

ENVIRONMENTAL PROTECTION COMMISSION
REGULAR MEETING/PUBLIC HEARING
MINUTES
December 2, 2015
7:30 P.M.
Room 206, Town Hall

Mr. Joosten called the meeting to order at 7:30 P.M

Commission Members Present: Eric Joosten, Ed Sweeney, Lucia Zachowski, Susan Mackenzie, Jim Millard, and Keith Kearney

Staff: Jacobson

Reporter: Syat

Channel 79 recorded

Mr. Joosten called the following agenda item:

EPC-34-2015, Robert & Debra Riley, 64 Dubois Street, proposing filling and grading within an upland review area. The site is shown on Assessor's Map #43 as Lot #56.

Doug DiVesta, P.E. represented the Applicants. He provided a description of the proposed grading plan and cross sections. He described the proposed plantings adjacent to the stream. He said the proposed fill would be approximately 28-30 cu. yds.

Mr. Sweeney asked if the property is in the flood zone. Mr. DiVesta said no.

Ms. Zachowski asked about the proposed wall material. Mr. DiVesta said he is recommending Unilock blocks.

Ms. Zachowski moved to approve the application with the planting plan to be approved by staff and subject to conditions that will be set forth in the approval to be sent to the applicant. Mr. Millard seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-37-2015, Robert Alberga, 260 West Avenue, proposing a deck within an upland review area. The site is shown on Assessor's Map #21 as Lot #4.

Mr. Alberga represented himself: He said they are replacing a deck in a different configuration from what was removed and digging new footings. They are also proposing to remove a shed currently adjacent to the stream.

Mr. Sweeney moved to approve the application subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Mackenzie seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-38-2015, Kelly & Chris Barnett, 9 Windsor Road, proposing to replace a deck with a stone patio within an upland review area. The site is shown on Assessor's Map #26 as Lot #69.

Tom Fochea represented the Applicants. He said they are removing a deck and installing a flagstone patio in stone dust. He said they are also removing an existing patio.

Ms. Zachowski asked if they are concerned with the stream flooding. Mr. Fochea said the elevation is high enough above the small stream.

Ms. Zachowski moved to approve the application subject to conditions that will be set forth in the approval to be sent to the applicant. Mr. Sweeney seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-39-2015, Pike & Leslie Aloian, 14 Dorchester Road, proposing septic system replacement within a regulated area and upland review area. The site is shown on Assessor's Map #1 as Lot #14.

Doug DiVesta represented the Applicants. He said the proposed new septic system will replace an existing failing system. He said the Health Department has approved the design.

Mr. Sweeney moved to approve the application subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Zachowski seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-40-2015, Gregory & Allison Melich, 15 Shagbark Road, proposing septic system replacement within an upland review area. The site is shown on Assessor's Map #2 as Lot #20.

Doug DiVesta represented the Applicants. He submitted a corrected soils report. He said, like the previous application, a new septic system is proposed to replace an existing failing system. He said the Health Department has approved the design. He said the pool is not proposed at this time but is being shown to show it is feasible.

Mr. Joosten asked if they are on city water. Mr. DiVesta said yes.

Ms. Zachowski asked what would happen if the pump fails. Mr. DiVesta said there is an alarm that goes off in that case and there is emergency storage. He said in the event of a power failure they have a generator.

Mr. Sweeney moved to approve the application subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Mackenzie seconded the motion and it passed 6-0.

Mr. Joosten called the following public hearing item:

EPC-33-2015, Michael Nikolas, 2 Silver Lakes Drive, proposing a two lot subdivision with the construction of two new homes and related site development in an upland review area. The site is shown on Assessor's Map #37 as Lot #15. (Continued from November 4)

Steve McAllister, P.E. represented the Applicant. He introduced Kate Throckmorton, L.A.

Mr. McAllister said he believed they have addressed all of Mr. Canas's comments from the October 30 letter. He went through each item and noted them as having been addressed in the December 2 letter from Mr. Canas. He said in comment #6 there is a recommendation to revise the height of the Cul-tech units that can be made a condition of approval. He clarified the flood vent detail which was a concern raised by Mr. Sweeney at the first public hearing night.

Ms. Throckmorton said the conservation easement was revised from ten to fifteen feet wide. She provided a revised planting plan for the easement area.

Mr. Joosten opened the hearing for public comment. There were no members of public present who wished to speak.

Ms. Zachowski moved to close the public hearing. Mr. Kearney seconded the motion and it passed 6-0.

The Commission proceeded to deliberate on the application.

Ms. Zachowski said she is concerned with the amount of coverage within the floodplain. Mr. Jacobson said the EPC can comment on flooding concerns, and any other aspect of the project, when the subdivision is in front of P&Z.

Mr. Kearney said he did not attend the first hearing and will abstain.

Mr. Sweeney moved to approve the application with conditions, including the conservation easement and recommendation in item #6 of Mr. Canas's letter, and conditions that will be set forth in the approval to be sent to the applicant. Ms. Mackenzie seconded the motion and it passed 4-0. Mr. Kearney and Ms. Zachowski abstained.

Ms. Zachowski moved to adjourn. Ms. Kearney seconded the motion, and it passed 6-0.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Richard Jacobson
Environmental Protection Officer