

# Kingston Conservation Commission Minutes

## October 21, 2008

7:00p.m.

The chairman called the meeting to order.

**Present:** Gary Langenbach (chairman), William Underhill, Sue Chamberlain, Marilyn Kozodoy, James Dehner, William Kavol

**Staff:** Maureen Thomas, Conservation Agent and Brandi Gordon, Secretary

Agent Updates:

- 12 Cushman Drive Enforcement Order
- 25 Jones River Drive Enforcement Order
- 49R Main Street Court Hearing / failure to show
- Old Orchard Lane Enforcement Order delivered by the Kingston Police Department
- Smelt Pond Bogs - fill within the 100 foot & 25 foot buffer was pushed back last week
- Legal opinion from Kopelman & Paige regarding the Wapping Road Community Preservation Committee applicant for Wapping Road and possible involvement of the Conservation Commission without such action being a conflict of interest
- Kingston Intermediate School change order form
- Division of Conservation Services – Open Space plan accepted pending revisions
- Ready, Set, Action grant work at Cranberry Watershed Preserve
- 39 Landing Road – work has begun with stabilization of the buildings
- Gray's Beach site visit with Sue Woodworth and Jason Burtner from Coastal Zone Management
- Storm Smart Coast Program

7:34p.m.

Continued a Public Hearing for a Notice of Intent for Cole Avenue, Map 58, Lot 105

**Applicant/Representative not present**

Maureen Thomas stated that the applicant would be submitting revised plans but may need to submit a new Notice of Intent if the changes were substantial.

The chairman stated that the Commission could deny the project for lack of information or can continue the Public Hearing.

Maureen Thomas stated that Steve Kotowski (representative for applicant) had stated that they were working on revising the plans and that it could take a while to complete. She stated that the applicant also has a new wetland scientist.

James Dehner asked if the Commission could continue the Public Hearing for six months.

The chairman stated yes.

William Underhill motioned to continue the Public Hearing and notify the applicant in writing via certified mail of the continuation date and time.

Marilyn Kozodoy seconded the motion.

**7:43p.m.**

**VOTE: 5-1-0 (William Kavol opposed)**

**Continued to December 16, 2008 @ 7:30p.m.**

**7:45p.m.**

Continuation of the Opening of a Public Hearing for 8 Riverside Drive, Map 47, Lot 10

**Present:** Randy Bilodeau

Randy Bilodeau stated that he had purchased the property in April and the only access to the Jones River for abutters was through his property. He stated that the Conservation Agent performed a site visit to the property regarding tree removal. He stated that it was apparent within six weeks of owning the property that abutters used the property for access to the river and that it was a liability. He stated that coyotes were also an issue on the property and needed to protect his dogs from possible attacks. He stated that he wanted to build a security fence to ~~prohibit~~ limit the neighbors from access and protect the dogs from coyotes.

Marilyn Kozodoy asked if there was a drawing of the location of the fence on the property.

James Dehner stated that the Commission would need to perform a site visit.

Randy Bilodeau showed the location of the fence on the plan.

The chairman stated that if the fence was within the 25' no disturb buffer zone that it would need to be moved outside of the 25' no disturb buffer zone. He asked where the channel for the river was located.

Randy Bilodeau showed the location of the channel on the plans and the location of the dead trees that were removed.

Marilyn Kozodoy motioned to continue the Public Hearing.

Sue Chamberlain seconded the motion.

**7:56p.m.**

**VOTE: 6-0-0**

**Continued to November 18, 2008 @ 8:30p.m.**

**Site Visit 10/25/08 @ 9:00a.m.**

**8:00p.m.**

Informal meeting regarding the proposed Senior Center with the Senior Center Building Committee (SCBC)

**Present:** Robert Rego, Robert Clarke, Ron Gleason

Robert Rego stated that the Conservation Agent had reviewed concerns of the Conservation Commission with him. He showed aerial photographs to the Commission. He stated that the area was historically filled since maybe 1969.

The chairman asked how they decided the year of 1969.

Robert Rego stated that the circular road pre-dated town ownership.

Robert Clark stated that Paul Basler (Superintendent of Streets, Trees and Parks) stated that he believed it was filled between 1963 and 1968.

Robert Rego reviewed the overall concept for the drainage. He stated that there was not a lot of infiltration due to the quality of the soils so they were trying to mimic the current locations. He stated that they were proposing a deep sump catch basin that would flow to a forebay. He stated that this proposal would allow for a minimum amount of fill. He stated that the drainage would ultimately discharge to the wetland areas and would be kept away from the vernal pool areas. He stated that they would be improving the buffer zone wherever possible.

James Dehner asked if snow removal had been calculated.

Robert Rego stated that they could set aside areas for no harmful salts or no salts.

James Dehner asked if catch basins would be maintained periodically.

Robert Rego stated that they would be maintained periodically and would also have 80% total suspended solids removal. He stated that there would be some loss of parking spaces during snow events for storage.

Sue Chamberlain asked what they were envisioning for the amount of fill that would be used on the site.

Robert Rego stated that there was a preliminary elevation of 34.5 and the center of the building would be at elevation 33.

The chairman asked about the elevations of the basins and how they would function.

Robert Rego reviewed the drainage system and function with the Commission.

William Underhill asked how the forebay and micropool would be cleaned out.

Robert Rego stated that they could be cleaned out with a bucket and shovel.

The chairman asked if there were any calculations for various storms.

Robert Rego stated that he did not have calculations because this presentation was done on a preliminary basis.

The chairman stated that for one basin, almost the whole structure was within 50' of the vernal pool, and was a concern for him.

James Dehner stated that the project had come a long way and they would need to tweak some things.

The chairman stated that there is a 25' no disturb buffer zone to wetlands and a 100' no disturb buffer zone to vernal pools. He stated that he was concerned with the detention basin being too close to the vernal pool. He also stated that the Commission would need to waive the 25' and 100' no disturb buffer zones and justify their decision.

Robert Rego stated that he was before the Commission to get ideas on what needs to be changed or improved on the plan. He stated that he is going to try to eliminate the detention basin that is a concern.

Maureen Thomas stated that micromanaging storm water was a good idea.

Ron Gleason stated that the Conservation Commission has been working with the SCBC and has been very helpful. He stated that he would like to see the catch basin addressed.

Marilyn Kozodoy asked if there was any sort of mini narrative for the project.

Robert Rego stated that when they file the Notice of Intent, there will be detailed information.

William Underhill asked if it was practical to install wiring in the pavement run by solar panels for snow melt.

Robert Rego stated that they could possible install wiring in some of the walkway but not the drive due to cost.

The chairman asked if the SCBC had gone before the Planning Board to reduce the parking.

Robert Rego stated that he thought a meeting was scheduled with them for next week.

Maureen Thomas stated that she could send a memo to the Planning Board supporting a waiver for the decrease in parking.

**8:35p.m.**

Informal meeting with Ted Groseclose regarding submitting an application to the Community Preservation Committee (CPC) for possible purchase of his property on Wapping Road

Maureen Thomas explained the CPC application process to Ted Groseclose.

Discussion regarding the CPC application process

The commission scheduled a site visit to the property on October 25, 2008 @ 9:45a.m.

Sue Chamberlain motioned to support the CPC application for the Wapping Road property owned by Ted Groseclose.

Marilyn Kozodoy seconded the motion.

**8:46p.m.**

**VOTE: 6-0-0**

Discussion regarding the Conservation Commission budget

Maureen Thomas stated that there was a mandatory 5% cut in the budget and suggested using the Wetland Protection Fund to supplement the 5% cut.

Discussion regarding usage of the Wetland Protection Fund (WPF) and sending a copy of acceptable uses of the WPF to the Board of Selectmen

James Dehner motioned to use the Wetland Protection Fund to supplement the 5% cut of the Conservation Commission budget.

William Kavol seconded the motion.

Discussion

- Send letter to Board of Selectmen, schedule a meeting with them along with back up information on uses of the Wetland Protection Fund
- Request 15 minutes on Selectmen's Agenda or attend Open Forum

**9:20p.m. VOTE: 6-0-0**

William Underhill motioned to adjourn.

William Kavol seconded the motion.

**9:25p.m. VOTE: 6-0-0**