

**Hamilton Conservation Commission
Minutes of Meeting of March 23, 2016
Meeting held at Hamilton Town Hall**

Commissioners present:

Richard Luongo, Chair, Virginia Cookson (arrived at 7:03 p.m.), Chris Currier, Bob Cronin, Keith Glidden (arrived at 7:30 p.m.), Tom Myers, George Tarr

Staff present:

Jim Hankin, Conservation Agent

Others present:

Rick Clarke
Marisa Politis
John Paulson
Michael Maginn

Richard Luongo opened the meeting at 7:02 p.m. and mentioned that the meeting was being recorded.

Request for Determination

227 Forest Street

John and Martha Gebhardt, Applicants, Rick Clarke Septic Designer
Install Title V compliant septic system

Rick Clarke described three-bedroom existing dwelling with two cesspools where one is within the 100' buffer zone. The new system will be located outside of the 100' buffer zone. Proposed work is to crush and fill the existing cesspool within the 100' buffer zone in disturbed lawn.

Chris Currier moved to issue a Negative Determination. Bob Cronin seconded the motion. The Commission voted unanimously in favor of the motion.

Notice of Intent

54 Beech Street

Demolish existing structures; construct new dwelling with new septic and other site activities.
Some demolition to occur in NDZ.

Marisa Politis Trustee, Applicant, Atlantic Engineering Rep

Virginia Cookson moved to open the public hearing for 54 Beech Street. Mr. Cronin seconded the motion. The Commission voted unanimously in favor of the motion.

John Paulson, Atlantic Engineering, representing the applicant has filed a narrative, revised site plan and construction schedule with the Commission. He described the project consisting of a single family home with garage and two outbuilding sheds as well as existing septic system and paved driveway.

He described details of the wetland delineation where structures and a small portion of the

driveway are within the buffer zones subject to Commission approval. The lot was created in 1931 and the two-bedroom home has been there since that time. Currently Maria Politis and her mother are living at the house and would like to upgrade the property. Soil testing has been done and a new septic system will be installed for a four-bedroom home. The septic plan has gone before the Board of Health. The septic tank, leaching field and reserve area are out of the 100' buffer zone. There will be a main house structure with an in-law portion, and deck located near the new driveway. The Zoning Board of Appeals issued a permit for the in law apartment, subject to Commission approval of the site development.

Mr. Paulson described where the siltation barrier would be located on the site. All of the proposed work is outside of the 50' No Build Zone. Two sheds on blocks are proposed for removal where one is in the 25' No Disturb Zone. The replication area is 1.55:1, which includes area where sheds will be removed and area will be left to vegetate naturally. It will also include a planting area with plantings such as winterberry, high bush blueberry, rhododendron, and violet to make a garden area with buffer-friendly plants. A planting schedule was provided.

Infiltration has been included associated with the proposed roof to handle increase in runoff from impervious area. There should be no storage within the 50' buffer zone during the deconstruction of the buildings. A geothermal boring is going to be done for the HVAC system. Discussion ensued about how the fill will be held by the house and proposed difference in elevation.

The net increase in the impervious area will be 1,005 square feet accounting for taking the structures down. Currently the impervious area on the lot 81.7%. When the work is done the impervious area will be 77.9%. The area of Shed #1 in the 25' No Disturb Zone is 209 square feet and beyond this structure 61 square feet will be disturbed. The area for Shed #2 is 20 square feet in the 25' NDZ. So there is a total of 229 square feet that will be disturbed in the buffer zone while the sheds are taken down. An area is being added beyond the 25' NDZ in the replication area so 161 square feet is being added back in so the total replication area is 451 square feet versus 290 square feet. Gutters and downspouts will be used directed to the infiltration chamber with overflow onto the ground.

The Commission will do a site walk at 8:00 a.m. on April 9 and the public hearing was continued to the Commission's meeting on April 13, 2016.

Request for Determination

112 Goodhue Street

Michael Maginn Applicant

Remove five aging pines trees at 27' from pond

Michael Maginn described how he had three pines trees come down in his yard and one hit his house. All of these tree were removed by Ciccoria Tree Services. The applicant is proposing to have five aging pine trees removed where limbs have been falling down, and one tree is almost falling into the pond on the property. Discussion was on healthier trees located nearer the house.

Ms. Cookson moved to issue a Negative Determination for the removal of five trees designated by arborist that need to come down. Mr. Cronin seconded the motion. The Commission voted unanimously in favor of the motion.

Request for Determination

(To be continued to April 27 at request of Applicant)

Commuter Rail line in Hamilton Keolis Inc., Applicant, FairDermody Engineers Rep.
Renew vegetation management plan along commuter rail line

Vote Minutes for February 24, and March 9, 2016

Mr. Cronin moved to approve the minutes of February 24, 2016. Mr. Currier seconded the motion. The Commission voted 6-0-1 with Ms. Cookson abstaining.

Mr. Cronin moved to approve the minutes of March 9, 2016. Mr. Currier seconded the motion. The Commission voted unanimously in favor of the motion.

Discussion items

Coordinator's Report

Jim Hankin mentioned that 54 Beech Street would be on the site walk. He noted that he issued a Cease and Desist Order on activity being done by Mr. Lampert-Boden, 1 Surrey Lane, who has an agricultural exemption for Christmas tree farming. Mr. Lampert-Boden has cleared woodland which may not be subject to the agricultural exemption. The Commission will conduct a site inspection and inquire into the specifics of agricultural uses on his land at a public meeting. The Order asks Mr. Lampert-Boden to stop everything and he was notified that a full delineation and full restoration/replication may be ordered.

Discussion was on the new community survey for the Town that Selectman Shawn Farrell is coordinating and the Open Space Committee wants information on open space to be as similar as possible to what was on the previous Town survey.

Mr. Cronin moved to adjourn. Ms. Cookson seconded the motion. The Commission voted unanimously in favor of the motion. Commission adjourned at 7:50 p.m.

Minutes submitted April 9, 2016 by Jane Dooley