

Freetown Conservation Commission
Minutes of the Wednesday, May 16, 2016 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.

Minutes of Previous Meeting

The minutes of April 25th and May 4th were received. A motion was made by Mrs. Robidoux, seconded by Mr. Sullivan, to approve the minutes as received. The motion carried unanimously.

Continued Notice of Intent – 8 Huron Avenue, East Freetown

Jen Silva from Outback Engineering was present again to continue discussion on the project. Ms. Silva stated the city water departments would be notified during the Board of Health process, so they were not being notified as part of the Conservation Commission hearing. Mr. Desmarais noted that the plans were not redone to show the spoils note, but that it could be added as a condition rather than delaying the process any further.

A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to close the public hearing. The motion carried unanimously. A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to approve the plans as submitted with the following conditions:

1. Spoils will be stored in the area between the dwelling and Huron Avenue. All spoils will be guarded by adequate siltation control.
2. During construction of the new home, the site will be cleaned of debris daily and any dumpsters are to be covered.

The motion carried unanimously.

Continued Abbreviated Notice of Resource Area Delineation – Guimond Farm, So. Main St., Assonet

Mr. Desmarais reported receiving a letter from Environmental Partners stating that the plans as most recently revised are acceptable. The applicants were asked to show vernal pools on any future revisions.

A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to close the public hearing. The motion carried unanimously. A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to approve the plans as revised and approved by Environmental Partners. The motion carried unanimously.

Notice of Intent – 145 Quanapoag Road, East Freetown

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

George Ayoub was present to discuss the project, as was property owner Paul Medeiros. The plans as originally submitted have been amended based on comments made during the site visit on May 15th. Essentially the property owner has an existing ancient woods road that he would like to make small improvements to by way of elevating with loam and gravel to prevent mud and other issues after heavy rains. Mr. Ayoub stated there was a proposal to replicate wetlands by a ratio of 2:1. Mr. Desmarais noted that the Commission prefers that material from the site be used to replicate wetlands on projects such as this.

Joe Nunes, 155 Quanapoag Road, asked if the work would encroach onto his land. Mr. Ayoub stated the work would be at least 40 to 50 feet from Mr. Nunes' property. Mr. Nunes disputed Mr. Medeiros' surveyor's

location of the property lines. Mr. Desmarais stated that a Conservation Commission hearing is not the place to dispute the property line, only the wetlands related work proposed.

A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to close the public hearing. The motion carried unanimously. Mr. Desmarais commended Mr. Medeiros and Mr. Ayoub for filing the Notice of Intent, noting that the changes are so minor and so far back into the woods that many people would not have bothered doing it "the right way". A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to approve the plans as revised on May 16, 2016. The motion carried unanimously.

Request for Determination of Applicability – 128 Chace Road, East Freetown

Nyles Zager was present to discuss the project. The property owner proposes to add bathrooms to an existing three-bay garage on this property, formerly Heritage Woodwrights. The entire project is outside the buffer zone except for a pipe connection.

A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to issue a negative determination #3. The motion carried unanimously.

Notice of Intent – 241 Chace Road, East Freetown

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

Brad Fitzgerald of SFG was present to discuss the project, as was property owner Jose Soares. The structure was built as a four-bedroom house but is presently used as an office building for Bay State Drywall. A new septic system is proposed that would serve the needs of both the office use and also the original four-bedroom dwelling use. It was also noted that when the paving and site work were originally undertaken many years prior, an area not realized to be wetlands may have been filled. As a result, the applicant is proposing to tear up part of the asphalt and create about 2100 square feet of restored wetlands.

A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to close the public hearing. The motion carried unanimously. Mr. Desmarais commended the applicant for offering to restore wetlands that likely nobody would have noticed had been impact. A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to approve the plans as submitted. The motion carried unanimously.

Continued Notice of Intent – East Chipaway Road ("Lamb's Village"), East Freetown

John Robinson was present to discuss progress. Environmental Partners sent a review letter dated January 7th, and there have been some exchanges between the two firms since that time. Mr. Desmarais indicated that Environmental Partners is waiting for a response that addresses their concerns point-by-point. Mr. Robinson indicated he had answered them in a different way but would send a response that more directly addressed their concerns. Mr. Robinson also presented a letter from the City of New Bedford stating that they could accommodate the needs of the Lamb's Village project in terms of water and sewer.

A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to continue the hearing to Monday, June 13th at 7:00 p.m. The motion carried unanimously.

Proposed Gifts of Land

A letter was received from Al Endriunas, manager of Freetown Land Company, developers of the Holly Ridge subdivision, offering remaining land in the subdivision to the Conservation Commission. This land consists of 54 acres – 29 acres off of Christopher Drive and 25 acres off of Proprietors Way (the "Julia Myrick Lot"). Maps were reviewed showing the parcels and their relationship to other town-owned land. On consensus, a letter will be sent to the Board of Selectmen indicating that the Conservation Commission would like to accept this gift. It was noted that only approval by the Conservation Commission and the Board of Selectmen is required to accept a gift of land; it need not go before Town Meeting.

Bills

No bills were presented.

Any Other Business Properly Before the Board

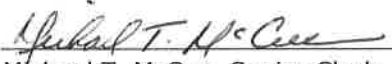
Brief discussion was held on the condition of Porter Pasture, specifically the multitude of dead trees. Mr. Desmarais will meet with Jack Healey, Town Administrator, to discuss using funds leftover in the budget to tackle some of this tree work. The leftover funds were as a result of the relatively mild winter and not needing to run multiple ads for hearings.

Meeting Adjourned

A motion was made by Mr. Sullivan, seconded by Mrs. Robidoux, to adjourn at 8:33 p.m. The motion carried unanimously.

This is a True Record by me.

Attest:


Michael T. McCue, Senior Clerk