

Kingston Conservation Commission Minutes

April 7, 2009

7:05p.m. The chairman called the meeting to order.
Present: Gary Langenbach (chairman), Sue Chamberlain, William Underhill, William Kavol
Staff: Maureen Thomas, Conservation Agent and Brandi Gordon, Secretary

Agent Updates:

- Continuation of Town Meeting scheduled to June 2nd. Need to reschedule Conservation Commission meetings to June 9th and June 23rd
 - Gary Langenbach will not be able to attend May 19th meeting
- John Moon – 21 Pottle Street – would like to know if Commission would be in favor of extending the Orders of Conditions again. If the Commission was not in favor of extending the Orders, the applicant would begin construction in the fall.
- 9 Smelt Pond Road – needs another month to clean up area behind house
- Roger Correira Easement to Hathaway Preserve – recorded incorrectly, easement agreement rewritten and needs to be signed by the Commission
- 4 Pine Street – emergency septic repair, after the fact RDA filing

William Underhill motioned to allow an after the fact filing for an emergency repair for a failed septic system at 4 Pine Street.
Sue Chamberlain seconded the motion.

7:16p.m. **VOTE: 4-0-0**

Agent Updates continued:

- Manhasset Gardens – may have buyer for property
- Nobadeer Village – cease and desist placed on all work within the Commission jurisdiction and one lot where house is within 100' of a pond due to pre-construction conditions of the Orders not being met.

Discussion regarding a possible deed restriction on the riverfront area and include it in the homeowners association to be renewed every thirty years, talk to JRWA to see if they want the riverfront area land

- 18 Brook Street – extra silt fence installed as asked, but sediment still went into pond

7:30p.m. Continued a Public Hearing for a Notice of Intent for 6 Old Orchard Lane, Map 68, Lot 9

Present: Mark Guidoboni, Bob Gray

Mark Guidoboni submitted the required additional filing fees for a property zoned as commercial.

Discussion regarding extending the Orders of Conditions for 1-13 Old Orchard Lane

Sue Chamberlain motioned to extend the Orders of Conditions for 1-13 Old Orchard Lane for a period of three years.

William Underhill seconded the motion.

7:36p.m. **VOTE: 4-0-0**

Mark Guidoboni reviewed the plans for 6 Old Orchard Lane with the Commission. He stated that they were treating the crushed stone boat storage as impervious.

The chairman asked what year storm the basins would handle.

Mark Guidoboni stated that the pipes would handle a two year storm and the basins would handle a ten year storm.

The chairman asked if the Town of Kingston would have a problem with the proposed fence obstructing the view.

Mark Guidoboni stated that it would be a chain link fence so that it would not obstruct any view.

The chairman asked how much fill would be used on the property.

Mark Guidoboni referred to the plans to show how much fill would be added to different areas of the lot.

Bob Gray reviewed the wetland flagging, plant plot series at flag 2-14 and stated that there were a lot of invasive species that were reflective of previous disturbance. He stated that the soil in the upland area appeared to be fill.

Discussion regarding skunk cabbage on the west side of the proposed building

The Commission discussed having a consultant review the wetland line and having an engineer review the proposed drainage.

Mark Guidoboni stated that fill had not been moved around but the bamboo had been eradicated. He stated that he had no problem with the drainage calculations being reviewed but did not agree with the wetland delineation being reviewed.

The Commission will wait until the next continued hearing to decide whether to hire a wetland review consultant. This should give sufficient time for any wetland plants to grow if they are present.

William Underhill motioned to request the applicant to submit \$1500.00 to hire an outside consultant for review of the drainage calculations.

Sue Chamberlain seconded the motion.

8:14p.m. VOTE: 4-0-0

Continued to May 5, 2009 @ 8:15p.m.

8:15p.m. Continued a Public Hearing for an Abbreviated Notice of Resource Area Delineation for Main Street and Baker Avenue, Map 58, Lots 92, 94, 95, 96, 97, 110

Present: John Rockwood, Steve Kotowski

John Rockwood reviewed the wetland areas and Amy Ball's review with the Commission.

Sue Chamberlain stated that there were very steep slopes leading to water bodies and it would be a concern at some point.

Maureen Thomas stated that the offset from the offsite vernal pool was conservative.

The chairman stated that for the record the offsite vernal pool was in fact a vernal pool based on previous observations by members of the Commission and a previous agent.

Maureen Thomas stated that Amy Ball recommended showing the offset to the vernal pool on the plans.

8:21p.m. Marilyn Kozodoy arrived.

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

8:23p.m. VOTE: 5-0-0

Sue Chamberlain motioned to issue an Order of Resource Area Delineation.

William Underhill seconded the motion.

8:26p.m. VOTE: 5-0-0

8:27p.m. Continued a Public Hearing for a Notice of Intent for 187 Summer Street, Map 20, Lot 3

The applicant requested a continuation.

William Underhill motioned to continue the Public Hearing.
Sue Chamberlain seconded the motion.

**8:29p.m. VOTE: 5-0-0
Continued to April 21, 2009 @ 9:00p.m.**

8:29p.m. Continued a Public Hearing for a Notice of Intent for 26 Evergreen Street, Map 35, Lot 27 & 56

The applicant requested a continuation.

Sue Chamberlain motioned to continue the Public Hearing.
William Underhill seconded the motion.

**8:29p.m. VOTE: 5-0-0
Continued to April 21, 2009 @ 7:30p.m.**

Reviewed the draft minutes of March 3, 2009

Sue Chamberlain motioned to accept the minutes of March 3, 2009 as corrected.

William Underhill seconded the motion.

8:33p.m. VOTE: 5-0-0

Reviewed the draft minutes of March 17, 2009

Sue Chamberlain motioned to accept the minutes of March 17, 2009 as corrected.

Marilyn Kozodoy seconded the motion.

8:39p.m. VOTE: 5-0-0

Discussion regarding potential budget cuts

It was the consensus of the Commission that the Chairman ask the Finance Committee for a joint meeting to discuss proposed budget cuts.

William Underhill motioned to adjourn.

Sue Chamberlain seconded the motion.

9:05p.m. VOTE: 5-0-0