

ENVIRONMENTAL PROTECTION COMMISSION  
REGULAR MEETING  
MINUTES  
April 6, 2011  
7:30 P.M.  
Auditorium, Town Hall

Acting Chairman Flaherty called the meeting to order at 7:30 P.M

Commission Members Present: Craig Flaherty, Michael Tone, Wynne Shapiro, Pete Kenyon, and Rick Rohr

Staff Present: Jacobson

Court Reporter: Syat

Recorded by Channel 79

Mr. Flaherty the first agenda item:

EPC-05-2011, Stacie Allen, 20 Driftway Lane, proposing terrace construction in an upland review area.

Jeff McDougal, William Seymour Associates, represented the applicant. He said they have reduced the size of the patio and provided a letter from the arborist. He said they looked at the alternative of a pervious surface and preferred to reduce the patio size and increase the size of the planting bed. He introduced John Martucci, P.E. and said he is available to answer questions about the engineering report.

Mr. Flaherty said the applicant has responded to the Commission's requests by reducing the size of the patio and stairs, providing the arborist's report, and an engineering analysis. He said he agrees with the engineering report that there will be no impact on water quantity, and that water quality is the most important consideration on this site.

Mr. Tone said he would like to make the revised design and the arborists report part of the final approval.

Mr. Kenyon said he is concerned about the amount of work on the property and adding additional impervious surface, and he believes the existing decks provide ample space to enjoy the views of the pond.

Mr. MacDougal said he believes they have demonstrated that there will not be any significant impact.

Mr. Flaherty said the Commission is required to consider what negative impacts will occur to the pond and the wetland resource. The water quality component that would potentially be impacted

from the patio is temperature, which will be moderated by flowing through the plant beds and over the lawn.

Mr. Rohr said he agrees that water quality, and not quantity, is important on this site and there will be adequate filtration before water will reach the pond.

The Commission discussed the planting bed and it was agreed that the approval should require dense ground cover in the planting beds.

Mr. Tone made a motion to approve the application with stipulations that the planting beds include dense ground cover, and the arborist's recommendations will be included in the conditions of approval. Mr. Flaherty seconded the motion and it passed 4-1. Mr. Kenyon was opposed.

EPC-49-2010, Charlie Douglas, 0 Woods End Road (Northeast corner of Woods End Road and Sylvan Road), proposing new house construction within an upland review area.

The Commission reviewed the draft resolution to approve the application and made changes. Mr. Kenyon made a motion to approve the resolution as amended. Ms. Shapiro seconded the motion and it passed 5-0.

EPC-06-2011, John & Izabella Rowe, 6 Holly Lane, proposing to retain terrace, remove encroachments into the upland review area, and plant shrubs. The site is shown on Assessor's Map #9 as Lot #148

Tom Pietras, Wetland and Soil Scientist, represented the applicant. He said he inspected the site with Mr. Jacobson to review the issues and he provided a report with recommendations. He said the wood chips, which are off the site in the upland review area, will be removed. The drain pipes will be removed at the end of the leaders and directed to splash pads and then overland. They are proposing additional buffer plantings and enhancement plantings in the wetland.

Mr. Flaherty asked about the underground storage. Mr. Pietras said the only information from the homeowner is that the builder installed drywells. There are no outlet pipes from the roof drains to the wetland.

Mr. Flaherty asked about the size of the patio. Based on the dimensions on the plan the patio is approximately 270 square feet.

Mr. Flaherty asked about how the patio and wetland encroachments were discovered. Mr. Baker said they were found during their due diligence in the process of selling the house.

Mr. Flaherty said he would like to publically compliment Mr. Baker on his due diligence and finding the problem before a new owner became involved.

Mr. Rohr was concerned about the lack of information on the drywalls. The Commission considered that the drywells were not required in 2003 and, therefore, there is no reason to not approve the proposal.

Mr. Kenyon made a motion to approve the application with stipulations. Mr. Tone seconded the motion and it passed 5-0.

Request for permit time extension, EPC-13-2005, 25 Brookside Road, Everett C. Morrell, permit expires June 1, 2011

The Commission discussed the request and determined that there were no new circumstances that would warrant denying an extension. Mr. Flaherty said the existing application was an alternative to the application denied by the EPC in 2008.

The Commission asked Gloria Gouveia, Land Use Consultants, representing the applicant the reason for the delay in the project. Ms. Gouveia said the delay was due to economic conditions.

It was the consensus of the Commission that one year would not be adequate to obtain P&Z approval and construct the house.

Mr. Flaherty made a motion to grant a two year extension to June 2013. Mr. Kenyon seconded the motion and it passed unanimously.

Mr. Kenyon made a motion to approve the minutes of March 16, as amended. Mr. Flaherty seconded the motion and it passed 5-0.

Mr. Kenyon made a motion to adjourn. Mr. Tone seconded the motion and it passed unanimously. The meeting adjourned at 8:15 P.M.

Respectfully submitted,

Richard Jacobson  
Environmental Protection Officer