

Lee Conservation Commission
Minutes of 5/6/13 Meeting
DRAFT

Present: Kathy Arment, Chair, John Coty, Anne Langlais, John Philpott, Marilyn Hansen, Ryan Aylesworth and Stu Dalheim

Janette Cimini 49 Chanterwood Road: Scenic Mountains Act, SMA RDA #1 public hearing for removal of current house and building a new house. Others present for the hearing Janette Cimini, applicant, Don Barnard, current owner of the property and Dennis Downing, attorney for the applicant. Mr. Downing started the presentation by addressing each aspect of the Act and commenting on how this project will not adversely affect any of the concerns of the Act. For example he noted the erosion control measures that will be used to prevent erosion, that there would not be any major clear cutting and what would be left is a "peak-a-boo" view. The house is being built in the same area as current house. There is a privy there now and Ms. Cimini will be replacing that with a septic field so they feel that this is an improvement over the current situation and will help mitigate pollution concerns. They plan to bring in crushed rock to be used under the house. They feel this will also help with prevention of pollution because as the runoff goes downhill, toward the lake, it will pass over the rock and the rock will help to filter out any organic material before the runoff gets to the lake. The crushed stone will also allow the runoff to percolate back into the ground.

Ms. Cimini then showed photographs of the current site from the lake looking back at the property. The new house will be the same color (brown) as the current house so the Commission got to see how that would look. They plan to vegetate with hemlocks and white pines for year-round cover. After the site inspection one suggestion that was investigated was moving the driveway to an area where a storm had uprooted trees. It was surveyed and the applicant decided to move the driveway to this area since it was less steep and would lessen the potential for erosion and runoff.

Ms. Arment made a motion for a negative determination with Mr. Philpott seconding, unanimous vote.

Janette Cimini 49 Chanterwood Road: Continued public hearing for NOI, file #196-0409. Others present for the hearing were Janette Cimini, applicant, Don Barnard, current owner of property and Dennis Downing, attorney for applicant. The project consists of removal of current house and building a new house. Ms. Cimini stated that all of the work for this site will be in the buffer zone area. She reviewed the erosion control measures for the site. Due to a concern raised by Ms. Hansen regarding how the piers for the house and gazebo would be dug Ms. Cimini spoke with her well driller and it was decided that he could do the digging with his equipment and that would minimize the chance for erosion problems. No equipment will be on the downhill side of the foundation. There will be two laborers to move the stone by hand to the sensitive side. There will be a 50' set back from something. The well work is outside of the buffer zone. Mr. Coty had a concern about the potential for future tress cutting and how that could be

monitored. Mr. Philpott had a concern about the potential of erosion migrating toward the lake. Ms. Cimini suggested that the Commission address those concerns in the Order of Conditions. Ms. Hansen wants copies of the plans signed and stamped by an engineer verifying that what is proposed on the plans is doable.

The plan for demolishing is to have a tri-axle dump truck on site. As the house is being dismantled it will be directly loaded into the dump truck and then taken off site to an approved facility in Lenoxdale. The truck will return and the process repeats until the old house is gone. The dumpsters on site will only be used for “new debris”, no demolition debris. A copy of this new plan has been forwarded onto Mark Stinson and Dave Foulis of DEP.

It was discussed that a condition providing for an engineer stamped set of plans be provided to the Commission, perhaps a copy of the set given to the Building Inspector.

Ms. Arment made a motion to close the public hearing with Mr. Aylesworth seconding, unanimous vote.

Tony Caropresso 135 Mt. View Terrace: Re: 196- 298. Others present for the hearing were Tony Caropresso, owner of the property, Sandra Hayes and Michael Hayes. A site inspection was done on 5/6/13 at 5:30 PM at the site. An abutter Lynn Biasin has raised a concern that through the years the wetland area has increased over what was originally flagged and that there is dumping going on in this area. Ms. Biasin was notified and invited to this hearing and she did not attend. The Commission reviewed this file and it was noted that he has a current/valid Order of Conditions. Mr. Caropresso stated that he has not filled anything and that it is the neighbors who are the ones dumping in this area. The Commission asked that the replication area be flagged and pictures taken. Steve Mack of Foresight Engineering is his engineer. Once the area is flagged Mr. Caropresso will email Ms. Garry and she will let the Commission know.

Ms. Arment mentioned that David Iselin of Church St. contacted her about doing clean-up work in Longcope Park. Mr. Iselin spoke with Mr. Nason, Town Administrator, and it was mentioned that the Commission could provide money to Mr. Iselin for his clean-up work. Last fall the Commission was approached by Kurt Warner an abutter to Longcope Park. He wanted to do clean-up work in the park as well. Ms. Arment will contact the Warner's to see what has been done at the park and report back to the Commission.

Happy Banga (Akaal) 35 Old Pleasant St.: Mr. Ron Fortune of Consulting and Design, LLC was representing for the Rt 102 Package Store. Mr. Fortune reviewed a new plan with the Commission noting that a few changes that were made at this site. The net effect of these changes was determined by the Commission to be negligible. Mr. Fortune stated the swale and the embankment were not going to be touched. The owner has been reminded not to pave over anything that wasn't noted in the original plan.

Ms. Arment made a motion to accept the new plan with Mr. Coty seconding, unanimous vote.

Ms. Arment brought up 235 Bradley St. Apparently there had been an issue with illegal dumping at the site. It has been cleaned up.

Gary Peiffer 365 West Rd: Mr. Dalheim reviewed with the Commission that he and Mr. Philpott did a site inspection and not much work had been done and they couldn't find evidence of the replication area. An Order of Conditions had been issued in 2005 but he never asked for an extension. So now there is no valid Order of Conditions for the site. Mr. Dalheim mailed to Mr. Peiffer copies of the paperwork we have about 10 days ago. Mr. Dalheim spoke to Mark Stinson, DEP, about this site and he recommended that the Commission issue an enforcement order to him.

Ms. Arment made a motion to accept the minutes of 4/16/13 as written. It was seconded by Ms. Langlais, unanimous vote.

Ms. Hansen photographed a new dock at 13 Chanterwood Rd. belonging to Chuck Auster. Mr. Philpott will speak with Don Torrico, Building Inspector, and ask him to follow up on this.

The Commission discussed the rules for Town owned properties and it was suggested that a copy of it be given to Sue Scarpa, Town Clerk, for posting and perhaps we get it posted on the Town website.

Tom Scheurer needs to be contacted to ask him to sign and return a sheet sent to him saying that he understands the Order of Conditions. Ms. Garry will follow up on this.

Ms. Arment made a motion to close the meeting at 8:30 pm. It was seconded by Mr. Aylesworth, unanimous vote.

Respectfully Submitted,

Deborah Garry
Administrative Assistant