



CONSERVATION COMMISSION
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Monday, June 21, 2004
7:00 pm

Attendance

Bob Medeiros (Chairman), Kathleen Giblin (Vice-Chairman)
Julian Kadish, Ron O'Reilly, Earl Willcott, Lisa Carrozza,
Jennifer Carlino, Conservation Agent

Eileen King was absent.

Minutes

The members reviewed a Notice of Intent – (#250-612) – Thorndike Development Corporation/Lloyd Geisinger – Parcel 34 (assessors map 5) & Parcel 19 (assessors map 11) – White & Newland Street – (cont. from the June 14, 2004 mtg.) - for proposed construction of 156 houses, roads and stormwater appurtenances within 100 feet of wetlands in the ACEC. Present at the public hearing were Lloyd Geisinger, President of Thorndike Development, Dave Eastridge, Project Manager, Don Springhetti, Civil Engineer, Nicole Hayes, Botanist for Sanford Ecological Services, Gary Sanford of Sanford Ecological Services and Attorney Henry Sousa. Don Springhetti submitted reduced plans for the members which were easier to review and included comments made by Walter Amory. He proceeded with a presentation using slides and refreshed the members with information from the last meeting in regards to the characteristics of the site. He said the site consists of 53 acres of which 9 are wetlands and a Notice of Intent was filed because of work proposed within the buffer zone. He stated infiltration areas were scattered throughout the site with the exception of four buildings along the closest property line to the Water Department. These four will all have roof water infiltrated that will connect to subsurface infiltration trenches. There will be over 6,000 feet of manufactured trench on the site that will be above the existing grade after fill is brought in and Mr. Springhetti stated a number of infiltration calculations have been done in many different ways in order to obtain a conservative number. He said careful consideration of not impacting the wetlands was taken from the beginning of the planning process and that every precaution was taken to minimize any adverse impacts. He explained the process at which runoff water would travel through the site and into the wetlands or boundaries of the property. Mr. Springhetti explained that by the time runoff water travels the distance and sets in detention basins, any water quality and temperature issues would be mitigated by the time the water reaches any wetlands and/or the river. Dave Eastridge made reference to notes taken as a result of a meeting with Jennifer Carlino, himself and Lisa Carrozza. He proceeded to read to the members his comments to several of the issues which were listed on the first page of a packet he

handed to the members so they could read along as he explained each issue. 1. He stated the Order of Conditions would be included in any condo documents. 2. He said there would be an Operations and Maintenance Plan for snow removal as well as having the property posted as a no salt area. 3. He stated there will be public parking areas for walking the wooded trails. 4. He said an irrigation water pumping plan will be in place by the next meeting. 5. He stated that Don Springhetti had already clarified this issue. 6. He pointed out the areas where retaining walls would be placed and what their purposes are in regards to the wetlands and what types of retaining walls would be built. 7. He stated that the property manager would provide annual reports on the stormwater BMPs to the Conservation Commission. Henry Sousa, Attorney, stated that this is a large project and hoped that any questions that arise can be answered simply and logically. Earl Willcott had concerns regarding the irrigation drought management plan. He stated that if the correct soils were used on the property, less irrigation would be necessary.

Mr. Springhetti explained that there would be little dewatering on the site and pointed out the area of the pumping station for the dewatering.

Lisa Carrozza asked about dewatering during construction. Mr. Springhetti explained that included in the Operations and Maintenance Plan, was the provision that a temporary stilling basin and dewatering system be located close to work areas. Again, Mr. Springhetti explained that according to specific elevations, there would be very little dewatering on the site. Lisa Carrozza asked if the wetlands were currently flagged on the site and she pointed out an area where she would like to be staked so the construction workers would have some guidelines to go by and these stakes would be inspected prior to construction. Lisa Carrozza asked if a replication plan was submitted to the Army Corp. of Engineers. Mr. Sanford stated a replication plan was submitted as a requirement for the MEPA process in order to minimize and mitigate replication where possible. Mr. Springhetti stated revised plans showing planting areas would be provided. Lisa requested a copy of the replication plan. Lisa Carrozza suggested using something other than haybales on Route 123 if possible where the road is quite busy.

Earl Willcott and Lisa Carrozza had concerns with snow plowing and suggestions were made as to how the snow could be plowed to the side rather than straight ahead. Lisa Carrozza suggested to show dedicated areas to place large amounts of snow. Earl Willcott suggested placing some kind of a snow barrier to keep the snow plowing under control. Jennifer asked that the location of a couple of the retaining walls be relocated and it was agreed that they would be. She pointed out two catch basins that would be discharging too close to a potential vernal pool and would like the rip rap pulled further away from the pool. David Eastridge agreed this would be done. Jennifer Carlino pointed out that detention basin #3 might be discharging onto abutters property. David Eastridge explained that the water would flow onto the abutters property as well as this site. Jennifer Carlino had concerns with the amount of water flowing toward the vernal pool. She asked if the detention basins would get clogged where they were being used as sediment basins as well. Mr. Springhetti explained that this process would only be temporary, and cleaned out after construction as such time the permanent vegetation would be planted. Jennifer Carlino suggested monitoring the water levels near the vernal pools and wetland areas as well as the irrigation areas. Mr. Springhetti stated that new wells were probably going to be installed at some point. Jennifer Carlino suggested building a boardwalk or bridge where the existing walking path is located within the wetlands. David Eastridge stated this would be done.

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Lisa Carrozza asked if an agreement had been made with the Water Department at this time regarding drought irrigation. Mr. Springhetti explained that during vacation time it was not possible to finalize this issue, but this would be done in the near future. Lisa Carrozza asked if the condition that watering would be allowed at this housing development when not allowed by other residents in Town was still on the table. Mr. Springhetti stated this was an issue that was being reviewed by experts in this area. Discussion ensued regarding motorcycles and dirt bikes going onto the site during construction. Mr. Springhetti stated a six-foot high fence as well as boulders would be placed at the areas where the motorcycles could go onto the site. Kathleen Giblin read a letter from Frances Shirley of the Land Preservation Society of Norton which expressed several concerns with the Red Mill Village project. It was suggested in the letter to delete one row of houses closest to the Canoe River on the west end of the project in order not to disturb the nesting habitat of an endangered species of turtles. It was suggested to have a wider buffer zone around the pond. She also expressed concerns with irrigation systems at times when residents of Norton cannot water under any circumstances. Earl Willcott made a motion, seconded by Kathleen Giblin, to continue the public hearing until the next regular meeting of Monday, June 28, 2004 at 7:50 pm. Approved.

Lisa Carozza made a motion, seconded by Ron O'Reilly, to adjourn the public meeting at 8:20 pm. Approved.

Respectfully Submitted,



Jennifer Carlino
Conservation Director

JC/pmb