

Kingston Conservation Commission Minutes

March 3, 2009

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

Discussion regarding:

- 18 Shore Drive

Marilyn Kozodoy stated that the Commission missed the opportunity to have it reviewed by Coastal Zone Management.

- Community Preservation Act reduction or elimination

Marilyn Kozodoy motioned not to support the warrant article to reduce or eliminate the Community Preservation Act and keep it at 3%.
Sue Chamberlain seconded the motion.

7:08p.m. **VOTE: 6-0-0**

Discussion regarding:

- Community Preservation Committee

Reviewed the draft minutes of January 20, 2009

James Dehner motioned to accept the minutes of January 20, 2009 as corrected.

Marilyn Kozodoy seconded the motion.

7:20p.m. **VOTE: 6-0-0**

Discussion regarding:

- Senior Center Low Impact Development (LID) techniques

Marilyn Kozodoy motioned to inform the engineer for the Senior Center Building Committee that the Commission would like LID techniques incorporated into the Senior Center site as much as possible.

James Dehner seconded the motion.

7:24p.m. VOTE: 6-0-0

Discussion regarding:

- Looping the water main near the Highway Department building

Marilyn Kozodoy motioned to issue a stop work order if the project was not completed by April 1st due to the vernal pool migration period.

William Underhill seconded the motion.

7:25p.m. VOTE: 6-0-0

Discussion regarding:

- 49R Main Street and the enforcement order
- Cole Avenue site visit scheduled for March 18, 2009 with DEP
- NSTAR gas main reinstallation on Route 27

Marilyn Kozodoy motioned to require a Notice of Intent to be filed for the NSTAR gas main reinstallation on Route 27 (Pembroke Street).

Sue Chamberlain seconded the motion.

7:28p.m. VOTE: 6-0-0

Discussion regarding:

- Plymouth County Mosquito Control no spray zones on conservation properties
- Manhasset Gardens – waiting for copy of deed

7:35p.m. Informal meeting with Justin Warner regarding an Eagle Scout project at Pawtuxet Park

Justin Warner stated that he was planning to resurface the path from Basler's Lane to a small knoll. He stated that there would be a sitting area with benches, a bird bath and five flower gardens. He inquired about what types of benches the Commission would prefer and reviewed the planting list.

Sue Chamberlain stated that there was a nice statement on the current sign for Pawtuxet Park and would like to have the statement on the new sign.

William Underhill asked when the project would begin.

Justin Warner stated that the project would begin this summer and possibly continue to next summer. He stated that the benches could be made over the winter.

The chairman stated that he would like to see wooden benches for the property.

Justin Warner asked what material the Commission would like him to use for the sign.

James Dehner stated that brass would be nice and would last for a long time.

7:52p.m. Continued a Public Hearing for a Notice of Intent for 6 Old Orchard Lane, Map 68, Lot 9
Present: Mark Guidoboni

Maureen Thomas stated that the property was zoned commercial and the fees should reflect this. The Department of Environmental Protection (DEP) agreed but always defers to the local issuing authority.

Mark Guidoboni stated that he was trying to keep the project as low impact as possible.

The chairman stated that the Commission would have to consider it commercial since it was zoned commercial.

Mark Guidoboni stated that as the fees go up he would need to recover the expense. He stated that it was zoned commercial without any sewer benefit.

Maureen Thomas stated that the applicant would need to submit another \$470 under the Wetlands Protection Act, another \$470 to DEP and another \$940 under the Town of Kingston Wetland Protection By-law.

The chairman stated that the Commission would need to require that the fees be paid before the next Public Hearing.

Marilyn Kozodoy motioned to require the applicant to submit the additional fees before the continuation of the Public Hearing.

William Underhill seconded the motion.

8:00p.m. VOTE: 6-0-0

Maureen Thomas stated that the wetland lines were difficult to evaluate with the snow. She asked if there was a waterway that runs alongside of the railroad.

The chairman stated that the Commission should perform another site visit.

Mark Guidoboni stated that there was a man made drainage structure alongside the railroad. He stated that the road pitches away from the railroad and drains into the property.

The chairman stated that it should be delineated on the plan in some form.

Maureen Thomas asked if someone should evaluate the area.

Mark Guidoboni stated that he could get a letter from Bob Gray and have the surveyor add it to the plans.

The chairman stated that if the area was developed as commercial, the applicant would have to address drainage.

Maureen Thomas stated that the DEP Stormwater Checklist was required as part of the Notice of Intent submittal. She stated that he may want to have his engineer complete the checklist.

Discussion regarding the site visit to be determined at the March 17th meeting

Marilyn Kozodoy motioned to continue the Public Hearing. William Underhill seconded the motion.

8:16p.m. VOTE: 6-0-0
Continued to 4/7/2009 @ 7:30p.m.

8:17p.m. Continued a Public Hearing for a Notice of Intent for 10 Adams Avenue, Map 38, Lot 119

Present: Greg Morse, Steve Weiss

Greg Morse submitted revised plans to the Commission. He reviewed the revised plans with the Commission and the public.

The chairman asked why the drywell was not located closer to the driveway where it was elevated.

Greg Morse stated that he thought it would run better by gravity flow.

Maureen Thomas asked how the Japanese Knotweed would be removed. She also asked about replacement plantings to stabilize the bank.

Greg Morse stated that the Orders could include conditions regarding the removal of roots.

Maureen Thomas recommended a perpetual condition restricting the use of fertilizers and pesticides.

James Dehner recommended low growing fescue as an option for a low maintenance lawn.

The chairman asked if the wire fence was going to be removed.

Steve Weiss stated that they were going to remove the wire fence and clean up the area.

James Dehner recommended that the applicant plant grass up to 4' from the property line and then have a ¾" stone buffer with plantings.

Discussion regarding silt fence

Ann O'Haloran from 9 Adams Avenue stated that she felt the lot was too small for a second floor addition.

The chairman stated that she should make her concerns known at the ZBA hearing for the property.

Maureen Thomas stated that she would need to be contacted if the first floor was not being saved.

Mark Guidoboni asked if there would be treated stone underneath the deck.

Greg Morse stated that they were proposing crushed stone underneath the deck.

James Dehner motioned to close the Public Hearing.

William Underhill seconded the motion.

8:47p.m. VOTE: 6-0-0

James Dehner motioned to issue Orders of Conditions with special conditions.

Sue Chamberlain seconded the motion.

8:47p.m. VOTE: 6-0-0

8:49p.m. Continued a Public Hearing for a Notice of Intent for 26 Evergreen Street, Map 35, Lot 27 & 56

The applicant requested a continuation of the Public Hearing.

The chairman stated that in the letter issued to the applicant, it should state that they should submit new information earlier than the day of the Public Hearing.

Marilyn Kozodoy motioned to continue the Public Hearing.

James Dehner seconded the motion.

**8:53p.m. VOTE: 6-0-0
Continued to March 17, 2009 @ 8:30p.m.**

Agent Updates:

- 6 Old Orchard Lane site visit
- Lois Eck complaint letter – Summer Street property
- State Forest – condition, usage of ATV's
- Estimates for review of Main Street and Baker Avenue – Horsley & Witten lowest bidder, letter from Attorney

James Dehner motioned to adjourn.

Marilyn Kozodoy seconded the motion.

9:10p.m.

VOTE: 6-0-0