

Kingston Conservation Commission Minutes

January 8, 2008

7:00p.m. The chairman called the meeting to order.
Present: Gary Langenbach (chairman), Marilyn Kozodoy, Sue Chamberlain, William Underhill, James Dehner, William Whitehill, William Kavol
Staff: Brandi Gordon, Secretary

Reviewed the draft minutes of November 20, 2007

James Dehner motioned to accept the minutes of November 20, 2007 as corrected.

Marilyn Kozodoy seconded the motion.

7:12p.m. **VOTE: 7-0-0**

Reviewed the draft minutes of December 4, 2007

William Underhill motioned to accept the minutes of December 4, 2007 as corrected.

Marilyn Kozodoy seconded the motion.

7:15p.m. **VOTE: 7-0-0**

Agent Updates:

- 49R Main Street – 30 day extension for submission of restoration plan
- St. Joseph's Church – restoration plan
- 20 Evergreen Street – erosion controls
- Senior Center – in process of submitting a Notice of Intent
- 5 Grandview Avenue – removing lower slab of building

Agent Meeting Notes:

- Cole Avenue - discussion regarding the site visit, soil sample, wetland delineation discrepancy, stabilization of slopes and ensuring no encroachment, zoning, flood zone, delineation of flood plain, sewer connection

7:47p.m. Continued a Public Hearing for a Notice of Intent for Cole Avenue, Map 58, Lot 105

Present: Steve Kotowski

Steve Kotowski asked for an update from the Commission regarding the site visit with Bob Gray.

The chairman reviewed/summarized the site visit with Steve Kotowski. Maureen Thomas, Sue Chamberlain, William Whitehill and Gary Langenbach attended the site visit. The chairman discussed issues with the soils and stated that there was standing water at seven inches and ten feet from the limit of work.

Steve Kotowski stated that he would need to discuss these issues with Bob Gray and possibly have the area re-delineated.

Marilyn Kozodoy asked if Bob Gray had submitted field notes for the property.

The chairman stated that the Commission had not received the field notes recently.

Sue Chamberlain stated that the flood plain needed to be labeled on the plan.

Marilyn Kozodoy asked Steve Kotowski how a septic system would fit on the property if there was no sewer available.

Steve Kotowski stated that the applicant was aware that there was no room for a septic system if sewer was unavailable. He stated that the applicant felt that it may help with the availability of sewer if the Conservation Commission approved of the proposal. He also stated that the applicant had no intentions of installing a septic system.

James Dehner asked how long the property was owned by the applicant.

Steve Kotowski stated that the applicant had owned the property for a short amount of time.

The chairman asked how the applicant would guarantee no encroachment to the resource areas.

Steve Kotowski stated that the conservation posts on the abutting property didn't appear to be working well and recommended a post and rail fence.

The chairman stated that the inner riparian zone extended to the foundation.

The chairman asked Steve Kotowski how he would like to proceed.

Steve Kotowski stated that he would like to continue the Public Hearing and speak with his client.

The chairman asked Steve Kotowski how high the foundation would be in the lower end of the proposed dwelling.

Steve Kotowski stated that there would be 7' of exposed concrete.

Al Sylvia from 7 Baker Avenue asked if anyone knew the dimensions of the paper street.

Steve Kotowski stated that he believed the paper street was thirty or possibly forty feet wide, but would need to look at the old filing to confirm the width of the road.

Marilyn Kozodoy motioned to continue the Public Hearing.
Sue Chamberlain seconded the motion.

8:09p.m.

VOTE: 7-0-0

Continued to February 19, 2008 @ 7:30p.m.

Discussion regarding Cole Avenue

William Underhill motioned to adjourn.
Marilyn Kozodoy seconded the motion.

8:18p.m.

VOTE: 7-0-0