Kelley (DEP File # not yet assigned)

Attendees: Chris Sanderson, Merrill Engineers and Land Surveyors; Eoghan Kelley and Stan Greenburg, Copperwood Circle Builders

Mr. Kelley explained that the plan for the subdivision with associated roadway was approved at a previous meeting. Mr. Sanderson explained that the wetland line was delineated in 2016 and approved with the original subdivision filing. Plan includes 2 1/2-story 2,400 sq. ft. house with garage, driveway, septic and associated utilities. The runoff, including roof runoff, from the property will be incorporated with the street drainage, per the storm water management plan. Septic outside of the 100' buffer. As there was no DEP file number assigned prior to the hearing, the members agreed to continue the matter to the next scheduled meeting.

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A motion was made by Mr. Madden and seconded by Mr. Egerton to continue the hearing to August 27, 2018 at 7:20PM. All in favor. Motion passed unanimously.

Notice of Intent (NOI) -- 34 Bristol Road -- Kelley (DEP File # not yet assigned)

Attendees: Chris Sanderson, Merrill Engineers and Land Surveyors; Eoghan Kelley and Stan Greenburg, Copperwood Circle Builders

Mr. Sanderson informed the members that the storm water management plan for this lot is a bit more intricate than the plan for 23 Bristol Road. The addition of a rain garden, outlined by an easement, manages the additional runoff on this particular lot. The lot owner will be charged with the maintenance of the rain garden in a deed rider. If the lot owner does not comply with the terms, the town has the authority to maintain the rain garden. Mr. Sanderson will provide the language to be included in the special conditions with the order of conditions. A couple of drywells were also included to take care of the runoff that cannot be handled by street drainage. As there was no DEP file number assigned prior to the hearing, the members agreed to continue the matter to the next scheduled meeting.

A motion was made by Mr. Clarke and seconded by Mr. Madden to continue the hearing to August 27, 2018 at 7:30PM. All in favor. Motion passed unanimously.

(cont.) Determination of Applicability (RDA) -- 22 Harvard Street -- Van Lelakes

Attendees: Peter Lyons, Collins Civil Engineering Group, Inc.

Mr. Lyons informed the members that the drainage easement on the property is on private, not public, property. The agent confirmed that he verified that the easement is on private property.

A motion was made by Mr. Clarke and seconded by Mr. Egerton to close the hearing and to issue a negative 3 determination with all of the usual conditions. All in favor. Motion passed unanimously.

A motion was made by Mr. Clarke and seconded by Mr. Egerton to close the meeting at 8:24PM. All in favor.

Materials and Exhibits

Draft minutes of July 30, 2018 meeting

Notice of Intent and accompanying documentation for 18 High Avenue

Notice of Intent and accompanying documentation for 23 Bristol Road

Notice of Intent and accompanying documentation for 34 Bristol Road

Request for Determination of Applicability and accompanying documentation for 22 Harvard Street

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