

Minutes  
Lee Conservation Commission  
Town Hall 32 Main Street  
Wednesday July 19, 2017

Commissioners Present: Kathy Arment, Chair; Stu Dalheim; John Philpott; Marilyn Hansen; John Coty, Jr.; James Wickham

Members of the Public Present: Emily Stockman, Stockman Associates LLC; Christopher Myhrum, attorney; Alexandra Glover, attorney; Brent White, White Engineering, Inc.; Diane and Peter Naventi; Lou DiGrigli; John Gober, Stockbridge Terrace Trust; Carol and Ron Terry

- **Continued Notice of Intent Charles Auster 13 Chanterwood Road DEP #196-0438 Abandoning existing septic system and installing new septic system**  
**Motion made and seconded to approve the Notice of Intent and issue an Order of Conditions.**  
**Unanimous decision**
- **Continued Notice of Intent Daniel Grant/Onyx Specialty Papers, Inc. 40 Willow Street DEP #196-0439**  
**Removing existing paving and repaving parking area**  
**Motion made and seconded to approve the Notice of Intent and issue an Order of Conditions.**  
**Unanimous decision**
- **Motion made and seconded to approve the minutes of July 5, 2017 meeting. Unanimous approval**
- **Stockbridge Terrace Enforcement Order update** Mr. White passed out the Final Watershed Assessment for Stockbridge Terrace which the Commission then accepted and reviewed individually. Mr. White: it was said that the intention of this review was to concentrate on areas outside the Stockbridge Terrace property to see what other areas have water coming from the same watershed. ArcGIS mapping software, mapping from Google Earth, and meetings with Peter and Diane Naventi, Emily Stockman and Matthew Naventi were used. The limits of the water shed were determined. Three locations along Stockbridge Road were used as points of analysis. These are shown on the map in the report and points #1. catch basin east of the side boundary of Naventi property, #2. catch basin adjacent to the detention pond of Stockbridge Terrace, and #3. Culvert that crosses the developed area of Stockbridge Terrace. The limits of the watershed boundary are set forth on an exhibit in the report. The total watershed draining to these three areas has a total of a little over 123 acres. It was determined that point #2 is the most impacted by the Enforcement Order. There is damage at point #1 but that doesn't seem to be coming from Stockbridge Terrace. There is damage at the point #2 but little is coming from Stockbridge Terrace. The portion of Stockbridge Terrace contributing to point #3 is from house lots 6,7,8. Ms. Stockman asked about the watershed and the points—she believes that there is a 4<sup>th</sup> point just to the west of the Osterman's property. She also questioned the watershed—there is a limitation of the scale on the maps; also, some are from 1987 and thus do not reflect what there is there now. Field observations are really needed. Discussion of any point where there is a culvert—Ms. Stockman showed on a photo an area of wetland. Ms. Stockman questioned the water coming from a swale on the driveway of the McDonald property and where it ultimately went. Ms. Arment said that a culvert in that area was damaged by a vehicle and never repaired so the water might be flowing differently than noted on a map. This needs to be looked at. Mr. White and Ms. Stockman will look at the area and for wetland flags. Question as to the flow of water over land to a point where it is stopped, as in an inadequate detention basin; is it possible for that water to go downstream and therefore, cause damage? The answer was that it was a possibility.

Note: Stockbridge Road has been repaired several times in the past few years.

This site has seen changes to the watershed that coincide with the timing of the Stockbridge Terrace development. More survey is needed.

A letter from Matthew Naventi was submitted and accepted by the Commission. In it he states "flow from Point #3 has altered wetlands, resource areas, including filling in what we call Second Pond and severely gouging out the stream bed below it. Based on my observations and experience, I know that filling of Second Pond and stream bed gouging did not occur prior to the development of Stockbridge Terrace and the creation of stormwater flow westerly from the site."

Mr. White has not completely documented the flow of water from the three original points and how they relate to the damage on the Naventi property.

A stormwater system is needed that functions. All flow coming from existing development of the property needs to be considered and a retention basin is needed that will hold all water coming from the property so that there is no discharge outside at all. Mr. White intends to show a way to improve the existing system.

Mr. White and Ms. Stockman will make a site visit and look for wetland flags.

Mr. Terry asked why no one had asked him permission to access his property to get information as to the water flow, etc. The consultants have just observed from the property line. He gave them permission to go on the property as long as they asked him first as he would like to accompany them.

A Commissioner questioned if the Naventi's saw any increased water activity on their property while and after the Suburban Medical area was being expanded and soon after. There was no rushing water, nothing observable.

Ms. Stockman does not cannot necessarily agree with the watershed assessment.

Mr. White showed another map showing the watershed area which, which showed various areas: it showed that the majority of the area goes to point #1; point #2 is the one most impacted by the development. A commissioner commented that this seemed to be a contradiction; they are on the westerly side.

Mr. White showed plans by SK Design of the original work; then what he has done.

Whatever the solution is to the water flow problem, one thing that will be considered is doing minor changes to lots 6-8 including gutters.

Soil testing was done. Lot #6 stood out as there was no water found 10' below the surface. See (See Final Watershed Assessment for perk test results.

He suggested plans for improvements on the stormwater system (see June submittal). The goal is to minimize damage to the Naventi's and other property. Final comments on the restoration of the Naventi's property need to be completed after a wetland delineation is done, etc. Mr. White will walk the property with Ms. Stockman and finalize the plan.

Ms. Stockman commented that, Mr. White, Ms. Boomsma have been very willing and good to work with her on the issues.

The Commission is still seeking an engineer to do the peer review. Five have been contacted in the area but have conflicts of interest. They will look outside of the area.

Mr. White asked about the Commissions' preference as to wanting to see separate plans for each of the upcoming phases or just have it all at once. The Commission prefers to look at the whole picture. Right now the Commission needs to consider all that was presented tonight.

Mr. DiGrigli asked about the peer review. The one doing the review will be checking numbers on the report.

➤ **Motion made and seconded to adjourn the meeting at 8:45 PM. Unanimous approval**

- Documents: Final Watershed Assessment White Engineering; Email re Mr. White's Assessment, Stockman Associates; Letter dated July 19, 2017 Matthew Naventi; NOI Auster 13 Chanterwood Rd; NOI Onyx Specialty Papers 40 Willow St.

Respectfully submitted:  
Kathleen Vsetecka