

TOWN OF LEE

32 MAIN STREET

PUBLIC MEETING

**POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 39
SECTION 23B - AMENDED.**

CONSERVATION COMMISSION

Meeting Minutes

PLACE OF MEETING: Judge's Chambers, Town Hall

DAY, DATE & TIME: Monday, July 9, 2012 6:00 PM

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

Kathy Arment opened the meeting at 6:00 PM

7:00 Notice of Intent, 470 Cooper Creek, File# 196-0402, Glenn Hersch demolition and rebuilding an existing single family house with an addition and septic system repair.

Also present: Ken Boudreau, Dave Schulman and Bill Dunlaevy

Ken Boudreau, Hill Engineers reviewed the new plans for the Conservation Commission members. The plan is to raze the existing 700 square foot cottage and replace it with a new house that will be approximately 3100 square feet with an 800 square foot garage. The whole construction is buffer zone only and will not be any closer to Goose Pond. The plan does address the 25 foot setback required by the Lee Con Com. The proposal also replicates wetlands. The single family home it is exempt from Stormwater Management however, they plan to put some grass line swales and vegetated filter strips in the existing drainage. The wetlands will have to be reflagged along the abutter property line. It follows the drainage currently coming down the hillside. There is 590 square feet of wetlands that falls within 25 feet of the buffer zone from the proposed construction. Therefore the replication is voluntary, not mandated by the state. The big change in this filing is the addition of the garage and the cottage be razed and rebuilt. The basement will be three to four feet higher than the existing garage. Modification of the drainage area will draw water away from the existing cottage. The driveway issue has been resolved. The lot coverage in this zone is 20% while the building, including the garage is 9.3% which is less than half of the allowable building coverage for the lot. NHESP and DEP comments have been received. Mr. Coty was concerned about the setback from the lake. Mr. Boudreau explained that it is 100 feet, known as the buffer zone which can be worked in as long as proper erosion control measures are provided. He further clarified that Lee Conservation wants a 25 feet of non-disturbance which in this case required replication with non-disturbance markers in place. Mr. Dunlaevy indicated that the construction is in an environmental sensitive area and stressed the need to take all proper precautions to avoid damage to the pond and

surroundings. Marilyn Hansen, John Coty and Ryan Ellsworth added some additional conditions to the NOI. Marilyn will do a quick check with the DEP to clarify the issue of the deck placement.

The following are in addition to the general orders of conditions:

- All the wet land boundaries have to be reflagged.
- Signs highlighting the corners of the deck have to be in place before any work is performed.
- A Con Com site visit has to be performed prior to any ground disturbance.
- The construction area has to be outlined with a silt fence and straw bales where appropriate.
- The Con Com reserves the right to visit the site at any time during the construction phase.
- The Con Com will request a site inspection at the end of the project.
- Removal of debris from the construction has to be done according to the State of Massachusetts regulations.
- Photos before the project starts showing the flagged areas, during the project and after the project again showing the flagged areas are to be given to the Commission.
- The Commission will require a monthly report indicating progress toward project completion and any issues that come up during the construction phase which may have to be addressed.

Kathy Arment made a motion to close the public meeting, Anne Langlais seconded the motion. All in favor.
Kathy Arment made a motion to close the special session, Ryan Ellsworth seconded the motion. All in favor.
Meeting closed at 7:00 PM

Respectfully Submitted,

John Philpott