

Carlisle Conservation Commission
April 23, 2009

Chair Tom Schultz called the meeting to order at 7:40 p.m. in the Clark Room at the Town Hall. In addition to Schultz, also present were Commissioners Tom Brownrigg, Jen Bush, Kelly Guarino, Diane Troppoli and Tricia Smith (7:55 p.m.), as well as Conservation Administrator Sylvia Willard. Vice Chair Peter Burn was not present.

Minutes, Bills and General Agenda Items:

Plan Change (DEP 125-0853) 278 South Street: A revised Plan reflecting a slight change in the orientation of the proposed house in order to meet zoning was reviewed. An antique home was razed and the new home proposed for the same foundation was now required to be rotated slightly. *Guarino moved to approved the request as a field change, Schultz seconded and all voted in favor with the exception of Bush, who abstained.*

COC: (DEP 125-0804) 81 Craigie Circle. Project: Replacement septic system; issued 3/15/2007: Based on Willard's report that she found the project to have been completed satisfactorily in compliance with the Order of Conditions, *Guarino moved to issue a Certificate of Compliance for DEP 125-0804, Bush seconded and all voted in favor.*

COC: (DEP 125-739) Project: Applegrove Lane including wetland crossing and replication area; issued 12/18/2004, extended to 12/18/2009: Willard reported having performed a site visit recently and would not recommend the issuance of a COC at this time due to concerns relative to the replication area. She indicated that she plans on revisiting the site once the snow cover has melted and will reassess the area at that time.

COC: (DEP 125-714) 41 Patten Ln.; Project: Addition and relocation of septic tank; Issued: 12/8/2003: The applicant's request for a COC was denied by the Commission due to numerous concerns relative to unauthorized filling of wetlands and disturbance/removal of several wetland flags on the project site. Jonathan Boland of Stamski and McNary is scheduled to present a new filing for the property later this evening. The issues will be addressed at that time.

Extension Permit: (DEP 125-783) Project Location: 157 Koning Farm Road (Lot 4A); Project: New home, well and associated grading; Issued: 5/23/2006:

The applicant has requested an extension permit because the property has been on the market for some time and never sold. The current extension will expire in May. Willard's only suggestion to the Commission was that the applicant be required to refresh the wetland flags and to install a new siltation barrier. *Guarino moved to issue an Extension Permit for DEP #125-783 for a period of three years, with the provision that the siltation barrier be replaced and the wetland flags be relocated in the field (not a new wetland delineation); Bush seconded and all voted in favor, with the exception of Troppoli, who abstained.*

Towle Field West Entrance Modification Request: Willard informed the Commission that there is now a steep drop-off near the western entrance to Towle Field as a result of the recently constructed pathway along Westford Street. Photographs of the area were circulated. She reported having recently been contacted by Hanover Hill project representative Rob West, who has requested permission to construct a soil ramp at the entrance in order to improve the grade. *Guarino moved to allow Wilkins Hill Development to construct a soil extension ramp to be planted with grass cover from the pathway into Towle Field, Troppoli seconded and all voted in favor.*

June Meeting Schedule Change: In order to resolve several scheduling conflicts, the Commission revised their June meeting calendar and will hold one meeting on June 18 in lieu of the June 11 and June 26 meetings.

Election of Chair FY10: *Guarino moved to elect Peter Burn as Chair following the impending retirement of present Chair Tom Schultz at the end of June, Smith seconded and all voted in favor.*

Foss Farm Nest Boxes: Tom Brownrigg informed the Commission that resident Ed Humm has generously offered to replace four of the bluebird nesting boxes located at Foss Farm. Most of the boxes are over 20 years old and are in rough shape. Brownrigg said he thought it would be very appropriate if the Commission provided the funding for the purchase of the materials needed to construct the boxes, with an estimated cost of approximately \$23 per box. The Commission found the request to fund the purchase of the materials to be an appropriate use of the Foss Farm 53e.5 Account, which is comprised largely of annual community garden plot fees and donations from the Old North Bridge Pony Club.

7:45 p.m. Land Stewardship Committee Signage Project: Warren Lyman and Debbie Geltner were present to discuss the proposal recently submitted to the Commission relative to Stage II of the multi-year Conservation Signage project. The report contained detailed information relative to proposed locations, suggested content and associated costs for signage installations at 16 additional sites. The estimated costs associated with Stage II in accordance with the proposal would amount to just over \$4,400, although Lyman said LSC has identified several additional locations where signage would be useful that were not identified in the proposal, including the installation of a kiosk at Towle Field and signage for the Deacon and Mannis properties. He reported that the vendor, who had won the competitive bid for the first stage of the project, has agreed to provide the materials at the pricing quoted to LSC over a year ago. The suggestion was made to modify the proposed signage for the Cranberry Bog House in order to clarify the street address vs. signage reflecting the year the structure was built. *Guarino moved to approve the Stage II expense for the Conservation Signage Project as described in the proposal to an amount not to exceed \$4,700. Troppoli seconded and all voted in favor.*

Cranberry Bog House Repair Update: LSC members Warren Lyman and Debbie Geltner reported having attended the last CPA Committee meeting in order to discuss their Bog House Repair proposal. The overall feedback was that the proposal seemed to be somewhat minimal, whereas for a project that would be considered under historic preservation, a more substantive renovation might be considered. Lyman said LSC originally looked at doing the absolute minimum amount of work in order to bring the building into compliance with building codes. CPC suggested that LSC consider submitting two proposals next year with the first including the minimum work required and an additional proposal for more extensive restoration work. They also encouraged LSC to establish a plan for gaining community support for the project in addition to that of the Historic Commission and the Planning Board.

8:15 p.m. (DEP 125-) Notice of Intent

Applicant: Mehdi Khayami

Project Location: 41 Patten Lane

Project Description: Addition to a single-family dwelling

Schultz opened the public hearing under the provisions of the Massachusetts Wetlands Protection Act and the local Carlisle Wetlands Protection Bylaw. Jonathan Boland of Stamski and McNary presented the Plan for additions to the front and side of the existing dwelling and the removal of a portion of the existing pavement. The proposed work is located within the 100-foot buffer zone of a BVW. A siltation barrier is proposed between the proposed work and the BVW for sedimentation/erosion control. The Wetland delineations were done by B&C Associates in April. An Order of Conditions was issued in 2003 for additions to the rear of the house and relocation of the septic tank; the representative recently submitted a request for a COC for that work.

Willard reported having compared the new plan to the previous plan submitted in 2003 and noted changes in the wetland lines prior to her field inspection. During her site visit, she discovered stone material that had been placed within a BVW near wetland flags 9, 10 and 11 and near wetland flags 7, 8 and 9, where no work was to have taken place. The location of the flags appeared to be significantly altered from a previous filing from 2004. When asked about the fill, the property owner informed Willard that the gravel material was excess fill from a previous project and that he had no other place to put it. Her recommendation was for the Commission to require removal of the material and the submission of a planting plan to be implemented under the supervision of wetland scientist.

There is also a fence is located outside of WF9 and WF10, and although it was included on the Plan for the previous filing, Smith suggested the Commission may want to have it moved in order to prevent any further wetland incursions. Willard reported also having had observed a significant stockpile of lumber leaning up against a tree at wetland flag 4. This material appeared to be material from a disassembled tool shed.

In response to these findings, the representative asked whether they could incorporate the remedial measures into the new filing. The Commission determined that it would be more appropriate from a documentation standpoint to deal with the issues under an Enforcement Order with the work to be done concurrently with the work associated with the new filing.

With the applicant's approval the hearing was continued to May 14 at 8:45 p.m., pending the issuance of a DEP File Number and a review of the Plan by the Board of Health.

8:25 p.m. Town Forest Baseline Assessment Review: Lynn Knight of the Land Stewardship Committee presented the recently completed Baseline Assessment for the Carlisle Town Forest and Heidke Land. The properties, comprising approximately 75 acres, are contiguous and were therefore reviewed together. The summary report included the acquisition history of the properties, historic uses and recent activities, as well as a topographical map of the area and the 2008 NHESP Priority Habitat illustrating that the entire area is considered Priority Habitat. The conclusion of the summary listed management issues cited by LSC, the top priority of which was to look at forest management options. Also included in the management goals were trail signage and access improvements, as well as habitat inventories of the properties. The Commission thanked LSC for their time and efforts in producing the report. *Smith moved to accept the Town Forest Baseline Assessment, Troppoli seconded and all voted in favor.*

8:45 p.m. (DEP 125-0856) Notice of Intent

Applicant: Howard & Susan Cohn

Project Location: 72 Brook Street

Project Description: Construction of a replacement of a subsurface sewage disposal system

Schultz opened the hearing under the provisions of the Massachusetts Wetlands Protection Act and the local Carlisle Wetlands Protection Bylaw. Kevin Ritchie of Civil Solutions presented a revised plan for the installation of a replacement subsurface sewage disposal system to be located in the front yard of the existing dwelling. They have redesigned the system to be located outside of the 100' BZ; however in order to access to the proposed leaching area, the piping must extend from the existing foundation through the Buffer Zone to the new septic tank. The existing system would be left in place after being pumped out and filled in with sand. The most significant change was the addition of haybales in order to better delineate the limit of work. The septic plan has been approved by the Board of Health. *Smith moved to close the public hearing for DEP 125-0856, Bush seconded and all voted in favor. Smith moved to issue and a Standard Order of Conditions referencing the revised plan, Brownrigg seconded and all attending voted in favor.*

8:50 p.m. DEP 125-0844) Notice of Intent, Continued Hearing

Applicant: Luciano Mangarella

Project Location: 383, 389 River Road and Assessor's Map 1 Parcel 8A

Project Description: Restoration of BVW and 100-foot Buffer Zone

Schultz opened the continued hearing under the provisions of the Massachusetts Wetlands Protection Act and the local Carlisle Wetlands Protection Bylaw. Jonathan Boland of Stamski and McNary was present to discuss the recently submitted Planting Plan prepared by Mary Crane Penniman Design in accordance with the requirements of the Restoration Plan dated March 9, 2009. This NOI was submitted in response to an Enforcement Order. The proposed restoration work would occur partially on the adjacent, privately owned, property that is also part of the River Loft Trust. Although Boland reported that the Plan had been developed with input from the abutters, the Commission was in favor of including a condition prohibiting work until the abutters submit a letter indicating acceptance of the restoration plan.

Troppoli moved to close the public hearing for DEP 125-0844, Smith seconded and all voted in favor with the exception of Guarino, who opposed. Smith moved to issue a Standard Order of Conditions referencing the revised plan and new material submitted, with the following Special Conditions: work shall not commence until which time a letter is from received from the abutters or their representative concurring with the work plan; a similar letter will be required from the River Loft Trust; the haybales must be extended northerly ten feet beyond the proposed work; removal of the material that had previously eroded into the wetland must be performed under the supervision of a qualified wetland scientist; Troppoli seconded and all voted in favor with the exception of Guarino, who abstained.

9:05 p.m. (DEP 125-0855) Notice of Intent

Applicant: Sam Pietropaolo

Project Location: 110 Maple Street

Project description: Razing and construction of a single family home and alteration to an existing septic system

Schultz opened the hearing under the provisions of the Massachusetts Wetlands Protection Act and the local Carlisle Wetlands Protection Bylaw. Guarino, who is an abutter to the proposed project location, recused herself. George Dimakarakos of Stamski and McNary presented the plan for the construction of a proposed single-family dwelling and associated grading. He reported that the applicant did explore proposing an addition rather than razing and constructing a new dwelling, but this was found to be an impractical and relatively uneconomical option due to many code violations with the existing house. The new structure would be located at same location as the existing dwelling and slightly expanded; the limit of work line is proposed greater than 50' from the BVW. The Plan includes general landscaping associated with the dwelling and identifies several trees that are diseased and proposed to be taken down with the remaining stumps to be ground out. Willard concurred with the property owner's preference to remove the trees due to safety concerns. The septic plan has been approved by the Board of Health.

Smith moved to close the public hearing for DEP 125-0855, Troppoli seconded and all voted in favor with the exception of Guarino who abstained. Smith moved to issue a Standard Order of Conditions, Troppoli seconded and all voted in favor with the exception of Guarino, who abstained.

9:20 p.m. (DEP 125-0857) Notice of Intent

Applicant: Wilkins Hill Realty, LLC

Project Location: Lot F, Sorli Way

Project description: Construction of a portion of a single family home, associated grading, driveway, utilities

Schultz opened the public hearing under the provisions of the Massachusetts Wetlands Protection Act and the local Carlisle Wetlands Protection Bylaw. Brownrigg, who is an abutter to the project location, recused himself. The 4.19-acre lot is primarily wooded. The BVW was determined in an ORAD dated August 17, 2006. The BVW projects a 100-foot Buffer Zone onto a portion of the site. The work proposed within the 100' BZ consists of the construction of a portion of a single family dwelling and associated grading, construction of a driveway, utilities and associated grading. The limit of work line is proposed greater than 50' from the BVW. With the Plan being found to be acceptable as proposed, *Smith moved to close the public hearing for DEP 125-0857, Bush seconded and all voted in favor with the exception of Brownrigg, who abstained. Smith moved to issue a Standard Order of Conditions for DEP 125-0857, Troppoli seconded and all voted in favor with the exception of Brownrigg, who abstained.*

9:30 p.m. (DEP 125-0821) Wilkins Hill - Plan Change Request: George Dimakarakos of Stamski and McNary was present to request what they consider to be a minor plan change on behalf of the property owner, Wilkins Realty, LLC. The design change was required as a result of a reconfiguration of Lots A-1 and 20-A in order that they each have a separate driveway. As a result, Common Driveway C is being eliminated, with the primary reason being that it required excessive fill. In accordance with zoning requirements, the lot lines had to be slightly reconfigured.

In lieu of the proposed infiltration trench that was to run along Common Driveway C, an infiltration trench was added along the new proposed driveways to mitigate stormwater runoff. Culvert D had to be slightly adjusted in order for it to extend under both driveways. A drainage channel with an area drain has also been added between the two driveways as a means to redirect runoff. Erosion control measures also include construction of permanent stone check dams. A Drainage and Utility Easement will also provide access for maintenance of the culvert, swale and infiltration trenches.

The proposed changes are presently under review by Planning Board consultant Steve Ventresca of Nitsch Engineering. The representative indicated his client's willingness to address the design changes in a different manner such an Amended Order of Conditions should the Commission deem this necessary. The requested changes were approved as red line changes based on the existing written submissions.

Towle Field Mowing Agreement: Willard informed the Commission that three individuals have expressed interest in the Towle Field Mowing Agreement; therefore, they will need to advertise for bids. She is currently working with LSC to modify the document in order to reflect the absence of any WHIP (Wildlife Habitat Incentive Program) obligations for the upcoming fiscal year.

DEP 125-806: Chestnut Estates Update: Willard reported having been informed by Planning Board Administrator George Mansfield that the Chestnut Estate Developers are planning on moving ahead with construction in order to avoid losing their Common Drive permit. They have already been granted a one-year extension on the original permit, this being the maximum a Common Drive permit may be extended in accordance with zoning bylaws. Willard reported being aware of a letter issued to the property owners by USACE (U.S. Army Corps of Engineers) expressing concern about wetland crossings but she has not been informed whether there was a need for any redesigns.

9:40 p.m. *Smith moved to adjourn, Troppoli seconded and all voted in favor.*

**Respectfully submitted,
Mary Hopkins**