

**TOWN OF LYNNFIELD
CONSERVATION COMMISSION**

MEETING MINUTES

TUESDAY, OCTOBER 16, 2018, 6:30 PM

H. Joseph Maney Hearing Room, Lynnfield Town Hall

Members present:

Paul Martindale, Chairman, Commissioners; Don Gentile, Jan Solomon, Melanie Lovell, Chris Martone, Angelo Salamone; Bill Thompson; Administrator Emilie Cademartori.

6:31pm Chairman Martindale called the meeting to order.

6:32pm Public Meeting - Request for Determination- 15 Alexandra

Applicant: Robert Carbone

Project: Installation of new septic system

James Kavanaugh, consultant, was present to explain the project.

The project replaces a failed septic system in the rear of the house and relocates it, along with a new pump chamber, to the front of the house. The project is outside the 50' buffer with exception of some minor piping. Further, Agent Cademartori inspected the delineation in a site visit.

After some brief discussion, Chair Martindale summarized that the work requested is within the buffer area, but will not alter an area subject to protection, and the work will not require filing an NOI. Additionally, the line is confirmed marking the boundary of the BVW as correct on the plan. Cademartori added that she did condition the Negative 3 to include installation of erosion control, and proper grading and stabilization.

On a motion duly made by Solomon and seconded by Lovell, the board voted (7-0) to issue a Negative 3, and a Positive 2A for this project.

6:43pm Public Meeting - Request for Determination- 325 Broadway

Applicant: Kelly Automotive Group, c/o Peter Almeida

Project: Construction of new dealership building on existing parking lot

Peter Ogren of Hayes Engineering and Marc Kornitsky of Kelly Automotive Group were present to provide the project update. The property is subject to perpetual conditions regarding the storm

water system. The building will replace an existing paved area. It will also include improvement of the parking area designated for Bow Ridge access.

The applicant is ready to start construction. There are some minor activities that need to occur within the 100' buffer – but outside the 50' buffer, including removal of a small vertical wall and repaving a small area without changing the grade. The plan calls for directing all the roof run-off into infiltration chambers, as it is presumed clean under the Wetlands Protection Act. The new roof will be 3 times the surface area of the existing building's roof. The car washing station will replace the outside car washing activity, and connect into the sanitary sewer system in Lynn. Martindale asked that the chain link fence line be deleted from the plan, as it's not existing or proposed. He also asked for the plan to show the 50' buffer line, and confirmed that repaving of parking spaces is outside the 50' line.

Regarding access to Bow Ridge, owner Brian Kelly wants to grade, pave and maintain the designated parking area, which is now compacted gravel, and install a bike washing station. The water flow from the higher elevation will flow into the storm water treatment area. Cademartori noted that the COC was issued with perpetual conditions for storm water management.

Kelly's Kornitsky added that part of the project includes installation of a granite monument marking the entrance to Bow Ridge. Kelly will work with Cademartori on the wording for the marker.

Cademartori suggested issuance of a Negative 3, given the removal of a berm and paving within the 100' buffer. Commissioners briefly deliberated the extent of the work within LCC's jurisdiction.

On a motion duly made by Gentile and seconded by Lovell, the board voted (7-0) to issue a Negative 3 for this project.

7:06pm New Request – Request for COC – 12 Tappan Way – DEP #209-0446

Peter Ogren and George Gallagher of Hayes Engineering presented the request. This 2007 OOC was for a new house, drive, septic, etc. The current owner is not the original owner of this project. The construction has been complete for a number of years, including full landscaping. A COC was never issued.

A berm that may or may not have been intended to direct water away from the resource area is shown on a 2007 plan, but was never installed. Additionally, roof drains are not depicted on the proposed plan. The 25' no disturb area along the drive is heavily landscaped and mulched. In lieu of the prescribed grass filter strip at the near 50' line, a stone strip with yard drains is situated much closer to the BVW at 20-25', and seems to pipe directly to the BVW. No disturb markers are not installed as required.

Although complete and attractive, the work is a violation. The pipes direct the run-off directly into the BVW. Martindale stated that he would like to see all 4 of the PVC pipes disconnected before considering issuing a COC, and possibly include removal of the gravel trenches, to

facilitate infiltration as slowly as possible. Ogren suggested severing the pipes, removing the gravel and installing markers. Martindale agreed and noted that an Enforcement Order would be needed to accomplish this work. Once complete, Ogren could request a COC.

Cademartori asked about the mulching. Solomon further asked if the plantings were native. Within the 25' border, Commissioners deliberated how to best return the area to a natural setting in order to create a better buffer. Ogren suggested that Hayes Engineering's Libby Wallace develop a narrative – including a planting plan – which Cademartori could use to create the Enforcement Order. Some of the work, including removal of trenches and capping of pipes could be done now, with the planting plan/seeding done in the Spring.

On a motion duly made by Gentile and seconded by Solomon, the board voted (7-0) to issue an Enforcement Order for 12 Tappan Way.

7:27pm New Request – Request for COC – 6 Cranberry Lane – DEP #209-0593

The OOC includes installation of an in-ground pool and surrounding patio. The project was completed in 2016. The site is fully stable, but no disturb makers have not yet been installed. As an aside, Martindale also noted that during a site visit involving an ANRAD for the adjacent proposed Summer Street subdivision project, it was noticed that 6 Cranberry's pool drain line directed water towards the isolated wetland. Cademartori added that the pool line is now properly redirected, and that the project looks complete other than the missing markers. She also suggested that a COC could be issued and she would hold the Certificate until she has inspected the site for proper installation of the markers.

On a motion duly made by Lovell and seconded by Solomon, the board voted (7-0) to issue a COC for 6 Cranberry with the condition that Cademartori hold it until markers are installed.

7:32pm New Request – 322 Pillings Pond – Review/approval proposed planting plan DEP #209-0623

Cademartori noted that she wished to bring it before the Board, as the planting plan includes a minor modification. The homeowner would like to relocate the existing shed outside of the buffer area to alongside the driveway, and replace it with shoreline plantings as shown on the plan. No disturb makers would mark the newly planted areas. They would like to keep the central access area clear going to the existing dock.

Lovell inquired about removal of any trees. Tree replacement will be done in the front of the property, to which the homeowner would like to replace with ornamental Dogwood trees. Commissioners discussed the possible opportunity to influence the homeowner's decisions as to preferred replacement trees. Solomon asked about a tree listing that the LCC could offer the homeowners for consideration.

Martindale then suggested that a listing of LCC recommended native trees be placed on the website. Martindale has drafted a listing which he would like additional input to develop a robust list from commissioners who also are part of the Tree Committee. Lovell further suggested adding evergreen trees to this list.

Thompson stated that he agreed that the Dogwoods were fragile. Lovell agreed with Thompson and also remarked that she would like to see at least one shade tree planted near the water. Martindale asked if Commissioners felt strongly enough about these suggestions to direct Cademartori to discuss options with the homeowners. Cademartori said that she would further investigate the language of the original planting plan developed with the previous homeowners, ask if the Dogwoods would be native, and if so, have them spec'd into the planting plan, and, inquire if the homeowners would consider planting a tree on the shoreline.

7:48pm -- Updates/Correspondence:

Potential New LCC Member

Martindale noted that Kirk Mansfield, a life-long resident of Pillings Pond, had submitted a letter of interest in joining the Board. At this time, he was attending a Historical Commission event and was not present. Cademartori had researched the state guidelines and reported that a new member could be appointed as an "Associate" – fully participating in LCC deliberations without voting privileges, but not an "Alternate" which permits voting privileges. Additionally, Mr. Mansfield is a member of the Historical Commission, which would require approval of Town Meeting to be appointed to a second commission, presumably as a voting member.

New Activity Proposal – "Walks on the Wild Side"

Martindale proposed a new monthly activity of having the Commissioners meet to walk the various conservation lands, perhaps on a Saturday morning or Sunday afternoon. He proposed the first walk would be a bird watching walk led by Martone. Commissioners agreed to meet at Partridge Island Saturday, November 10 at 9:00am.

(8:02pm – Kirk Mansfield arrived)

Sub-Committee Update - Tree Committee

Salamone commented about several issues; hazard trees, outside the 125' buffers, and comfort levels with suggesting anything other than voluntary tree planting to homeowners. Martindale indicated that – perhaps with a brochure or through *Tree Talk* – the LCC would like to suggest that homeowners speak with an arborist when considering planting/replacing trees. He further cautioned the LCC generally stepping outside its jurisdiction regarding tree planting.

Martindale suggested that a small task force formulate a tree policy. Cademartori agreed, and added that she fields tree questions at least once a week, but is unclear how to respond to callers without a tree policy. Gentile further added that another recurring question is how do homeowners manage their shoreline properties on Pillings Pond. Martindale further suggested that a second group be formed to address this issue. Both task forces would meet to draft a proposed policy, hopefully making use of existing policies/language that have been adopted by other Conservation Commissions with similar situations.

Lovell, Thompson and Solomon will form this new Tree sub-committee. Martindale and Gentile said that they would form a new Pond task force. Martindale asked if Kirk Mansfield would be interested in being on the Pond task force, to which he agreed. Martindale then formally invited Mansfield to express his interest in being part of the LCC. He also informed Mansfield about the rules and regulations around membership and asked him to consider several options available to him and let the Commission know his decision when ready.

Sub-Committee Update – Open Space & Recreation Committee

Cademartori reported that Boy Scout Paul Wehle, accompanied by his father Paul Wehle, attended the 5:30pm Open Space meeting just before the LCC meeting to inquire about an Eagle Scout project at Partridge Island. Cademartori explained 1) the permitted ongoing project work at the entrance to Partridge Island, 2) the potential for design/build of an observation tower to replace the one burned in the Reedy Meadow fire some years ago, and 3) a potential new project focused on repair of the boardwalk. (Development of a “how-to” instruction manual designed for follow-on scout groups or other groups to continually maintain the boardwalk could accompany this work.) Wehle will consider the options, speak with his Scoutmaster, and meet with the LCC with any proposed project he would like sponsored.

Open Files - updates if any

None at this time.

Administrative Matters:

Bills: bills were distributed for signatures.

Site visits: First “Walk on the Wild Side” Saturday, November 10 at 9:00am – Partridge Island.

Minutes: The September 18, 2018 draft meeting minutes were reviewed and corrected.

On a motion duly made by Gentile and seconded by Lovell the LCC voted (7-0) to approve the September 18, 2018 LCC meeting minutes as corrected.

Miscellaneous reports:

Beaver Dam culvert: Cademartori reported the work started this week, and showed Commissioners photos from that afternoon. The silt curtains are installed on both sides, the coffer dams are staged in the parking lot. The water level is very high.

The Ship/Broadway site: Storm water reporting is getting into compliance

2 Broadway: An engineer has been hired to do the storm water reports, an improvement.

Reorganization of Combined ConCom and Planning Board Reorganization: Cademartori was formally appointed 2 weeks ago. The two administrative job descriptions are under review with the union, and once complete will be posted internally.

Storm water project reporting: Cademartori reported that all Storm Water projects must be reported to the LCC by November 1. She is undertaking this project to get it back on track.

Grandview Estates: There has been no further communications from homeowners.

Tree Committee Photo Contest: There is one entry. Cademartori encouraged participation from LCC members.

November and December meetings confirmed: Cademartori suggested Commissioners schedule meetings as convenient around holiday schedules. The November meeting will remain on November 20; the December meeting will remain on December 18.

8:32pm - On a motion duly made by Solomon and seconded by Thomson the LCC voted (7-0) to adjourn the meeting.

NEXT REGULAR MEETING – Tuesday, November 20, 2018

As recorded and submitted by Jennifer Welter