

Freetown Conservation Commission
Minutes of the Monday, March 13, 2017 Meeting
Town Hall – Assonet, Mass.

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Present: Keven Desmarais, Janine Robidoux, and Charles Sullivan.

Absent: Christopher Mather and Maria Ternullo.

Call to order: Keven Desmarais called the meeting to order at 7:06 p.m.

Notice of Intent – Hart Lot, Buddy’s Crossing, Wamsutta Way, etc., East Freetown

A motion was made by Mrs. Robidoux, seconded by Mr. Sullivan, to waive the reading of the public hearing notice. The motion carried unanimously.

Evan Watson was present from Prime Engineering to discuss the proposal, along with Peter J. Hawes representing the owners (Peter J. Hawes, LLC; Cynthia H. Ritter, LLC; M. E. Hawes, LLC; collectively formerly known as Acushnet Saw Mills). Mr. Watson described the proposed drainage path, downhill in the general direction of the wetlands at the southeast part of the Robinson Lot and the Turner Lot, and noted that because part of the stormwater will run to natural wetlands the drainage system must be reviewed. He also noted that the existing detention pond in the northeast part of the Hart Lot was designed to service Proprietors Acres, and that its age precluded it from review based on regulations in effect when it was established. Mr. Hawes clarified that that detention pond was on the Acushnet Saw Mills property through an easement and was not their creation. Mr. Watson noted that because of the phased development of Proprietors Acres, along with lot sizes increasing by the time Jordan Lane and Buddy’s Crossing were developed, drainage needs changed and Bill White had needed the additional drainage services that were not originally planned.

Mr. Watson continued by stating they were making every effort to keep development at least twenty-five feet from the wetlands, but that in a few instances they were proposing work closer than twenty-five feet. In particular, the drainage from their proposed pond to the natural wetlands would cross under the proposed Blueberry Lane and into the wetlands closer than twenty-five feet. Also noted was that existing drainage from Bullock Road (twixt 121 and 123 Bullock Road) and the end of Wamsutta Way would be upgraded to more modern forms to fit in with the proposed drainage. A drainage ditch or swale is also proposed to run behind and parallel to Algonquin Way.

With regard to the proposed pond, Mr. Watson stated the pond would slope down from the road approximately five feet, and then have three to five feet of standing water at all times – their proposal is to create a permanent manmade pond to serve as an amenity to the neighborhood in addition to a functional drainage solution. This was acknowledged to require one or more waivers from the Planning Board. The pond would also have a dry hydrant system to aid in fire suppression, since there is no waterline in the area.

Mr. Desmarais asked about headwalls for the drainage structures. Mr. Watson replied that the headwall inlets and outlets were proposed not to be covered over, since the covers tend to catch garbage and debris. Mr. Desmarais recommended some type of cover to keep children out. A raised grate was discussed.

Mr. Desmarais asked that the response to the town’s engineer, Environmental Partners Group, contain some explanation of how drainage will be constructed for a phased development if that course is followed. Mr. Watson responded that the DEP places certain restrictions on drainage in phased developments, and that certain types of drainage are not permitted while roads are still under construction. The details will be worked out between Prime Engineering and EPG.

Mrs. Robidoux asked for clarification on the depth of the proposed permanent pond. Mr. Watson stated three to five feet.

Mr. Sullivan asked how many gallons of water would be retained in the pond at all times. Mr. Watson said the volume of water was beyond what would normally be calculated in gallons, but instead in cubic volume or acre-feet. The estimate was three acre-feet, ranging into millions of gallons.

Mr. Sullivan asked why two lots from Proprietors Acres appeared to cut into the Hart Lot (6 Pierce Way East and 16 Tommy's Lane). Mr. Hawes responded that Acushnet Saw Mills had acquired those two lots at one time, and that because they were held in common ownership with the Hart Lot when zoning changed, they were required to be increased to 70,000 square feet to be re-sold.

Mr. Watson was asked if he would be prepared to present updated plans based on the peer review by EPG for the next-scheduled meeting (March 27th) and that was believed to be too soon. A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to continue the hearing to April 10th at 7:00 p.m. at the Town Hall. The motion carried unanimously.

Request for Certificate of Compliance – Elm St., High St., Copicut Rd. Railroad Crossings, Assonet

It was noted that the MBTA's engineering firm supplied letters of substantial compliance. The sites had previously been viewed, but a Certificate of Compliance had not been requested. A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to issue a Complete Certificate of Compliance. The motion carried unanimously.

Continued Public Hearing / Notice of Intent – Lamb's Village

Although John Robinson had said he would have a representative present at tonight's meeting, nobody was present on behalf of the Lamb's Village project. A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to continue the hearing to April 10th at 7:00 p.m. at the Town Hall. The motion carried unanimously.

Minutes of Previous Meeting

The minutes of February 27th were reviewed. A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to approve the minutes as received. The motion carried unanimously.

Bills

Bills paid since the previous meeting were recounted.

Any Other Business Properly Before the Commission

None.

Meeting Adjourned

A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to adjourn at 8:01 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: _____
Michael T. McCue, Senior Clerk