Members Present:

Michael Dionne, Chair Merry Lineweber Kevin Sullivan

Mark Jennings Michael Kirwan Barbara Soley

Jack Hackett Deborah Shigo

Staff:

Seth Creighton, Chief Planner

The chair convened the meeting at 6:30pm.

**1) Minutes:** Review Meeting Minutes of January 25, 2017

**2)** **Conservation Overlay District:**

a) Formal presentation of: Makris R.E. Development, LLC, Chesley Hill Road & Donald Street (by Beals Associates) 51-Lot subdivision proposal involving wetland and wetland buffer impacts.

Christian Smith, PE, from Beals Associates, Jim Gove, Wetland Scientist from Gove Environmental, and Alex Makris, Developer presented the plan.

Mr. Smith reminded the Commission that they had previously walked the site and requested some revisions. Mr. Smith reviewed the three wetland crossings and explained the one nearest to Route 16 is an open bottom culvert, the one in the middle of the property is called out to be/will be changed to a live bottom culvert, and the other is a double 18” plastic corrugated pipe. Mr. Jennings asked that the plastic pipes be changed to an open bottom/live bottom culvert; the other Commissioners agreed.

Mr. Jennings noted that the application stated that the houses would need to be built in a manner to address areas of known high groundwater. Mr. Gove passed out pictures of several test pits to show the soil layers. Mr. Creighton said that Staff will require specific construction details for lots encumbered by high groundwater. Mr. Kirwan asked how many test pits were dug, Mr. Gove said 80.

Mr. Smith explained the stormwater treatment system. Mr. Dionne initiated a discussion about how to make lot purchasers/home owners aware of onsite wetlands.

Ms. Shigo motioned to approve/support the Conservation Overlay Conditional Use Permit with the following conditions:

1) The recorded subdivision plan is to include a chart/note section that calls out all lots containing wetlands and states that Local and State wetland regulations must be adhered to.

2) Wetland placards are to be placed every 50’ along the wetland boundaries. These cost and installation of these placards are to be borne by the applicant and installed prior to work beginning onsite (including road construction).

3) The plans must note that the existing culvert in a wetland channel must be removed.

Mr. Hackett seconded this motion and all voted in favor.

b) Non-Binding presentation of: Real Estate Advisors Inc., 24 Jeremiah Lane (by) 53-Lot subdivision for single and duplex housing proposal involving with wetland/wetland buffer impacts.

*Walter Cheney and Alexx Monastiero from Real Estate Advisors Inc took a minute to pass out several sheets showing a new conceptual redesign. Ms. Monastiero pointed out the major changes namely being the preservation of the forest at rear of lot and development of field at front northern edge of lot. Mr. Creighton said that the any comments from the Commission should be considered non-binding, and that formal review and comments would be required once a full application was submitted.*

*Ms. Monastiero said that they would like to convert the rear forest to field and asked the Commission for their opinion. The Commission discussed the forest to field matter for several minutes before taking a straw poll vote; the majority decision was to leave the forest to field up to the developer’s discretion.*

*The Commission reiterated the review comments that they offer during their August 24, 2016 meeting. The applicant thanked the Commission for their time and said they will formally return to the Commission for review once a final design and engineered plans are submitted.*

 **3. Reports:**

Technical Review Group. The Commission’s liaison to the TRG explained the applications that are being reviewed and will be before the Planning Board that have conservation related aspects to them (wetlands, etc).

 **4. Old Business:** The Commission finished their review of easement language for Gauthier Farm and asked Mr. Creighton to work with South East Land Trust on this.

**5. Other Business:** Two residents asked the Commission about application, review, and commenting procedures. The Commission and Mr. Creighton explained the process.

**6. Adjournment:** Mr. Hackett motioned to adjourn at 8:26pm; Ms. Shigo seconded. The motion passed.

Respectfully submitted,

Seth Creighton, Chief Planner