

Freetown Conservation Commission
Minutes of the Monday, January 5, 2015 Meeting
Town Hall, 3 North Main Street, Assonet, Mass.

Present: Keven Desmarais, Christopher Mather, Janine Robidoux, Charles Sullivan, and Maria Ternullo

Absent: None (two vacancies)

Call to order: Keven Desmarais called the meeting to order at 7:00 p.m.

Minutes of Previous Meeting

No minutes were presented.

Schedule Next Meeting

Mr. Desmarais stated that the normal date of the next meeting, January 19th, would be a holiday. Members were polled and consensus was to meet on January 26th instead.

Continued Public Hearing – Notice of Intent – 19 Cliff Drive, Assonet

The applicant and representative were both absent. Mr. Desmarais stated that the applicant and representative would be contacted as they had also been absent previously.

A motion was made by Mr. Mather, seconded by Mrs. Robidoux, to continue to hearing to January 26th. The motion carried unanimously.

Request for Determination of Applicability – 22 Marie's Way, East Freetown

Mr. Desmarais stated that due to the gap in clerical coverage, this item had been omitted from the agenda and would be taken up under Item #4, the provision for other business to properly come before the board.

Al Endriunas appeared to request an RDA for Holly Ridge Lot 25, designated 22 Marie's Way, with regard to a single-family dwelling and subsurface sewage disposal system. The property fronts on Marie's Way at the corner of Brewster Drive. A small corner of the dwelling is within the 100-foot buffer zone, and there is no disturbance proposed within the 50-foot buffer zone. The septic system is proposed for the front of the property, away from any wetlands. The well is nearer to the wetlands but does not encroach.

Grading for the lot was discussed. Mr. Desmarais recommended that the line of hay bales carry to the property line and then follow the property line. Mr. Endriunas stated that the wetlands flagging had been undertaken previously. It was Mr. Desmarais' recollection that the flagging was previously approved.

Mrs. Robidoux asked why the lots were shaped such as they are. Mr. Endriunas stated that the lots were conceived by a previous developer and were likely done to meet the town's then-current zoning requirements. Mr. Desmarais stated that the zoning by-laws require minimum dimensions at the point of frontage but do not dictate the shape or dimensions of backlands. Mr. Endriunas stated that in some instances, lots required panhandles to achieve minimum upland requirements.

A motion was made by Mr. Mather, seconded by Mr. Sullivan, to issue a negative determination #3, that the work will encroach on the wetlands but will not be detrimental or create issues. The motion carried unanimously.



Continued Public Hearing – Notice of Intent – 5 Quitticus Avenue, East Freetown

Darren Michaelis of Foresight Engineering approached the board representing the applicants, Dave Brown and DLB Realty, LLC. Mr. Michaelis presented updated plans showing the proposed location of a corral had been modified, a concrete pad had been added for manure storage, and other alterations had been made in keeping with discussion at a previous meeting. The intent was to move these items further from their original proximity to the 100-foot buffer zone.

Also mentioned was riprap to be used in conjunction with a six-inch PVC pipe to run under the driveway off Quitticus Avenue to divert water from the roadway where possible. It was noted that neighbors to the property had expressed concern about water entering and standing on the road. Suggestions were made to add a second pipe and dry wells where possible. Mr. Mather asked if the water table is approximately 2½ feet, and Mr. Michaelis replied it is. Mr. Mather asked if the pipe would be Schedule 80, and Mr. Michaelis replied in the affirmative. All acknowledged that the road system of this neighborhood, particularly where it runs near to pond (or through ponds on paper) was antiquated and challenging, and that most water issues could not be easily resolved.

A question was raised as to the proximity of the maintained lawn to the pond. Mr. Brown stated he would like to maintain the lawn and most trees as they presently exist for aesthetics. He noted that some trees were dead or in need of removal for safety.

Mr. Desmarais requested that, in the very small chance of flooding in the area, any construction debris be picked up daily and any refuse be trucked out daily.

A motion was made by Mr. Mather, seconded by Mr. Sullivan, to close the hearing. The motion carried unanimously.

A motion was made by Mr. Mather, seconded by Mr. Sullivan, to approve the plans as submitted with the following conditions:

1. A second PVC pipe is to be added to the Quitticus Avenue driveway apron.
2. Any materials or soils that may be stored onsite are to be protected from flooding by a silt fence.
3. A silt fence is to be maintained anywhere the lawn comes 25 feet or closer to the pond.
4. Stumps and roots of any trees removed near the pond shall remain in place.
5. Any construction debris is to be picked up daily and refuse is to be trucked away daily.

The motion carried unanimously.

Certificate of Compliance – 261 Bullock Road, East Freetown

Mr. Michaelis appeared as representative for this property, also. A brief discussion was held reminding board members of the property and its characteristics.

A motion was made by Mrs. Robidoux, seconded by Mr. Mather, to issue a complete Certificate of Compliance. The motion carried unanimously.

Site Visits

Mr. Desmarais polled members for availability to conduct a site inspection for property on East Howland Road, part of the Edminster property. Mr. Sullivan suggested Friday afternoon, January 23rd. All agreed on consensus, and the time will be determined as the date approaches.

Meeting Adjourned

A motion was made by Mr. Mather, seconded by Mr. Sullivan, to adjourn at 8:00 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: Michael T. McCue
Michael T. McCue, Senior Clerk