Kingston Conservation Commission Minutes
May 15, 2007

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

Discussion regarding closing Guaranty & Inspection Account 26605 and 26608

William Underhill motioned to close account 26605 and 26608 and move to the General Fund.
James Dehner seconded the motion.
7:02p.m. **VOTE: 5-0-0**

Discussion regarding:
- meeting with Selectmen May 22, 2007 @ 7:10p.m.
- 46 Shore Drive
- 231 Pelham Street, Pembroke – issue enforcement order to restore no disturb buffer and file after the fact for activity outside the 25' no disturb

Sue Chamberlain motioned to issue an enforcement order to 231 Pelham Street in Pembroke to restore the 25' no disturb buffer zone.
Marilyn Kozodoy seconded the motion.
7:06p.m. **VOTE: 5-0-0**

Discussion regarding:
- Cranberry Watershed Preserve – copies of any photos from Police

7:10p.m. **Doug Dondero arrived.**

- Silver Lake Regional High School – work within 100' of Howards Brook / Well Project

William Underhill gave a brief overview of a site visit that occurred at Berrybrook Nursery School for a potential land purchase

- Revoli Construction – paid fine
- Indian Pond Estates – possible fine from EPA for not having permit
  - discussion regarding removing sediment from 3rd Brook

7:28p.m. **William Kavol arrived.**

7:29p.m. **William Kavol recused himself to speak as a representative of the waterfront committee**

William Kavol stated that they would like to install a rain garden along the entire front of the harbormaster's building.

Maureen Thomas stated that the Commission had already discussed rain gardens and they were proposed to go along the front of the building. She also stated that they discussed repaving the existing pavement and adding crushed stone to the area that was not previously paved.

The chairman stated that the area of pavement could be moved, but could not increase in square footage.

7:35p.m. **William Kavol returned to the Commission.**

7:36p.m. Continued a Public Hearing for a Notice of Intent for Ryan's Way, Map 52, Lots 3-1 thru 3-14
Present: Mark Flaherty, Bob Gray, Matt Dacey

Mark Flaherty stated that they had revised the plans to have 37 house lots and eliminating 5 house lots within the Riverfront Area.

Mark Flaherty presented and reviewed a handout titled "Steps to Protect Environmental Resources Ryan's Way Subdivision."

William Underhill asked who would perform monitoring of the Presby Enviro-Septic Units.

Mark Flaherty stated that monitoring would be performed by a trained agent of Presby.

Discussion regarding grass bio-filter swales with yearly monitoring

Discussion regarding review by Tom Sexton for the Planning Board

Discussion regarding a conservation restriction on the Riverfront Area lots
Sue Chamberlain motioned to continue the Public Hearing.
William Underhill seconded the motion.

8:20p.m. **VOTE: 7-0-0**
Continued to July 10, 2007 @ 7:30p.m.

8:20p.m. Continued a Public Hearing for a Notice of Intent for 82 Ring Road, Map 61, Lot 30
Present: Joe Webby

Maureen Thomas asked if dewatering was ever necessary for the installation of a septic system.

Joe Webby stated that you could need to dewater if you were to install a septic system in the spring. He stated that the best time to install a septic system is in July.

The chairman asked if they were proposing to fill the cess pool.

Joe Webby stated that they would be filling the cess pool.

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

8:23p.m. **VOTE: 7-0-0**

Sue Chamberlain motioned to issue Orders of Conditions with special conditions.
William Underhill seconded the motion.

8:23p.m. **VOTE: 7-0-0**

8:28p.m. Opened a Public Hearing for a Notice of Intent for Lake Street / Chipman Way, Map 14 & 15, Lots 1, 5 & 6 and Lot 2
Present: Theo Kindermanns, Alex Spiegel, Lawrence Winokur, Esq., John Massanro, Doreen Zanrowski, Esq.

Theo Kindermanns presented the project to the Commission and the public.

The chairman asked if the Natural Heritage and Endangered Species Program (NHESP) asked for any habitat enhancement.

Theo Kindermanns stated that they were still in conversations with NHESP.

Sue Chamberlain asked why there were buildings proposed so close to Forge Pond.

Theo Kindermanns stated that they would be moving the buildings outside of the 25' no disturb zone.

Sue Chamberlain asked what the slope was from where the building ends to Forge Pond.

Theo Kindermanns stated that it was a 3 to 1 slope.

Maureen Thomas asked how they were planning on widening the existing entrance.

John Massanro stated that the existing headwall would remain. The entrance is currently 18' wide and would be widened to 25'.

Maureen Thomas mentioned to the Commission that they might want to have the resource areas reviewed.

The chairman stated that the resource areas were fairly significant.

Brian Creed, Water Systems Manager for the City of Brockton, stated that the "L" shape building was too close to Forge Pond which is a tributary to Silver Lake. He also stated that he was concerned about the waste water structures and how the waste would be handled.

Theo Kindermanns stated that there was already a treatment facility on site. He stated that it was designed and built to handle a larger amount of units. He also stated that the equipment in the existing structure would be updated to treat effluent.

Brian Creed asked if the drainage manholes would be separated from the sewer manholes.

Theo Kindermanns stated that they would be separated.

Alex Spiegel stated that they have a service company that tests the treatment plant monthly.

Maureen Thomas asked if they would need to obtain a permit from the Department of Environmental Protection (DEP) to update the system.

Doreen Zanrowski stated that they would need to obtain a permit from DEP.

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

9:12p.m. **VOTE: 7-0-0**

William Underhill motioned to re-open the Public Hearing.
Marilyn Kozodoy seconded the motion.

9:13p.m. **VOTE: 7-0-0**

Discussion regarding amount of money to be placed in escrow for wetland delineation review and process

William Underhill motioned to request a $5000.00 initial deposit for wetland delineation review.
Marilyn Kozodoy seconded the motion.

9:20p.m. **VOTE: 7-0-0**
Continued to June 19, 2007 @ 7:30p.m.

9:25p.m. Opened a Public Hearing for a Notice of Intent for 63 Smiths Lane, Map 76, Lot 98
Present: Keith Gazaille

Keith Gazaille presented the project to the Commission and the public.

Sue Chamberlain asked how Smelt Brook would be protected from algaecides.

Keith Gazaille stated that they would be applied at low levels, would be harmless to wildlife and would dissipate within twenty four hours.

Marilyn Kozodoy asked how they would control the broadcast area.

Keith Gazaille stated that the application technique that they use would cause virtually no non target impacts.

James Dehner asked if winter drawdown would help with growth.

Keith Gazaille stated that winter drawdown only helps with rooted plants and not with algae.

Maureen Thomas asked how the aeration system would be installed.

Keith Gazaille stated that there would be a shore based compressor with two aerators (diffusers).

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

9:45p.m. **VOTE: 7-0-0**
Continued to June 5, 2007 @ 8:00p.m.
Site Visit 5/22/2007 @ 5:10p.m.

9:47p.m. Continued a Public Hearing for a Notice of Intent for 68 Evergreen Street, Map 36, Lot 122
Present: Kevin Grady, Bob Gosselin

Kevin Grady stated that they had received comments from Norfolk Ram and reviewed them with the Commission.

Maureen Thomas asked if it was possible to use drywells at the site.

Bob Gosselin stated that drywells could be installed, but would create additional water around the foundation.

James Dehner stated that in his experience, the pipes for the drywells freeze during the winter and are usually removed.

Sue Chamberlain asked if there was any chance of reducing the number of parking spots.

Kevin Grady stated that they had not discussed the option with the Planning Board.

Maureen Thomas stated that some of the area was redevelopment, but there was also an area of new development. She stated that they were only proposing to treat a two year storm when new development requires the treatment of a 100 year storm.

The chairman stated that a letter could be addressed to the Planning Board from the Conservation Commission supporting a waiver for less paved parking spaces.

Bob Gosselin stated that it could be possible to remove up to twenty paved parking spaces.

Kevin Grady stated that it would not be possible to have a rain garden near the train tracks because there was currently a berm that kept runoff from the railroad off of the property.

Discussion regarding roof runoff

Discussion regarding request from Bob Gosselin to remove the concrete slab

Sue Chamberlain motioned to continue the Public Hearing.
James Dehner seconded the motion.

10:20p.m. **VOTE: 7-0-0**
Continued to 6/5/2007 @ 8:15p.m.

William Underhill motioned to adjourn.
Sue Chamberlain seconded the motion.

10:20p.m. **VOTE: 7-0-0**