

Town of Lakeville
Conservation Commission
January 23, 2024 at 7pm

Members present: Chairman Robert Bouchard, John LeBlanc, Joseph Chamberlain, Nancy Yeatts, Josh Faherty. Members absent: Mark Knox. Chairman Bouchard called the meeting to order at 7pm. LakeCam was present to record.

310 Kenneth Welch Drive - Notice of Intent (SE192-891) Goddard Consulting - increase in parking and wetland replication. Continued from 1/9/23 meeting.

Upon a motion made by Member Yeatts, seconded by Member LeBlanc, it was:

Voted: to continue 310 Kenneth Welch Drive to February 13th at 7pm.

Unanimous approval.

9 Cross Street - Notice of Intent (SE192-902) Zenith Consulting Engineers - new single-family dwelling, septic system, well grading, lot clearing, utilities, driveway crossing, and replication area. Continued from 1/9/23 meeting.

Upon a motion made by Member Yeatts, seconded by Member LeBlanc, it was:

Voted: to continue 9 Cross Street to February 13th at 7pm.

Unanimous approval.

8 Oak Street - Notice of Intent (SE192-909) - Farland Corp - septic upgrade. Continued from 1/9/23 meeting. Stevie Carvalho from Farland Corp was present for discussion. Mr. Carvalho said this is an existing single-family dwelling on a very tight lot with a bordering vegetative wetland. The existing septic is in the back and the plumbing comes out below the basement slab. There is a walk out basement. The proposal is for a bottomless sand filter in the front, outside the 100' buffer zone entirely. The septic tank is within the 50' buffer. Due to the walk out basement and the plumbing below the slab, it's really the only place it can go. There is an existing well that is in the basement that will be decommissioned. The applicant is extending the water main off of Evergreen with a 4" PVC water main that's being permitted currently through Clark Shores Water. He is also providing a stub for the neighbor who opted to tie in at some point as well. Member LeBlanc asked if this plan had Board of Health approval. Mr. Carvalho said it did. Member Chamberlain asked what the Board of Health suggested for the decommissioning of the well. Mr. Carvalho explained that they were going to evaluate the depth initially and then determine how to decommission it properly. Chairman Bouchard said that DEP has a procedure that they recommend. Mr. Carvalho said the Health Agent wants to be notified and do all the proper inspections, so he will be on site. Member Faherty asked if they did test pits and where the groundwater was. Mr. Carvalho pointed out the test pit locations. The test pit between the large tree and bottomless sand filter had groundwater at 65. They also did one in the back and it was at 28. Complete monolithic tanks with rubber boots on all piping is proposed. The tanks are all going to be within groundwater. The septic tank is going to be about 2 1/2' below grade to the top of the tank. So, about 5' of that tank is going to be below seasonal high groundwater. All the risers are going to be water tight. Member Yeatts said she didn't see a dewatering pit. Mr. Carvalho said they did not show a location for dewatering, but they can add it. It would be located on the uphill side of the

proposed straw wattle. He also wanted to note that a large portion of the bordering vegetative wetland is actually lawn. He asked Member Yeatts what the Commission's preference for dewatering was. Member Yeatts said he didn't need to submit a whole new plan, Bob would just need to see it when he goes out to do the site visit.

Upon a motion made by Member Yeatts, seconded by Member Faherty, it was:

Voted: to close the hearing and issue an Order of Conditions for 8 Oak Street (SE192-909) with all the standard conditions with an additional condition that a dewatering pit will be added and the Agent will review it on his site visit.

Unanimous approval.

9 Cottage Lane - RDA - installation of dock and boat lift. Chairman Bouchard read the legal notice into the record. The applicant, Francis Madden, was present for discussion. Mr. Madden said the dock and boat lift were pre-existing when he purchased the property. He is applying for a Chapter 91 license. He has spoken to Carlos Fragata at DEP regarding getting a simplified license. Chairman Bouchard said the homeowner's association allowed all its members access to the water through the strip of land which is a right-of-way. There was some continued discussion regarding the existing dock.

Upon a motion made by Member Yeatts, seconded by Member LeBlanc, it was:

Voted: to issue a negative three determination with one condition that the applicant file for a Chapter 91 license.

Unanimous approval.

26 Central Ave - Notice of Intent (SE192-912) Foresight Engineering - septic upgrade. Chairman Bouchard read the legal notice into the record. Darren Michaelis from Foresight was present for discussion. Mr. Michaelis said this is an existing 3-bedroom dwelling on Long Pond. There is currently a cesspool beside the house completely in the water table that they will be replacing with a septic tank and FAST system inside the H-20 tank, a monolithic H-20 pump tank and then pump up the hill outside the 100' buffer to a stone leach bed with retaining walls on the downhill side. They will decommission the existing well that was never permitted and tie back into the water system that's available. A small portion of that waterline is also within the 100'. Everything was moved as far up the slope as possible to allow them to tie into plumbing. They do have Board of Health approval. This is definitely an improvement with the denitrification system going in for the new Board of Health regulations. Member Yeatts asked if it was because they sleeved the septic line that they could cross it with the water line. Mr. Michaelis said that was in Title 5, that they are either required to sleeve everything within 10' of the waterline or encase the entire water line in concrete. It's much cheaper to sleeve it. Member Faherty asked if there were any erosion controls on the north side of the house. Mr. Michaelis said he did not, other than the dewatering. The way they're going to have to build this, they're probably going to have to put the wall in first. Then there's the driveway, then it's all lawn area down to the house. He would assume if something came across, they would put a silt fence there.

Upon a motion made by Member Yeatts, seconded by Member LeBlanc, it was:

Voted: to close the hearing for 26 Central Avenue DEP number SE192-912 and issue an Order of Conditions with all the standard conditions.

Unanimous approval.

16 Margeaux Drive - Request Certificate of Compliance - SE192-323 and SE192-219

This is two requests. One is for the road and one for the lot. Chairman Bouchard said he went to the site and it looks good, they've cleaned it up. Member Yeatts asked about the wetland replication. Chairman Bouchard said the wetland is thriving.

Upon a motion made by Member Yeatts, seconded by Member Faherty, it was:

Voted: to issue a Certificate of Compliance on SE192-219 for 16 Margeaux Drive.

Unanimous approval.

Upon a motion made by Member Yeatts, seconded by Member Faherty, it was:

Voted: to issue a Certificate of Compliance on SE192-323 for 16 Margeaux Drive.

Unanimous approval.

Route 17/Snake River Culvert - RDA - SRPEDD - Borings/Test pits - Member Yeatts recused herself.

Member Yeatts said this is the plan for the engineering for redoing the culvert at Snake River by Tamarack Park. When they redid Route 18, they put in an undersized culvert. This is just for the borings. Member Faherty clarified, this is just for the borings to determine the soils so they can look into expanding the culvert. Member Yeatts said that was correct.

Upon a motion made by Member Faherty, seconded by Member LeBlanc, it was:

Voted: to issue a negative three determination for the Route 18 Snake River culvert presented by SRPEDD.

Unanimous approval.

Environmental Education - Meet with Tabitha Yeager to discuss possible environmental education program. Ms. Yeager discussed options for environmental programs that could be done at conservation land. Member Yeatts mentioned program opportunities at Betty's Neck. There was continued discussion.

(Member Faherty left the meeting)

Member LeBlanc said they were certainly in favor of education, so if there's a way to do it, they will try.

Upon a motion made by Member LeBlanc, seconded by Member Chamberlain, it was:

Voted: that Member Yeatts work with Tabitha Yeager to research and see if there is something the Commission can do.

Unanimous approval.

Adjournment - (8:06pm)

Upon a motion made by Member LeBlanc, seconded by Member Yeatts, it was:

Voted: to adjourn.

Unanimous approval.